



## REPORT TO COUNCIL

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

**MARCH 13, 2024**

A meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, March 13, 2024, at 9:31 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
- Mayor Ken Sim\*
- Councillor Christine Boyle (Leave of Absence – Civic Business 9 am to 12 pm)
- Councillor Adriane Carr
- Councillor Lisa Dominato
- Councillor Pete Fry\*
- Councillor Sarah Kirby-Yung
- Councillor Mike Klassen
- Councillor Peter Meiszner
- Councillor Brian Montague\*
- Councillor Lenny Zhou, Vice Chair

**CITY MANAGER'S OFFICE:**

- Paul Mochrie, City Manager
- Armin Amrolia, Deputy City Manager
- Karen Levitt, Deputy City Manager
- Sandra Singh, Deputy City Manager

**CITY CLERK'S OFFICE:**

- Lesley Matthews, Acting Deputy City Clerk
- David Yim, 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 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 Dominato  
SECONDED by Councillor Klassen

THAT Council adopt Reports 3 and 4, on consent.

CARRIED UNANIMOUSLY  
(Councillor Boyle absent for the vote)

## **REPORTS**

### **1. Summary of Updated Hazard, Risk and Vulnerability Analysis March 5, 2024**

Staff from the Office of the Chief Safety Officer provided a presentation, and along with staff from Planning, Design and Sustainability and Real Estate, Environment and Facilities Management responded to questions.

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor Carr  
SECONDED by Councillor Fry*

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

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

\* \* \* \* \*

MOVED by Councillor Carr  
SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

- A. THAT Council approve in principle the summary of the 2024 Hazard Risk and Vulnerability Analysis.
- B. THAT staff report back with an updated Hazard Risk and Vulnerability Analysis that addresses new provincial requirements within the timeline specified by the updated Local Authority Emergency Management Regulation or its successor.

- C. THAT staff report back with an Emergency Management Plan considering these hazards in accordance with the timeline specified by the updated Local Authority Emergency Management Regulation or its successor.

CARRIED UNANIMOUSLY (Vote No. 09858)  
(Councillor Boyle absent for the vote)

## **2. Climate Change Adaptation Strategy 2024-25 Update January 30, 2024**

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

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor Carr  
SECONDED by Councillor Fry*

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

CARRIED UNANIMOUSLY  
(Councillor Boyle absent for the vote)

\* \* \* \* \*

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

MOVED by Councillor Carr  
SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

- A. THAT Council approve in principle the 2024-25 Climate Change Adaptation Strategy shown in Appendix A of the Report dated January 30, 2024, entitled “Climate Change Adaptation Strategy 2024-25 Update”, and direct staff to begin implementation.
- B. THAT staff report back in 2025 with a five-year update to the Strategy at the same time as an update to the Climate Emergency Action Plan (CEAP) is brought forward.

CARRIED UNANIMOUSLY (Vote No. 09859)  
(Councillors Boyle and Montague absent for the vote)

**3. 2024 Property Taxation: Pilot Development Potential Relief Program and Targeted Land Assessment Averaging  
February 27, 2024**

THAT the Committee recommend to Council

***Development Potential Relief***

- A. THAT Council approve, in principle, the extension of the pilot development potential relief program (“Pilot DPRP”) in 2024 for eligible Light Industry (Class 5) and Business and Other (Class 6) properties as authorized by s. 374.6 of the *Vancouver Charter*;

FURTHER THAT for each category of eligible properties, Council approve the percentage of assessed land value, up to a maximum of \$5.4 million, to be taxed at a general purpose tax rate that is 50% lower than the blended rate for Classes 5 and 6 (to be finalized based on the *2024 Revised Assessment Roll*) generally as outlined in Appendix G of this Report dated February 27, 2024, entitled “2024 Property Taxation: Pilot Development Potential Relief Program and Targeted Land Assessment Averaging”.

- B. THAT the Director of Legal Services, in consultation with the Director of Finance, be instructed to bring forward for enactment a by-law in accordance with Council’s decision on A above.

***Targeted Land Assessment Averaging***

- C. THAT Council approve, in principle, the continuation of the targeted 5-year land assessment averaging program in 2024 for the purpose of calculating property taxes for Residential (Class 1), Light Industry (Class 5), and Business and Other (Class 6) properties;

FURTHER THAT in addition to the standard exclusions as outlined in the annual *Land Assessment Averaging By-law*, Council adopt a “threshold” of 10% above the property class average change for Class 1 and for Classes 5 and 6 (to be finalized based on the *2024 Revised Assessment Roll*) to define eligibility for targeted averaging;

AND FURTHER THAT applying the averaging formula will not result in:

- i) a year-over-year change in values falling below the Council-adopted “threshold” for eligible Class 1, 5 and 6 properties; and
  - ii) a reduction in values exceeding \$5.4 million for eligible Class 5 and 6 properties.
- D. THAT properties impacted by a Director of Planning-initiated amendment to the *Zoning and Development By-law* or an Official Development Plan be considered for targeted averaging, in accordance with the criteria set out in the annual *Land Assessment Averaging By-law*;

FURTHER THAT properties whose owners sought additional density or a change in use from Council through rezoning, whether enacted or not, or through Council-approved policy changes, not be eligible for targeted averaging;

AND FURTHER THAT subject to A and B above, properties that receive relief under the Pilot DPRP not be eligible for targeted averaging in accordance with s. 374.6(6) of the *Vancouver Charter*.

- E. THAT the Director of Legal Services, in consultation with the Director of Finance, be instructed to bring forward for enactment a by-law in accordance with Appendix H of this Report dated February 27, 2024, entitled "2024 Property Taxation: Pilot Development Potential Relief Program and Targeted Land Assessment Averaging" authorizing the use of targeted averaging in accordance with Council's decision on C and D above.
- F. THAT subject to adoption of the applicable by-law in E above, the Director of Finance be instructed to make appropriate arrangements with BC Assessment for the production of the *2024 Average Assessment Roll* at an estimated cost of \$25,000 plus applicable taxes; source of funding to be the 2024 Operating Budget.

