



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

FEBRUARY 8, 2017

A Regular Meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, February 8, 2017, at 9:35 am, in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Heather Deal, Chair
Mayor Gregor Robertson*
Councillor George Affleck
Councillor Elizabeth Ball
Councillor Adriane Carr
Councillor Melissa De Genova*
Councillor Kerry Jang*
Councillor Raymond Louie*
Councillor Geoff Meggs*, Vice-Chair
Councillor Andrea Reimer
Councillor Tim Stevenson*

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager

CITY CLERK'S OFFICE: Katrina Leckovic, Deputy City Clerk
Tina Hildebrandt, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Chair acknowledged that we are on the unceded traditional territory of the Musqueam, Squamish and Tsleil-Waututh First Nations.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Carr

THAT Item 3 be adopted on consent.

CARRIED UNANIMOUSLY
(Councillors De Genova, Stevenson and Mayor Robertson absent for the vote)

VARY AGENDA

MOVED by Councillor Jang

THAT Council vary the order of the agenda to consider Item 6 as the first order of business.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

(Councillors De Genova, Stevenson and Mayor Robertson absent for the vote)

Note: For clarity, the minutes are recorded in chronological order.

6. Opioid Overdose Crisis Update January 31, 2017

The Deputy City Manager, along with the Managing Director, Social Policy, responded to questions.

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At 10:15 am, it was

MOVED by Councillor Reimer

THAT Council vary the order of the agenda to postpone hearing from the registered speaker and debate on Item 6 until after the conclusion of Item 5.

*CARRIED AND BY THE
REQUIRED MAJORITY (Vote No. 01750)
(Councillors Affleck, Ball and DeGenova opposed)
(Mayor Robertson absent for the vote)*

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1. Energy Efficiency Updates to Vancouver's Building By-law and Related Additional Changes January 26, 2017

On February 7, 2017, Vancouver City Council received a staff presentation and referred this matter to the Standing Committee on City Finance and Services meeting on February 8, 2017, in order to hear from speakers.

Sustainability Group staff, along with the General Manager of Development, Buildings and Licensing, responded to questions.

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

MOVED by Mayor Robertson

THAT the Committee recommend to Council

- A. THAT Vancouver City Council approve amendments to the Building By-law, generally as described in the Administrative Report dated January 26, 2017, entitled "Energy Efficiency Updates to Vancouver's Building By-law and Related

Additional Changes”, and as set out in Appendix A of the above-noted report, to increase the energy efficiency requirements for multi-unit residential buildings under seven storeys, including townhomes, and for exceptionally large new single family dwellings, to take effect March 1, 2018;

FURTHER THAT that the Director of Legal Services be instructed to bring forward the necessary Building By-law amending by-law for consideration by Council.

- B. THAT Vancouver City Council approve amendments to the Electrical By-law, generally as set out in Appendix B of the Administrative Report dated January 26, 2017, entitled “Energy Efficiency Updates to Vancouver’s Building By-law and Related Additional Changes”, to clarify the circumstances in which the energy efficiency requirements in the Building By-law would apply to electrical work during the renovation of an existing building, to take effect May 1, 2017;

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary Electrical By-law amending by-law for consideration by Council.

- C. THAT Vancouver City Council approve amendments to the Green Buildings Policy for Rezoning to require annual energy reporting generally as set out in Appendix C of the Administrative Report dated January 26, 2017, entitled “Energy Efficiency Updates to Vancouver’s Building By-law and Related Additional Changes”.
- D. THAT Vancouver City Council instruct staff to develop recommendations to complement the energy efficiency requirements in A above, including:
- i. develop a definition of low-carbon energy systems and providing for an alternative compliance path within the Building By-law for buildings connected to, or utilizing, said systems;
 - ii. reviewing City by-laws, policies and plans that currently require buildings to be connectable to a neighbourhood energy system and recommending changes to clarify that these connectivity requirements only apply if a low-carbon energy supply, as will be defined per D.i. above, has been secured; and
 - iii. reviewing City by-laws and recommending changes to ensure that useable floor space is not reduced as a result of increased wall thickness required to accommodate increased insulation requirements in A above;

FURTHER THAT staff be instructed to report back on the above by no later than June 30, 2017.