ADOPTED ON CONSENT (Vote No. 09870)  
(Councillor Boyle absent for the vote)

#### **4. Contract Award for Supply and Delivery of Aerial Fire Apparatus February 27, 2024**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate to the satisfaction of the City's General Manager of Engineering Services, City's Director of Legal Services, and the City's Chief Procurement Officer and enter into a contract with Commercial Truck Equipment Corp. DBA Commercial Emergency Equipment, for Supply and Delivery of Aerial Fire Apparatuses (ie., Aerial Fire Trucks and Related Equipment), for a term of five (5) years, with the option to extend for two (2) additional two-year terms years, with an estimated contract value of \$6,716,871.93 USD, plus applicable taxes over the initial five-year term, including immediate placement of an order for three (3) aerial fire apparatus. The purchase is to be funded through the approved multi-year budget for Fleet Replacement, funded from the Plant Account reserve.
- 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. 09871)  
(Councillor Boyle absent for the vote)

## COUNCIL MEMBERS' MOTIONS

### 1. Stanley Park Train Accessibility

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

MOVED by Councillor Fry

SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

#### WHEREAS

1. On November 6, 2023, the City of Vancouver announced the return of the Stanley Park Train; soon after, local media reported<sup>1</sup> that the train would not include a wheelchair-accessible car, thereby excluding participation of some children, youth, and adults with disabilities;
2. In previous years, the Stanley Park Train included a wheelchair-accessible car which made the Train accessible for some wheel-chair users;
3. In accordance with the Accessible British Columbia Act,<sup>2</sup> Vancouver City Council adopted an Accessibility Strategy<sup>3</sup> on July 19, 2022, which “outlines [the City’s] commitment to supporting the full participation of persons with disabilities by establishing and maintaining inclusive services, programs and infrastructure, and by identifying, removing and preventing barriers;
4. The BC Human Rights Code<sup>4</sup> states: 8(1) A person must not, without a bona fide and reasonable justification, (a) deny to a person or class of persons any accommodation, service or facility customarily available to the public, or (b) discriminate against a person or class of persons regarding any accommodation, service or facility customarily available to the public because of the Indigenous identity, race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, sex, sexual orientation, gender identity or expression, or age of that person or class of persons;

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<sup>1</sup> BCTV | Stanley Park Train Returning without Wheelchair Accessible Car

<https://bc.ctvnews.ca/stanley-park-train-returning-without-wheelchair-accessible-car-1.6640927>

<sup>2</sup> BC Laws | Accessible British Columbia Act

<https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/21019>

<sup>3</sup> City of Vancouver | Accessibility Strategy

<https://vancouver.ca/files/cov/accessibility-strategy-phase-1-full-strategy.pdf>

<sup>4</sup> BC Laws | BC Human Rights Code

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/00\\_96210\\_01#section8](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/00_96210_01#section8)

5. The *United Nations Convention on the Rights of Persons with Disabilities*,<sup>5</sup> which Canada has ratified, states: “States Parties shall take all necessary measures to ensure the full enjoyment by children with disabilities of all human rights and fundamental freedoms on an equal basis with other children (Article 7),” and “States Parties recognize the right of persons with disabilities to take part on an equal basis with others in cultural life, and shall take all appropriate measures to ensure that persons with disabilities [...] (c.) Enjoy access to places for cultural performances or services, such as theatres, museums, cinemas, libraries and tourism services, and, as far as possible, enjoy access to monuments and sites of national cultural importance (Article 30).”
6. On February 21, 2024 the Vancouver City Planning Commission expressed its concern with the erosion of existing accessibility at a time when the City of Vancouver has made a commitment to expand access for people with disabilities of all ages, and unanimously passed the Stanley Park Train Accessibility resolution, and requested its submission for the consideration of Council.

THEREFORE BE IT RESOLVED

- A. THAT Mayor and Council affirm that inaccessibility should be understood as a reflection of structural and systemic ableism, and that removing existing accessibility should be understood that it may be a violation of the human rights of people with disabilities.
- B. THAT Mayor and Council commit to making all efforts to maintain or improve the previous level of accessibility as a result of any maintenance, construction, renovation, update, or other improvement or alteration of Vancouver’s built environment, space, programs, events, attractions, services, or communications.
- C. THAT Council direct staff to amend the Accessibility Strategy to include a requirement that all efforts be made to prevent any loss of existing accessibility in any of the City’s programs, services, communications, events, environments, or spaces, and further develop a policy requiring that any organization receiving funding, partnering, or endorsement from the City of Vancouver agree to the same ban.
- D. THAT the Park Board be requested to consider preparing a program whereby individuals unable to participate in the 2023 Stanley Park Train due to accessibility are compensated via free tickets for the 2024 Train, or some other means.

amended

AMENDMENT MOVED by Councillor Meiszner  
SECONDED by Councillor Montague

THAT B, C and D be struck and replaced with the following:

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<sup>5</sup> United Nations | Convention on the Rights of Persons with Disabilities  
<https://www.ohchr.org/en/instruments-mechanisms/instruments/convention-rights-persons-disabilities>

- B. THAT Mayor and Council acknowledge the collective public disappointment due to the fact that the wheelchair accessible carriage for the Stanley Park train was not ready in time for the winter 2023 holiday season owing to insurmountable obstacles surrounding the restoration process and related safety considerations;

FURTHER THAT Mayor and Council affirm the City's commitment to accessibility and the right of persons with disabilities to take part and fully participate on an equal basis with others in the cultural life of the city by:

- i. Making all efforts possible to maintain and improve previous levels of accessibility as a result of any maintenance, construction, renovation, update, or other improvement or alteration of Vancouver's built environment, space, programs, events, attractions, services, or communications, and
  - ii. By continuing to identify, remove, and prevent barriers to the full enjoyment by children with disabilities on an equal basis with other children.
- C. THAT Council request that the Mayor convey, by way of a formal communication, Council's thanks and appreciation to the City of Vancouver team at the Manitoba works yard, whose love, pride, and tireless efforts repaired and restored the Stanley Park Train, including their significant efforts to repair and restore the wheelchair accessible carriage in time for the annual Easter train in 2024.

CARRIED (Vote No. 09860)  
(Councillors Carr and Fry opposed)  
(Councillor Boyle absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED (Vote No. 09861) with Councillors Carr and Fry opposed and Councillor Boyle absent for the vote.

## **FINAL MOTION AS APPROVED**

### WHEREAS

1. On November 6, 2023, the City of Vancouver announced the return of the Stanley Park Train; soon after, local media reported<sup>6</sup> that the train would not include a wheelchair-accessible car, thereby excluding participation of some children, youth, and adults with disabilities;
2. In previous years, the Stanley Park Train included a wheelchair-accessible car which made the Train accessible for some wheel-chair users;

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<sup>6</sup> BCTV | Stanley Park Train Returning without Wheelchair Accessible Car  
<https://bc.ctvnews.ca/stanley-park-train-returning-without-wheelchair-accessible-car-1.6640927>



3. In accordance with the *Accessible British Columbia Act*,<sup>7</sup> Vancouver City Council adopted an *Accessibility Strategy*<sup>8</sup> on July 19, 2022, which “outlines [the City’s] commitment to supporting the full participation of persons with disabilities by establishing and maintaining inclusive services, programs and infrastructure, and by identifying, removing and preventing barriers;
4. The *BC Human Rights Code*<sup>9</sup> states: 8(1) A person must not, without a bona fide and reasonable justification, (a) deny to a person or class of persons any accommodation, service or facility customarily available to the public, or (b) discriminate against a person or class of persons regarding any accommodation, service or facility customarily available to the public because of the Indigenous identity, race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, sex, sexual orientation, gender identity or expression, or age of that person or class of persons;
5. The *United Nations Convention on the Rights of Persons with Disabilities*,<sup>10</sup> which Canada has ratified, states: “States Parties shall take all necessary measures to ensure the full enjoyment by children with disabilities of all human rights and fundamental freedoms on an equal basis with other children (Article 7),” and “States Parties recognize the right of persons with disabilities to take part on an equal basis with others in cultural life, and shall take all appropriate measures to ensure that persons with disabilities [...] (c.) Enjoy access to places for cultural performances or services, such as theatres, museums, cinemas, libraries and tourism services, and, as far as possible, enjoy access to monuments and sites of national cultural importance (Article 30).”
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THEREFORE BE IT RESOLVED

- A. THAT Mayor and Council affirm that inaccessibility should be understood as a reflection of structural and systemic ableism, and that removing existing accessibility should be understood that it may be a violation of the human rights of people with disabilities.

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<sup>7</sup> BC Laws | Accessible British Columbia Act  
<https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/21019>

<sup>8</sup> City of Vancouver | Accessibility Strategy  
<https://vancouver.ca/files/cov/accessibility-strategy-phase-1-full-strategy.pdf>

<sup>9</sup> BC Laws | BC Human Rights Code  
[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/00\\_96210\\_01#section8](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/00_96210_01#section8)

<sup>10</sup> United Nations | Convention on the Rights of Persons with Disabilities  
<https://www.ohchr.org/en/instruments-mechanisms/instruments/convention-rights-persons-disabilities>

- B. THAT Mayor and Council acknowledge the collective public disappointment due to the fact that the wheelchair accessible carriage for the Stanley Park train was not ready in time for the winter 2023 holiday season owing to insurmountable obstacles surrounding the restoration process and related safety considerations;

FURTHER THAT Mayor and Council affirm the City's commitment to Accessibility and the right of persons with disabilities to take part and fully participate on an equal basis with others in the cultural life of the city by:

- i. Making all efforts possible to maintain and improve previous levels of accessibility as a result of any maintenance, construction, renovation, update, or other improvement or alteration of Vancouver's built environment, space, programs, events, attractions, services, or communications, and
  - ii. By continuing to identify, remove, and prevent barriers to the full enjoyment by children with disabilities on an equal basis with other children.
- C. THAT Council request that the Mayor convey, by way of a formal communication, Council's thanks and appreciation to the City of Vancouver team at the Manitoba works yard, whose love, pride, and tireless efforts repaired and restored the Stanley Park Train, including their significant efforts to repair and restore the wheelchair accessible carriage in time for the annual Easter train in 2024.

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*The Committee recessed at 12:00 pm and reconvened at 2:44 pm.*

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## **2. Expanding Free Public WiFi in the Downtown Eastside and Adjacent Neighbourhoods**

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

MOVED by Councillor Boyle  
SECONDED by Councillor Carr

THAT the Committee recommend to Council

WHEREAS

1. Access to free public WiFi is an important tool in reducing the digital divide, expanding opportunities for people to connect with family and build stronger social supports, and improving equitable access to knowledge, skill development, employment and healthcare. As the world moves more and more online, those without connectivity are being left behind;
2. The City of Vancouver recognizes the significant role free WiFi plays in the lives of people experiencing homelessness. It offers a vital link to online resources, essential services, and a means to stay connected with loved ones;
3. Internet or cellular service is also required for people to access a continuum of services and resources including:
  - a) The City of Vancouver's shelter hotline
  - b) Telehealth for physician access
  - c) The 811 nurse hotline
  - d) A range of warning and alert systems, including drug toxicity alerts
  - e) Access Central, a telephone line that provides access to withdrawal management (detox) in the Vancouver Coastal Health region
  - f) Virtual support services such as the Lifeguard App and Brave App, which offer 24/7 support and supervision for people at risk of overdose and connections to local resources
  - g) The National Overdose Response Hotline, which provides 24/7 anonymous and confidential support over the phone through trained peer supporters
4. These programs save lives, connecting people to shelter, housing, healthcare and more. However their reach and impact relies on making them as accessible as possible to the people they are intended to serve, including through expanded access to cellular or internet connection;
5. Access to public WiFi also provides more opportunity for the city to communicate to community members during emergencies. During health outbreaks and extreme weather events it would strengthen the ability for the city and community organisations to reach residents with important information and updates;
6. Expanded free public WiFi also benefits tourism and small business, allowing locals and visitors to locate local businesses and attractions and stay connected while away from home. These benefits would strengthen economic and community development efforts in neighbourhoods including Gastown, Chinatown, Strathcona and Hastings Crossing; and
7. The City of Vancouver currently provides 521 free public WiFi locations across Vancouver, in partnership with Telus and Rogers, provided through a mix of private and public access buildings, such as community centres, branches of the

Vancouver Public Library, City and Park Board buildings. This includes an established footprint of free WiFi in the DTES through city owned facilities as well as VanWiFi.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back by the end of 2024 with a plan, timeline and budget for expanding free public WiFi in the Downtown Eastside. And that this work include but not be limited to:

- A. Engaging with community and social service organisations and local businesses about their capacity and interest in hosting public WiFi access points.
- B. Engaging with social housing partners and BC Housing to explore the possibilities of adding WiFi access points in BC Housing, non-profit and city owned social housing.
- C. Engaging with community organisations and BIAs in adjacent neighbourhoods about expanding free public WiFi access in Gastown, Chinatown, Strathcona and Hastings Crossing.

amended

AMENDMENT MOVED by Councillor Meiszner  
SECONDED by Councillor Montague

THAT the following be added as D:

Engaging with private sector telecom providers to explore opportunities for further collaboration and potential expanded free WiFi capacity and access in the Downtown Eastside.

CARRIED UNANIMOUSLY (Vote No. 09862)  
(Mayor Sim absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 09863) with Mayor Sim absent for the vote.