- E. THAT Council instruct staff to review City by-laws and recommend changes to ensure that useable floor space is not reduced as a result of previously approved changes in the 2014 Vancouver Building By-law required to accommodate increased insulation requirements for 1 and 2 family houses while also considering the associated costs to achieve compliance and report back as soon as practicable but no later than June 30, 2017.

The Committee agreed to separate the vote on the components of the following amendments.

AMENDMENT MOVED by Councillor Carr

THAT A be amended to add the word “new” before the words “multi-unit” and add the following paragraph:

FURTHER THAT staff report back on the implications of including character as well as heritage homes in the Building By-law that, in the case of heritage or character buildings, the only energy efficiency requirements are that the existing condition cannot be made worse;

FURTHER THAT B be amended to add the following paragraph:

FURTHER THAT staff are directed to include wording in the bylaw prior to enactment to clarify that it only applies to electrical renovations and upgrades and would only be electrical in nature.

CARRIED UNANIMOUSLY (Vote No. 01751)

REFERRAL MOVED by Councillor De Genova

THAT Council direct staff to consult with stakeholders, including BC Hydro and Fortis BC, to determine how recommendations in the report “Energy Efficient Updates to Vancouver’s Building By-law and Related Additional Changes” may impact the cost and affordability of the types of energy that Vancouver property owners, businesses, residents and tenants currently use and depend on for food preparation and heating;

FURTHER THAT staff report back to Council with all impacts the proposed recommendations may have on affordability in the City of Vancouver.

LOST (Vote No. 01754)

(Councillors Carr, Deal, Jang, Louie, Meggs, Reimer, Stevenson and the Mayor opposed)

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At 11:57 am, during debate, it was

MOVED By Councillor Reimer

THAT the meeting be extended to complete Item 1.

CARRIED UNANIMOUSLY

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The amendment having CARRIED and the referral having LOST, the main motion, as amended, was put and CARRIED (Vote No. 01755) with Councillors Affleck and De Genova opposed.

FINAL MOTION AS APPROVED

THAT the Committee recommend to Council

- A. THAT Vancouver City Council approve amendments to the Building By-law, generally as described in the Administrative Report dated January 26, 2017, entitled “Energy Efficiency Updates to Vancouver’s Building By-law and Related Additional Changes”, and as set out in Appendix A of this report, to increase the energy efficiency requirements for new multi-unit residential buildings under seven storeys, including townhomes, and for exceptionally large new single family dwellings, to take effect March 1, 2018;

FURTHER THAT that the Director of Legal Services be instructed to bring forward the necessary Building By-law amending by-law for consideration by Council; and

FURTHER THAT staff report back on the implications of including character as well as heritage homes in the Building By-law that, in the case of heritage or character buildings, the only energy efficiency requirements are that the existing condition cannot be made worse.

- B. THAT Vancouver City Council approve amendments to the Electrical By-law, generally as set out in Appendix B of the Administrative Report dated January 26, 2017, entitled “Energy Efficiency Updates to Vancouver’s Building By-law and Related Additional Changes”, to clarify the circumstances in which the energy efficiency requirements in the Building By-law would apply to electrical work during the renovation of an existing building, to take effect May 1, 2017;

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary Electrical By-law amending by-law for consideration by Council; and

FURTHER THAT staff are directed to include wording in the bylaw prior to enactment to clarify that it only applies to electrical renovations and upgrades and would only be electrical in nature.

- C. THAT Vancouver City Council approve amendments to the Green Buildings Policy for Rezoning to require annual energy reporting generally as set out in Appendix C of the Administrative Report dated January 26, 2017, entitled “Energy Efficiency Updates to Vancouver’s Building By-law and Related Additional Changes”.

- D. THAT Vancouver City Council instruct staff to develop recommendations to complement the energy efficiency requirements in A above, including:

- i. develop a definition of low-carbon energy systems and providing for an alternative compliance path within the Building By-law for buildings connected to, or utilizing, said systems;
- ii. reviewing City by-laws, policies and plans that currently require buildings to be connectable to a neighbourhood energy system and recommending changes to clarify that these connectivity requirements

only apply if a low-carbon energy supply, as will be defined per D.i. above, has been secured; and

- iii. reviewing City by-laws and recommending changes to ensure that useable floor space is not reduced as a result of increased wall thickness required to accommodate increased insulation requirements in A above;

FURTHER THAT staff be instructed to report back on the above by no later than June 30, 2017.