### **FINAL MOTION AS APPROVED**

WHEREAS

1. Access to free public WiFi is an important tool in reducing the digital divide, expanding opportunities for people to connect with family and build stronger social supports, and improving equitable access to knowledge, skill development, employment and healthcare. As the world moves more and more online, those without connectivity are being left behind;

2. The City of Vancouver recognizes the significant role free WiFi plays in the lives of people experiencing homelessness. It offers a vital link to online resources, essential services, and a means to stay connected with loved ones;
3. Internet or cellular service is also required for people to access a continuum of services and resources including:
  - a) The City of Vancouver's shelter hotline
  - b) Telehealth for physician access
  - c) The 811 nurse hotline
  - d) A range of warning and alert systems, including drug toxicity alerts
  - e) Access Central, a telephone line that provides access to withdrawal management (detox) in the Vancouver Coastal Health region
  - f) Virtual support services such as the Lifeguard App and Brave App, which offer 24/7 support and supervision for people at risk of overdose and connections to local resources
  - g) The National Overdose Response Hotline, which provides 24/7 anonymous and confidential support over the phone through trained peer supporters
4. These programs save lives, connecting people to shelter, housing, healthcare and more. However their reach and impact relies on making them as accessible as possible to the people they are intended to serve, including through expanded access to cellular or internet connection;
5. Access to public WiFi also provides more opportunity for the city to communicate to community members during emergencies. During health outbreaks and extreme weather events it would strengthen the ability for the city and community organisations to reach residents with important information and updates;
6. Expanded free public WiFi also benefits tourism and small business, allowing locals and visitors to locate local businesses and attractions and stay connected while away from home. These benefits would strengthen economic and community development efforts in neighbourhoods including Gastown, Chinatown, Strathcona and Hastings Crossing; and
7. The City of Vancouver currently provides 521 free public WiFi locations across Vancouver, in partnership with Telus and Rogers, provided through a mix of private and public access buildings, such as community centres, branches of the Vancouver Public Library, City and Park Board buildings. This includes an established footprint of free WiFi in the DTES through city owned facilities as well as VanWiFi.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back by the end of 2024 with a plan, timeline and budget for expanding free public WiFi in the Downtown Eastside. And that this work include but not be limited to:

- A. Engaging with community and social service organisations and local businesses about their capacity and interest in hosting public WiFi access points.
- B. Engaging with social housing partners and BC Housing to explore the possibilities of adding WiFi access points in BC Housing, non-profit and city owned social housing.
- C. Engaging with community organisations and BIAs in adjacent neighbourhoods about expanding free public WiFi access in Gastown, Chinatown, Strathcona and Hastings Crossing.
- D. Engaging with private sector telecom providers to explore opportunities for further collaboration and potential expanded free WiFi capacity and access in the Downtown Eastside.

### **3. The Future of Co-op Housing - A Path to Delivering More Co-op Homes in Vancouver**

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

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

THAT the Committee recommend to Council

#### WHEREAS

1. Co-op housing is a model that has enabled the creation of long-term affordable housing in member-led communities due to a partnered approach between different levels of government, individual co-ops and the broader co-op housing sector. With past Federal support terminated decades ago, and existing co-op developments aging, there hasn't been a viable, scalable path forward towards the renewal and creation of significant amounts of new, sustainable, affordable co-op housing.
2. Renewing aging co-op stock and delivering abundant new co-op homes requires all levels of government working together to make this happen; and it requires not just government, but all partners including the non-profit sector.
3. The City of Vancouver recently formed the Vancouver Housing Development Office with the explicit purpose of utilizing City land to help more middle-income people attain housing.
4. The City of Vancouver has the opportunity to lever underutilized city-owned land and turn it into more affordable and attainable homes for people in our city now and for generations to come. We can accelerate the use of city-owned land for middle income housing including for families with up to three or four bedrooms.

5. In order to ensure a strong future for Vancouver, and to achieve the City’s longstanding goal to be a place where neighborhoods are full of families and young people can afford to live, work and build their life here, it is essential that a wide range of housing is available and attainable in the city for a diverse population of residents of all incomes, ages, backgrounds, and household types.
6. The ongoing housing crisis and escalating cost of housing threatens to impact the quality of life for many Vancouver residents. Rent and mortgage payments are the two biggest costs overall, and the two biggest inflationary pressures for people.
7. Vancouver rents are among the highest in the country. According to the live.rent February 2024 Metro Vancouver Rent Report, the average rents for one-bedroom, two-bedroom, and three-bedroom units (unfurnished) in the city of Vancouver are \$2,642 (1 br.), \$3,569 (2 br.), and \$4,369(3 br.).
8. Purchasing a home in Vancouver is equally unattainable for most people. According to the Real Estate Board of Greater Vancouver’s (REBGV) December 2023 benchmark Home Price Indexes (HPI) for the west side and east side of Vancouver for detached, townhouse, and apartment homes ranged from \$3.5 million (west side detached) to \$780,000 (east side apartment). See table below:

<b>Vancouver – West</b>	<b>Vancouver – East</b>
➤ detached = \$3,465,300	➤ detached = \$1,812,700
➤ townhouse = \$1,424,700	➤ townhouse = \$890,700
➤ apartment = \$816,300	➤ apartment = \$783,800

9. To meet the needs of Vancouver’s growing population, and to ensure the city remains vibrant and diverse, it is vital to have a varied supply of available and attainable housing across the housing continuum and imperative the City is well-positioned and prepared to fulfill the housing policy directions established by Council.
10. The City of Vancouver owns and manages hundreds of acres of land on behalf of Vancouver residents. City-owned land is a significant public asset that should be optimally managed for public benefit. It can be and is used for housing, arts and culture, childcare, or other civic purposes.
11. Notable examples of land the City owns, manages, and/or leases for housing include the majority of the Champlain Heights area which is leasehold property (on pre-paid 99-year leases expiring in the 2080s), and approximately 80 acres of land in the 100-acre False Creek South neighborhood.