- E. THAT Council instruct staff to review City by-laws and recommend changes to ensure that useable floor space is not reduced as a result of previously approved changes in the 2014 Vancouver Building By-law required to accommodate increased insulation requirements for 1 and 2 family houses while also considering the associated costs to achieve compliance and report back as soon as practicable but no later than June 30, 2017.

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The Committee recessed at 12:13 pm and reconvened at 1:08 pm to continue with Item 6.

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6. Opioid Overdose Crisis Update *(continued)*
January 31, 2017

As the registered speaker was not present, the Committee began debate.

MOVED by Councillor Jang

THAT the Committee recommend to Council

- A. THAT Vancouver City Council approve an allocation of up to \$220,000 towards peer based initiatives addressing impacts of the overdose crisis in single room occupancy (SRO) hotels and shelters, and that this allocation is:
 - 1) Provided in the form of grants to eligible non-profit organizations;
 - 2) Focused on areas of greatest need;
 - 3) Based on consultation that includes people with lived experience, housing providers, Aboriginal and gender perspectives;
 - 4) Subject to third party evaluation, and
 - 5) Provided as part of a collaborative effort with Vancouver Coastal Health, BC Housing and community partners, leveraging a minimum of \$420,000 in funding and other in kind resources;

Source of Funding: Contingency Reserve set aside in the 2017 Operating Budget.

- B. THAT Vancouver City Council approve that any specific allocations identified in A above be delegated to the General Manager of Community Services.

- C. THAT Vancouver City Council approve the allocation of \$150,000 to Vancouver Fire and Rescue Services (VFRS) to enhance health and wellness supports for first responders, including:
- 1) The creation of a dedicated full-time position to coordinate and oversee VFRS' mental and physical wellness initiatives; and
 - 2) Access to specialist clinical assessment, counselling and related services for employees suffering from operational stress injury;

Source of Funding: Contingency Reserve set aside in the 2017 operating budget.

carried

REFERRAL MOVED by Councillor De Genova

THAT Council direct staff to consult with stakeholders including the Ambulance Paramedics of BC, the BC Ambulance Service and the public on the recommendations in the Opioid Crisis Update;

FURTHER THAT staff provide a report to Council on the measures that are being taken to identify Fentanyl, Carfentanil and other opioids.

LOST (Vote no. 01756)

(Councillors Carr, Deal, Jang, Louie, Meggs, Reimer, Stevenson and Mayor Robertson opposed)

The referral having LOST, the main motion was put and CARRIED AND A BY THE REQUIRED MAJORITY (Vote No. 01757) with Councillors Affleck and De Genova opposed.

**2. Reserved Area Contract for Or Shalom at Mountain View Cemetery
December 14, 2016**

MOVED by Councillor Louie

THAT the Committee recommend to Council

THAT Vancouver City Council approve a Reserved Area Contract with Or Shalom - Jewish Spiritual Community Association to reserve the use of up to 60 graves in Mountain View Cemetery in the form of the contract as set out in Appendix A of the Administrative Report dated December 14, 2016, entitled "Reserved Area Contract for Or Shalom at Mountain View Cemetery".

CARRIED UNANIMOUSLY (Vote No. 01758)

(Councillor Jang absent for the vote)

**3. 7025 MacDonald Street - Southlands Riding Club - Liquor Primary Club Licence and Outdoor Patio Application - Liquor Establishment Class 7 - Private Club
November 9, 2016**

THAT the Committee recommend to Council

THAT Vancouver City Council, having considered the opinion of local area residents and business operators as determined by neighbourhood notification, site sign, noise impacts and relevant Council policy as outlined in the Administrative Report dated November 9, 2016, entitled "7025 MacDonald Street - Southlands Riding Club - Liquor

Primary Club Licence and Outdoor Patio Application - Liquor Establishment Class 7 - Private Club”, endorse the request by Southlands Riding Club for a 100 person Liquor Primary Club licence (Liquor Establishment Class 7 - Private Club) with a 70 person (outdoor) patio located at 7025 MacDonald Street subject to:

- i. A maximum total capacity of 100 persons inside and 70 persons outside;
- ii. Hours of operation, limited to 9 am to 12 am, seven days a week;
- iii. The outdoor patio ceasing all liquor service and vacated by 11 pm nightly;
- iv. No music or entertainment permitted on the patio;
- v. A time-limited Development Permit;
- vi. Acoustic report to be submitted certifying that the establishment meets Noise Control By-Law requirements;
- vii. Food service to be provided while the establishment is operating as well as on the patio when open; and
- viii. Signing a Good Neighbour Agreement with the City prior to business licence issuance.