12. Using publicly owned land to enable a greater supply of new affordable housing, while also renewing and protecting existing affordable housing, needs to be a vital part of the solution to the city's housing crisis.
13. The *Housing Vancouver Strategy* and *Housing Vancouver Action Plan* aimed to deliver more co-op housing through partnerships with senior levels of government and non-profit and private sector partners, but has been largely unsuccessful to date due to numerous challenges with the traditional co-op development model. Increasing co-op housing is also a priority for this Council.
14. Key actions outlined in the *Housing Vancouver Strategy* and *Housing Vancouver Action Plan* included developing and implementing co-op and non-profit renewal frameworks, and clarifying renewal of lease terms with non-market housing providers on City-owned sites with redevelopment potential. As outlined in the Strategy, the City's goal is to both maintain and grow Vancouver's non-market housing portfolio.
15. Co-op housing makes up a significant and important part of the City's current affordable non-market and supportive housing portfolio. There are approximately 3,738 co-op units of mixed-income housing on city-owned land – approximately half of all co-ops in the City. Co-ops represent approximately 23% of the City's non-market housing assets by land area and 27% of all non-market housing units on City-owned land.
16. Co-ops on City of Vancouver land have provided important benefits to their members and to the broader community. There is significant opportunity to both preserve and grow mixed income communities on underutilized city-owned land.
17. The Co-operative Housing Federation of BC (CHF BC) has been an important partner with the City for several years, and have worked with City staff to advance the mutual goal of renewal of co-op housing leases on City-owned land.
18. In 1993, CHF BC established the Community Land Trust (CLT) as its real estate development arm to acquire, develop, and steward co-ops and community-led housing. Land trusts are an effective way to separate the ownership of land (and in Vancouver's case the rapidly-rising values of land) from the cost of building and maintaining homes.  
  
Today in response to rising maintenance costs and asset management challenges for individual co-ops, CHF BC is exploring a model where it collectively provides asset management services for co-op developments and its non-profit members, while enabling them to focus on the day-to-day governance and management of those co-ops.
19. Many co-op land leases in Vancouver are due to expire over the next few decades having been signed 40 or more years ago. They need renewal and a new model and path forward. Critically, at the same time, many of the dozens of co-op sites on city-owned land are very low density today and have the ability to accommodate new co-ops and new co-op homes now.



20. An example of the above is the approximately 80 acres of land in False Creek South the City owns and manages, and where the City has committed to renewing existing co-ops.
21. In 2021, the City commissioned a city-wide engagement process focused on future opportunities for the City-owned lands in False Creek South. Vancouver residents surveyed generally agreed with a development approach that included a mix of housing tenancy types, developing vacant lands first, a phased approach that would minimize disruption to the neighbourhood, and using the proceeds from developing market housing units to fund non-market housing.
22. In October 2021, Council received "*The Future of False Creek South: Advancing a Conceptual Development Plan and Addressing Lease Expiries*" report that outlined a significant opportunity to use the valuable City-owned lands to create a large number of new affordable homes (*and other goals to address sea level rise, enrich the neighbourhood's cultural, social and recreational amenities, open up pedestrian, bicycle and vehicle access to this neighbourhood to better connect it with the rest of the city*).
23. Further, the future vision for False Creek South honours and refreshes the original 1970s intentional building design, open spaces, and place-making and aims to achieve the original goal of a mixed-tenure, mixed-income neighbourhood that provides a broad, accessible array of housing choices within today's context, while also looking 50 years into the future.
24. On February 13th the Province of BC announced BC Builds. British Columbia's BC Builds program will provide more than \$2 billion in low cost construction financing, and will commit up to \$950 million in grants to build thousands of middle-class rental homes on government, non-profit, community-owned, and underused land.
25. On February 20th, the Federal Government announced a further \$2B in additional funding for the BC Builds program – effectively doubling the initial Provincial funding established.
26. Given the ongoing housing and affordability crisis facing the city and its impact on the well-being and quality of life of residents, Council must respond decisively to opportunities to best optimize city-owned land for needed housing.
27. Co-op housing can continue to work today with fresh thinking, partners working together, and when projects include a mix of affordability levels including below market and a percentage of market rental. In co-op housing, the market rent units may be the same as for-profit market rental on opening day, but over time the rents decrease as they are not adjusted to market conditions the same way for profit units are, and so they become the perpetually affordable housing stock of tomorrow.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back as soon as possible on opportunities to build new co-op housing on existing city-owned land that currently houses co-ops

in neighbourhoods across the City, in order to further the goal of increasing co-op housing units in Vancouver.

- B. THAT the report include immediate and pilot opportunities to partner with the Co-op Housing Federation of BC (**and/or other non-profits**) towards exploring and delivering a new model of co-op housing that retains City ownership of city-owned land, and supports community land trust models and a consolidated maintenance and asset management model.
- C. THAT Council direct staff to report back with an updated and enhanced False Creek South Development Plan for Council's consideration that responds to the key opportunities and housing pressures presently facing the City and previous city-wide input on housing as a priority, as well as prior input from the FCS community, including consideration of but not limited to:
- Retaining City ownership of the False Creek South lands and increasing the current housing target including co-ops and other housing types;
  - Retaining options for existing residents to return to new homes in the community;
  - Creating a more complete community by enabling mixed-use developments with new, locally-serving services;
  - Protecting and expanding existing park and green spaces, and other community amenities accessible to all Vancouverites;
  - Accelerating actions to address climate change through sustainable development practices and improved transportation options (i.e., walking, cycling, electric vehicles, and mobility devices, etc.), expanded transit accessibility, and climate adaptation and mitigation measures to address rising sea levels and shoreline stability, as per Council direction to staff in 2021;

FURTHER THAT following the presentation of an updated and enhanced False Creek South (Landowner's) Conceptual Development Plan to Council, staff be directed to proceed with the requisite False Creek South community planning processes and implementation phases as quickly as possible.

- D. THAT Council direct staff to identify projects on a priority basis pursuant to the above that can deliver new attainable middle-income homes, and that can proceed with support from the Province's BC Builds program and the Federal Government's additional investment.

amended

AMENDMENT MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Boyle

THAT the following be added to the end of A, "and where feasible prioritize the use of vacant City land";

FURTHER THAT in C, the words "and any further input" be added after the words "as well as prior";

FURTHER THAT in C, the following be added as fifth and sixth bullets:

- Facilitating an opportunity to share the City Landowner's high level principles and goals with the False Creek South Neighborhood stakeholders in an open and transparent manner;
- Where feasible optimizing the contribution of the affordability of existing co-op housing in FCS for as long as possible, while building additional affordable and co-op housing;

AND FURTHER THAT in the second clause of C, the word "Conceptual" be struck.

CARRIED UNANIMOUSLY (Vote No. 09864)  
(Councillor Fry absent for the vote)

AMENDMENT MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

THAT the following be added as E:

THAT Council direct staff to report back on options to deliver age-friendly housing in False Creek South in partnership with the Province and Vancouver Coastal Health (VCH), consistent with a continuum of care model that provides for independent living and long term care options as part of an updated and enhanced False Creek South Development Plan.

CARRIED UNANIMOUSLY (Vote No. 09865)  
(Councillor Fry absent for the vote)

The amendments having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 09866) with Councillor Fry absent for the vote.

## **FINAL MOTION AS APPROVED**

WHEREAS

1. Co-op housing is a model that has enabled the creation of long-term affordable housing in member-led communities due to a partnered approach between different levels of government, individual co-ops and the broader co-op housing sector. With past Federal support terminated decades ago, and existing co-op developments aging, there hasn't been a viable, scalable path forward towards the renewal and creation of significant amounts of new, sustainable, affordable co-op housing.
2. Renewing aging co-op stock and delivering abundant new co-op homes requires all levels of government working together to make this happen; and it requires not just government, but all partners including the non-profit sector.
3. The City of Vancouver recently formed the Vancouver Housing Development Office with the explicit purpose of utilizing City land to help more middle-income people attain housing.

4. The City of Vancouver has the opportunity to lever underutilized city-owned land and turn it into more affordable and attainable homes for people in our city now and for generations to come. We can accelerate the use of city-owned land for middle income housing including for families with up to three or four bedrooms.
5. In order to ensure a strong future for Vancouver, and to achieve the City’s longstanding goal to be a place where neighborhoods are full of families and young people can afford to live, work and build their life here, it is essential that a wide range of housing is available and attainable in the city for a diverse population of residents of all incomes, ages, backgrounds, and household types.
6. The ongoing housing crisis and escalating cost of housing threatens to impact the quality of life for many Vancouver residents. Rent and mortgage payments are the two biggest costs overall, and the two biggest inflationary pressures for people.
7. Vancouver rents are among the highest in the country. According to the live.rent February 2024 Metro Vancouver Rent Report, the average rents for one-bedroom, two-bedroom, and three-bedroom units (unfurnished) in the city of Vancouver are \$2,642 (1 br.), \$3,569 (2 br.), and \$4,369(3 br.).
8. Purchasing a home in Vancouver is equally unattainable for most people. According to the Real Estate Board of Greater Vancouver’s (REBGV) December 2023 benchmark Home Price Indexes (HPI) for the west side and east side of Vancouver for detached, townhouse, and apartment homes ranged from \$3.5 million (west side detached) to \$780,000 (east side apartment). See table below:

<b>Vancouver – West</b>	<b>Vancouver – East</b>
➤ detached = \$3,465,300	➤ detached = \$1,812,700
➤ townhouse = \$1,424,700	➤ townhouse = \$890,700
➤ apartment = \$816,300	➤ apartment = \$783,800

9. To meet the needs of Vancouver’s growing population, and to ensure the city remains vibrant and diverse, it is vital to have a varied supply of available and attainable housing across the housing continuum and imperative the City is well-positioned and prepared to fulfill the housing policy directions established by Council.
10. The City of Vancouver owns and manages hundreds of acres of land on behalf of Vancouver residents. City-owned land is a significant public asset that should be optimally managed for public benefit. It can be and is used for housing, arts and culture, childcare, or other civic purposes.
11. Notable examples of land the City owns, manages, and/or leases for housing include the majority of the Champlain Heights area which is leasehold property (on pre-paid 99-year leases expiring in the 2080s), and approximately 80 acres of land in the 100-acre False Creek South neighborhood.

12. Using publicly owned land to enable a greater supply of new affordable housing, while also renewing and protecting existing affordable housing, needs to be a vital part of the solution to the city's housing crisis.
13. The *Housing Vancouver Strategy* and *Housing Vancouver Action Plan* aimed to deliver more co-op housing through partnerships with senior levels of government and non-profit and private sector partners, but has been largely unsuccessful to date due to numerous challenges with the traditional co-op development model. Increasing co-op housing is also a priority for this Council.
14. Key actions outlined in the *Housing Vancouver Strategy* and *Housing Vancouver Action Plan* included developing and implementing co-op and non-profit renewal frameworks, and clarifying renewal of lease terms with non-market housing providers on City-owned sites with redevelopment potential. As outlined in the Strategy, the City's goal is to both maintain and grow Vancouver's non-market housing portfolio.
15. Co-op housing makes up a significant and important part of the City's current affordable non-market and supportive housing portfolio. There are approximately 3,738 co-op units of mixed-income housing on city-owned land – approximately half of all co-ops in the City. Co-ops represent approximately 23% of the City's non-market housing assets by land area and 27% of all non-market housing units on City-owned land.
16. Co-ops on City of Vancouver land have provided important benefits to their members and to the broader community. There is significant opportunity to both preserve and grow mixed income communities on underutilized city-owned land.
17. The Co-operative Housing Federation of BC (CHF BC) has been an important partner with the City for several years, and have worked with City staff to advance the mutual goal of renewal of co-op housing leases on City-owned land.
18. In 1993, CHF BC established the Community Land Trust (CLT) as its real estate development arm to acquire, develop, and steward co-ops and community-led housing. Land trusts are an effective way to separate the ownership of land (and in Vancouver's case the rapidly-rising values of land) from the cost of building and maintaining homes.

Today in response to rising maintenance costs and asset management challenges for individual co-ops, CHF BC is exploring a model where it collectively provides asset management services for co-op developments and its non-profit members, while enabling them to focus on the day-to-day governance and management of those co-ops.

19. Many co-op land leases in Vancouver are due to expire over the next few decades having been signed 40 or more years ago. They need renewal and a new model and path forward. Critically, at the same time, many of the dozens of co-op sites on city-owned land are very low density today and have the ability to accommodate new co-ops and new co-op homes now.

20. An example of the above is the approximately 80 acres of land in False Creek South the City owns and manages, and where the City has committed to renewing existing co-ops.
21. In 2021, the City commissioned a city-wide engagement process focused on future opportunities for the City-owned lands in False Creek South. Vancouver residents surveyed generally agreed with a development approach that included a mix of housing tenancy types, developing vacant lands first, a phased approach that would minimize disruption to the neighbourhood, and using the proceeds from developing market housing units to fund non-market housing.
22. In October 2021, Council received "*The Future of False Creek South: Advancing a Conceptual Development Plan and Addressing Lease Expiries*" report that outlined a significant opportunity to use the valuable City-owned lands to create a large number of new affordable homes (*and other goals to address sea level rise, enrich the neighbourhood's cultural, social and recreational amenities, open up pedestrian, bicycle and vehicle access to this neighbourhood to better connect it with the rest of the city*).
23. Further, the future vision for False Creek South honours and refreshes the original 1970s intentional building design, open spaces, and place-making and aims to achieve the original goal of a mixed-tenure, mixed-income neighbourhood that provides a broad, accessible array of housing choices within today's context, while also looking 50 years into the future.
24. On February 13th the Province of BC announced BC Builds. British Columbia's BC Builds program will provide more than \$2 billion in low cost construction financing, and will commit up to \$950 million in grants to build thousands of middle-class rental homes on government, non-profit, community-owned, and underused land.
25. On February 20th, the Federal Government announced a further \$2B in additional funding for the BC Builds program – effectively doubling the initial Provincial funding established.
26. Given the ongoing housing and affordability crisis facing the city and its impact on the well-being and quality of life of residents, Council must respond decisively to opportunities to best optimize city-owned land for needed housing.
27. Co-op housing can continue to work today with fresh thinking, partners working together, and when projects include a mix of affordability levels including below market and a percentage of market rental. In co-op housing, the market rent units may be the same as for-profit market rental on opening day, but over time the rents decrease as they are not adjusted to market conditions the same way for profit units are, and so they become the perpetually affordable housing stock of tomorrow.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back as soon as possible on opportunities to build new co-op housing on existing city-owned land that