ADOPTED ON CONSENT (Vote No. 01752)

**4. West End Residential Parking Strategy
January 6, 2017**

Parking Management staff presented the report and, along with the General Manager, Engineering Services, responded to questions.

The Committee heard from eight speakers. Four spoke in support of the report recommendations and suggested further improvements. Four spoke in opposition and expressed concerns regarding the proposed increase in permit rates, loss of on-street parking due to the installation of car and bike sharing stations and underutilized off-street parking.

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At 3:20 pm, during the hearing of speakers, it was

MOVED by Councillor Reimer

THAT, due to time constraints, Item 8 - Judicial Review of Provincial Government Decision to Approve Kinder Morgan's Pipeline Expansion Project, be referred to the Standing Committee on Policy and Strategic Priorities on February 22, 2017.

*CARRIED UNANIMOUSLY (Vote No. 01759)
(Councillors Jang, Louie and Mayor Robertson absent for the vote)*

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General Manager of Engineering Services, along with Parking Management staff and the Manager of Public Engagement, responded to questions regarding concerns raised by some of the foregoing speakers.

MOVED by Councillor Stevenson
THAT the Committee recommend to Council

- A. THAT Vancouver City Council approve the West End Parking Strategy and the parking program changes described in the Administrative Report dated January 6, 2017, entitled “West End Residential Parking Strategy”.
- B. THAT Vancouver City Council direct staff to report back on the feasibility of implementing a participatory budgeting pilot and, if appropriate, a framework for the pilot program.
- C. THAT Vancouver City Council approve, in principle, changes to the Street and Traffic By-law No. 2849 as detailed in the Administrative Report dated January 6, 2017, entitled “West End Residential Parking Strategy”, and outlined in Appendix B of this report.
- D. THAT Vancouver City Council authorize the Director of Legal Services to prepare and bring forward for enactment amendments to the Street and Traffic By-law No. 2849 as generally outlined in Appendix B of the Administrative Report dated January 6, 2017, entitled “West End Residential Parking Strategy”.
- E. THAT staff report back with zoning amendments to allow for off-street parking in residential buildings in the West End to be rented out to other residents.
- F. THAT staff charge the same permit rates for low income households as the exempt permit holders and that to be eligible, households would need to be registered in the Vancouver Parks Leisure Access Program or a similar program.

carried

AMENDMENT MOVED by Councillor Affleck

THAT the Motion be amended to add G as follows:

- G. THAT, in Action 1 of the Administrative Report dated January 6, 2017, entitled “West End Residential Parking Strategy”, an initial cap of \$12 per month be placed on new parking permits

LOST (Vote No. 01760)
(Councillors Carr, Deal, Jang, Louie, Meggs, Reimer, Stevenson and Mayor Robertson opposed)

The amendment having LOST, the main motion was put and CARRIED (Vote No. 01761) with Councillors Affleck, Ball and De Genova opposed)

5. Sustaining Affordable Co-op Housing on City Land January 30, 2017

At 5:30 pm, Councillor Meggs rose and declared Conflict of Interest on Item 5 as he lives in the False Creek neighbourhood. He left the meeting and did not return until the conclusion of Item 5.

The Business and Lease Manager, Housing Delivery and Operations, presented the report.

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The Committee recessed at 5:55 pm and reconvened at 6:23 pm.

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The Committee heard from nine speakers in support of and one speaker in opposition to the report recommendations. The speaker in opposition requested Council delay decision on the report to allow more time for review and consultation.

The Business and Lease Manager, Housing Delivery and Operations, along with the General Manager of Community Services, responded to questions.