currently houses co-ops in neighborhoods across the City, in order to further the goal of increasing co-op housing units in Vancouver, and where feasible prioritize the use of vacant City land.

- B. THAT the report include immediate and pilot opportunities to partner with the Coop Housing Federation of BC (and/or other non-profits) towards exploring and delivering a new model of co-op housing that retains City ownership of city owned land, and supports community land trust models and a consolidated maintenance and asset management model.
- C. THAT Council direct staff to report back with an updated and enhanced False Creek South Development Plan for Council's consideration that responds to the key opportunities and housing pressures presently facing the City and previous city-wide input on housing as a priority, as well as prior and any further input from the FCS community, including consideration of but not limited to:
- Retaining City ownership of the False Creek South lands and increasing the current housing target including co-ops and other housing types;
  - Retaining options for existing residents to return to new homes in the community;
  - Creating a more complete community by enabling mixed-use developments with new, locally-serving services;
  - Protecting and expanding existing park and green spaces, and other community amenities accessible to all Vancouverites;
  - Facilitating an opportunity to share the City Landowner's high level principles and goals with the False Creek South Neighborhood stakeholders in an open and transparent manner;
  - Where feasible optimizing the contribution of the affordability of existing co-op housing in FCS for as long as possible, while building additional affordable and co-op housing;
  - Accelerating actions to address climate change through sustainable development practices and improved transportation options (i.e., walking, cycling, electric vehicles, and mobility devices, etc.), expanded transit accessibility, and climate adaptation and mitigation measures to address rising sea levels and shoreline stability, as per Council direction to staff in 2021;

FURTHER THAT following the presentation of an updated and enhanced False Creek South (Landowner's) Development Plan to Council, staff be directed to proceed with the requisite False Creek South community planning processes and implementation phases as quickly as possible.

- D. THAT Council direct staff to identify projects on a priority basis pursuant to the above that can deliver new attainable middle-income homes, and that

can proceed with support from the Province's BC Builds program and the Federal Government's additional investment.

- E. THAT Council direct staff to report back on options to deliver age-friendly housing in False Creek South in partnership with the Province and Vancouver Coastal Health (VCH), consistent with a continuum of care model that provides for independent living and long-term care options as part of an updated and enhanced False Creek South Development Plan.

#### **4. Permanent Outdoor Location for an Iconic Vancouver Sign**

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

MOVED by Councillor Meiszner  
SECONDED by Councillor Zhou

THAT the Committee recommend to Council

##### WHEREAS

1. The temporary outdoor Vancouver sign located in Coal Harbour has quickly become a popular photo spot for residents and visitors alike and has established itself as an iconic landmark and symbol for our city;
2. The Vancouver sign in Coal Harbour is the result of an investment made by the Vancouver Hotel Destination Association (VHDA), in partnership with the Vancouver Convention Centre and Port of Vancouver, as part of the winter 2023/24 Coal Harbour "Liven Up" activation;
3. Vancouver continues to rank as a top international destination based on its natural beauty, Indigenous culture, and diversity, along with its commitment to sustainability, as a gateway to the Pacific Rim with well-integrated tourism infrastructure, and as a City of Reconciliation;
4. The City of Vancouver has successfully hosted major events in the past such as the Olympic and Paralympic Winter Games in 2010, and will be hosting the 2024 Grey Cup, the 2025 Invictus Games, and FIFA in 2026, all of which have and/or will attract thousands of visitors from around the world;
5. Vancouver offers unparalleled destination value and one of the most cohesive and supportive hospitality networks in the world;
6. Tourism makes a significant contribution to Vancouver's economy. For every \$100M in Tourism revenue, it has been estimated that there is a further \$69M in economic impact which supports local communities;



7. The Vancouver sign – removed at the end of February – successfully promoted the city’s brand and identity and has contributed to the city’s vibrant, dynamic image; and
8. The success and popularity of the Vancouver sign in Coal Harbour has led to calls for a permanent "Vancouver" sign in a high-profile outdoor location in the city that can provide a unique and iconic backdrop for events and celebrations such as the Grey Cup, the Invictus Games, and FIFA 2026 that enhances the city's branding and provides a memorable photo opportunity for residents and tourists alike.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back by or before the end of Q3 2024 with recommendations for potential locations, funding sources, and implementation timelines for a high-profile permanent public outdoor Vancouver sign, with consideration given to Indigenous design elements and other factors such as visibility, accessibility, and alignment with the city’s aesthetic and cultural identity and upcoming major events scheduled in the city such as the Grey Cup, Invictus Games, and FIFA 2026 World Cup;

FURTHER THAT staff be directed to seek to work with various partners and stakeholders, including the Vancouver Hotel Destination Association (VHDA), the Vancouver Convention Centre, Downtown Vancouver Business Improvement Association, Destination Vancouver, and the Port of Vancouver among others, and consult with local First Nations, to explore options for a permanent public outdoor Vancouver sign.