MOVED by Mayor Robertson

THAT the Committee recommend to Council

- A. THAT Vancouver City Council approve the Options for Sustaining Affordable Co-op Housing and Key Terms and Conditions for ground lease extension or modification agreements for Sustaining Affordable Co-op Housing on City Land as contained in Appendix A of the Administrative Report dated January 30, 2017, entitled "Sustaining Affordable Co-op Housing on City Land".
- B. THAT Vancouver City Council authorize staff to:
 1. Negotiate the extension or modification of any ground lease(s) with the following Co-op Operator(s) in accordance with the Options and Key Terms and Conditions contained in Appendix A of the Administrative Report dated January 30, 2017, entitled "Sustaining Affordable Co-op Housing on City Land":
 - a. Eight Oaks Co-op
 - b. Four Sisters Co-op
 - c. La Petite Maison Co-op
 - d. Marina Co-op
 - e. Northern Way Co-op
 - f. Rising Star Co-op
 - g. Vera Housing Co-op
 2. Report back to Council on each individual Co-op for approval of new extended or modified leases; and
 3. Report back on the collective outcomes and lessons learned from the negotiations, once all seven priority Co-op negotiations are substantially completed.

- C. THAT the City of Vancouver continue to work with the Federation of Canadian Municipalities (“FCM”) to advocate to senior levels of government to provide support to low income households so they can remain in Co-op housing as Operating Agreements expire.
- D. THAT A, B, and C above be adopted on the following conditions:
 - a. THAT the passage of the above resolutions creates no legal rights for a lessee or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
 - b. THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 01762)
(Councillor Meggs absent for the vote due to Conflict of Interest)

**7. Snow Response Update
February 7, 2017**

The General Managers of Engineering Services and Finance, Risk and Supply Chain Management, responded to questions.

- A. THAT Council authorize the Director of Finance to increase the City’s 2017 operating budget if required, by up to \$9.4 million for costs related to the January and February 2017 snow events, with funding from the General Revenue Stabilization Reserve, for any or all of these costs that cannot be absorbed in the current operating budget over the remainder of the year.
- B. THAT Council authorize the Director of Finance to increase the City’s 2017 operating budget for Solid Waste Collections if required, by up to \$1.2 million for costs arising from missed collections as a result of the January and February 2017 snow events, with funding from the Solid Waste Capital Reserve for any or all of these costs that cannot be absorbed elsewhere within the current solid waste utility operating budget over the remainder of the year.

CARRIED UNANIMOUSLY (Vote No. 01763)

8. Judicial Review of Provincial Government Decision to Approve Kinder Morgan’s Pipeline Expansion Project

At the Regular Council meeting on February 7, 2017, Vancouver City Council referred the above-noted matter to the Standing Committee on City Finance and Services meeting on February 8, 2017, to hear from speakers.

Subsequently, the above-noted matter was referred to the Standing Committee on Policy and Strategic Priorities meeting on February 22, 2017.

The Committee adjourned at 8:20 pm.

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

FEBRUARY 8, 2017

A Regular Meeting of the Council of the City of Vancouver was held on Wednesday, February 8, 2017, at 8:20 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 Gregor Robertson
Councillor George Affleck
Councillor Elizabeth Ball
Councillor Adriane Carr
Councillor Melissa De Genova
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Tim Stevenson

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager

CITY CLERK'S OFFICE: Katrina Leckovic, Deputy City Clerk
Tina Hildebrandt, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
February 8, 2017

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

1. Energy Efficiency Updates to Vancouver's Building By-law and Related Additional Changes
2. Reserved Area Contract for Or Shalom at Mountain View Cemetery
3. 7025 MacDonald Street - Southlands Riding Club - Liquor Primary Club Licence and Outdoor Patio Application - Liquor Establishment Class 7 - Private Club
4. West End Residential Parking Strategy
5. Sustaining Affordable Co-op Housing on City Land
6. Opioid Overdose Crisis Update
7. Snow Response Update
8. Judicial Review of Provincial Government Decision to Approve Kinder Morgan's Pipeline Expansion Project

Items 1 to 8

MOVED by Councillor Stevenson
SECONDED by Councillor Louie

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of Wednesday, February 8, 2017, as contained in Items 1 to 8, be approved.

CARRIED UNANIMOUSLY AND
ITEM 6 BY THE REQUIRED MAJORITY

ADJOURNMENT

MOVED by Councillor Deal
SECONDED by Councillor Stevenson

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 8:21 pm.

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