CARRIED UNANIMOUSLY (Vote No. 09867)  
(Councillor Fry absent for the vote)

## **5. Practical Updates to Modernize Vancouver’s Business License Policies**

\* \* \* \* \*

*In order to introduce and participate in debate on the Council Members’ Motion 5, Chair Bligh relinquished the Chair to Vice-Chair Zhou, and resumed the Chair once finished.*

\* \* \* \* \*

MOVED by Councillor Bligh  
SECONDED by Councillor Meiszner

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver is known for, and prides itself on being, a vibrant, cosmopolitan 21<sup>st</sup> Century city, attracting businesses and individuals seeking opportunities in a modern urban setting;

2. A core responsibility of the City and its elected Council is to ensure that an efficient, modern regulatory framework is in place at all times to foster innovation, entrepreneurship, and a conducive environment within which businesses can thrive;
3. Fostering economic activity, growth, and innovation, as well as creating the conditions to support jobs and employment and a diverse range of commercial activities, are fundamental to what a city is;
4. Members of Council are frequently alerted to obscure, outdated, and/or seemingly unnecessary rules and regulations imposed by the City that only hinder economic growth and frustrate commercial activity. Several current examples include, but are not limited to:
  - Food and liquor establishments that would like to offer Karaoke as an entertainment option for their customers but are not able to do so because their zoning and business license category only allow for live entertainment
  - Retail stores, specifically in Gastown, that sell lingerie but are prohibited from selling other adult-oriented items due to these items being restricted to the “Adult Retail Store” license category under the City’s Zoning and Development Bylaw
  - Bars and liquor-serving establishments that would like to include arcade entertainment for their customers’ enjoyment but are unable to do so based on current zoning and business license category restrictions
5. It is incumbent upon Council to address policies, rules, and/or regulations and policy frameworks brought to their attention that needlessly hinder and/or impede innovation, entrepreneurship, and/or only serve to frustrate legitimate commercial activity and the city’s economic competitiveness; and
6. By rectifying known impediments to Vancouver's economic competitiveness and the city’s ability to attract investment and create local job opportunities, Council is tangibly demonstrating a collective commitment to promoting a dynamic and thriving business economy.

THEREFORE BE IT RESOLVED THAT Council direct staff to review the specific business license situations referenced in the preamble of this motion, all of which have been brought to the attention of the elected members of Council and report back with any recommended by-law and zoning amendments and/or any associated implications that would result from such actions;

FURTHER THAT staff be directed to conduct this work in collaboration with representatives from the relevant industries, the local businesses affected, and other stakeholders to ensure that the City’s rules and regulations in this regard are relevant, meaningful, and demonstrate the City’s adaptability to the ever-evolving economic and business landscape in our city.

CARRIED UNANIMOUSLY (Vote No. 09868)  
(Councillor Fry absent for the vote)

## **6. Improving Access to Beverage Container Recycling in Vancouver**

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

MOVED by Councillor Dominato  
SECONDED by Councillor Klassen

THAT the Committee recommend to Council

### WHEREAS

1. The City of Vancouver is committed to reducing the impact of single-use plastics, including empty beverage containers, and ensuring recyclable materials are kept out of landfills, waterways, and oceans;
2. Recycling beverage containers helps preserve the environment by reducing demand for new raw materials for packaging and decreases the energy used to create new cans, cartons, and bottles;
3. The Provincial government's recycling regulations require a minimum recovery rate of 75% under the extended producer responsibilities, managed for the industry by Return-It / Encorp Pacific, including a requirement for continuous improvement;
4. The City of Vancouver has the fewest number of return facilities/depots per capita among urban centres in the Province of British Columbia;
5. In 2022, the City of Vancouver had the lowest return rate for deposit/return beverage containers of any city in British Columbia and the lowest in the Metro Vancouver area (approximately 51%);
6. Research indicates that beverage container recycling rates increase when return-for-refund options are convenient for residents;
7. Current City of Vancouver zoning and permitting by-laws state that new recycling depots must be located on industrial zoned lands. The permit processing timelines are also lengthy and, in many cases, onerous;
8. Lands zoned for industrial use in Vancouver have been shrinking over the course of many decades to accommodate other land uses and various encroachments. The cost of these lands has correspondingly risen;
9. Consumers/residents do not always find it convenient to travel to the city's remaining industrial zones to return empty beverage containers;

10. Depots for returning empty beverage containers are fundamentally retail in nature. They serve to collect containers and return a deposit to consumers. Depots do not actually recycle the containers in an industrial sense; and
11. Returning empty beverage containers to commercial or retail zones in the city would be much more accessible and convenient for consumers and would not represent an industrial activity in any traditionally understood sense.

THEREFORE BE IT RESOLVED THAT Council direct staff to prepare amendments to the City's zoning by-laws to allow for empty beverage container return centres (including permanent buildings and repurposed shipping containers) to be located in commercial and retail zones, in addition to industrial zones, in order to improve access to empty beverage container recycling for Vancouver residents and improve the city's return rate for empty beverage containers;

FURTHER THAT staff be directed to report back to Council with the aforementioned proposed amendments to the City's zoning by-laws by the end of Q2 of 2024, so that Council can consider referring the proposed amendments to a Public Hearing.

CARRIED UNANIMOUSLY (Vote No. 09869)  
(Councillor Fry absent for the vote)

The Committee adjourned at 4:26 pm.

\* \* \* \* \*



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

**MARCH 13, 2024**

A meeting of the Council of the City of Vancouver was held on Wednesday, March 13, 2024, at 4:27 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on City Finance and Services meeting, to consider the recommendations and actions of the Committee.

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

**ABSENT:** Councillor Pete Fry

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

**CITY CLERK'S OFFICE:** Lesley Matthews, Acting Deputy City Clerk  
David Yim, Meeting Coordinator

**COMMITTEE REPORTS**

Report of Standing Committee on City Finance and Services  
Wednesday, March 13, 2024

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

Report:

1. Summary of Updated Hazard, Risk and Vulnerability Analysis
2. Climate Change Adaptation Strategy 2024-25 Update
3. 2024 Property Taxation: Pilot Development Potential Relief Program and Targeted Land Assessment Averaging
4. Contract Award for Supply and Delivery of Aerial Fire Apparatus

Council Members' Motions

1. Stanley Park Train Accessibility
2. Expanding Free Public WiFi in the Downtown Eastside and Adjacent Neighbourhoods
3. The Future of Co-op Housing - A Path to Delivering More Co-op Homes in Vancouver
4. Permanent Outdoor Location for an Iconic Vancouver Sign

5. Practical Updates to Modernize Vancouver's Business License Policies
6. Improving Access to Beverage Container Recycling in Vancouver

MOVED by Councillor Montague  
SECONDED by Councillor Klassen

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of February 7, 2024, as contained in Report 1 to 4, and Council Members' Motions 1 to 6, be approved.

CARRIED UNANIMOUSLY

### **URGENT BUSINESS**

MOVED by Councillor Zhou  
SECONDED by Councillor Kirby-Yung

THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings from April 3, 2024 to April 11, 2024.

CARRIED UNANIMOUSLY

### **BY-LAWS**

MOVED by Councillor Klassen  
SECONDED by Councillor Montague

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-law.

CARRIED UNANIMOUSLY

1. 2024 Land Assessment Averaging By-law (By-law No.13960)

### **ADJOURNMENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 4:29 pm.

\* \* \* \* \*