



## REGULAR COUNCIL MEETING MINUTES

DECEMBER 16, 2008

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 16, 2008, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Mayor Gregor Robertson  
Councillor Suzanne Anton  
Councillor David Cadman  
Councillor George Chow  
Councillor Heather Deal  
Councillor Kerry Jang  
Councillor Raymond Louie  
Councillor Geoff Meggs  
Councillor Andrea Reimer  
Councillor Tim Stevenson  
Councillor Ellen Woodsworth

**CITY MANAGER'S OFFICE:** Penny Ballem, City Manager  
James Ridge, Deputy City Manager

**CITY CLERK'S OFFICE:** Marg Coulson, Acting City Clerk  
Laura Kazakoff, Meeting Coordinator

### PRAYER

The proceedings in the Council Chamber were opened with a prayer read by Councillor Louie.

### "IN CAMERA" MEETING

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT Council will go into a meeting later this day which is closed to the public, pursuant to Section 165.2(1) of the Vancouver Charter, to discuss matters related to paragraph(s):

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;

(c) labour relations or other employee relations;

(d) the security of the property of the city;

(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;

(g) litigation or potential litigation affecting the city;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 [disclosure harmful to business interests of a third party] of the Freedom of Information and Protection of Privacy Act;

(k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY

#### ADOPTION OF MINUTES

##### 1. Regular Council - November 25, 2008

MOVED by Councillor Louie  
SECONDED by Councillor Cadman

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

##### 2. Regular Council - December 8, 2008

MOVED by Councillor Louie  
SECONDED by Councillor Deal

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

**3. Special Council - December 12, 2008**

MOVED by Councillor Louie  
SECONDED by Councillor Deal

THAT the foregoing minutes be approved.

CARRIED UNANIMOUSLY

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Woodsworth  
SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair.

CARRIED UNANIMOUSLY

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Louie

THAT Council adopt Administrative Reports A1 to A10 and A12 to A19, on consent.

CARRIED UNANIMOUSLY

**ADMINISTRATIVE REPORTS**

**1. Results of 2008 General Local Election  
November 20, 2008**

The Administrative Report dated November 20, 2008, entitled "Results of 2008 General Local Election" was received for information.

**2. Housing Agreement for 1803 Frances Street  
November 21, 2008**

- A. THAT Council approve entering into a Housing Agreement and Land Title Act section 219 covenant with the owner of 1803 Frances Street [PID 027-458-865, Lot 1, Block E, DL 183 Plan 1641], as summarized in the Administrative Report dated November 21, 2008, entitled "Housing Agreement for 1803 Frances Street", and that no legal rights or obligations be created or will arise until the Housing Agreement as authorized by by-law and section 219 covenant are signed.

- B. THAT the Director of Legal Services be instructed to bring forward a by-law to enter into the Housing Agreement.

ADOPTED ON CONSENT

**3. Annual Financial Authorities - 2009  
December 1, 2008**

- A. THAT, for the period January 1 to December 31, 2009, Council authorize the Director of Finance to issue warrants for payment and to report the same in writing to the City Clerk for the information of Council as soon as possible following the month end in which the warrant is issued, in accordance with Sections 215 and 216 of the Vancouver Charter.
- B. THAT, for the period January 1 to July 15, 2009, Council authorize the Director of Finance to temporarily use such capital funds as are available to meet other expenditure requirements of the City pending collection of the general purpose property tax levy, in accordance with Section 259 (1b) of the Vancouver Charter.
- C. THAT, for the period January 1 to December 31, 2009, Council authorize the Director of Finance to invest City funds not immediately required and to vary the investments from time to time where appropriate, in accordance with Sections 201, 259 and 260 of the Vancouver Charter, as follows:
- securities of Canada or of a province
  - securities guaranteed for principal and interest by Canada or by a province
  - securities of a municipality, including the city, or a regional district
  - securities of the Greater Vancouver Water District or the Greater Vancouver Sewerage and Drainage District
  - securities of the Municipal Finance Authority
  - securities of or investments guaranteed by a chartered bank
  - deposits in a savings institution, or non-equity or membership shares of a credit union
  - pooled investment funds under Section 16 of the Municipal Finance Authority Act
  - any of the investments permitted for the Municipal Finance Authority under Section 16(3) of the Municipal Finance Authority Act, including pooled investment portfolios under the Financial Administration Act
- D. THAT, for the period January 8, 2009 to January 7, 2010, Council authorize the Director of Finance to establish a short-term borrowing facility to assist in managing the City's cash flow with the maximum outstanding amount not to exceed \$60 million.

ADOPTED ON CONSENT

**4. 2009 Assessment Averaging Program: Notice to BC Assessment Authority  
December 1, 2008**

- A. THAT, pursuant to Section 374.4 (4b) of the Vancouver Charter, the City Clerk be instructed to notify the BC Assessment Authority, before January 1, 2009, of Vancouver City Council's intent to consider the adoption of three-year land assessment averaging and/or land assessment phasing for property tax calculations for 2009.

It should be noted that this notice of intent is revocable should Council, at a later date, decide not to proceed with either of these options.

- B. THAT the Director of Finance be instructed to provide the required two weeks' notice to the public in advance of Council's consideration of the use of three-year land assessment averaging and to subsequently report, before March 31, 2009, on the projected taxation impacts of the land assessment averaging program based on the assessed values provided by the BC Assessment Authority in the 2009 Completed Roll.
- C. THAT the Area Assessor for Vancouver be invited to address Council on the assessment trends in the 2009 Completed Roll.

ADOPTED ON CONSENT

**5. 2008 Interdepartmental Review of Development, Building and Related Fees  
November 28, 2008**

- A. THAT Council request a report back, by mid-2009, from the Directors of Planning and Development Services, in consultation with the General Manager of Engineering Services, regarding options for charging fees for enquiry and pre-application services related to rezonings and development permit applications.
- B. THAT Council direct the Director of Development Services to monitor the impact of economic changes on the development and building industry and to report back on fee changes when the economy has improved and timing is more appropriate.

ADOPTED ON CONSENT

**6. Year 2009 Zoning, Building and Trade Permit Fee Increases  
November 28, 2008**

- A. THAT Council approve an across-the-board 4% increase in all Zoning and Development, Subdivision, Sign, Tree Removal, Secondary Suite Inspection, Electrical, Building, Gas and Miscellaneous fees to compensate for inflationary increases to the City's costs.

- B. THAT Council approve an additional increase to the Board of Variance fee to \$275.
- C. THAT Council approve an increase to NSF charges to \$35.
- D. THAT the Director of Legal Services bring forward for enactment the necessary amendments to By-law Numbers 5585, 5208, 5563, 6553, 3507, 6510, 7347, 5644 and 9419, generally in accordance with the attached fee schedules, to be effective January 1, 2009.
- E. THAT the Director of Development Services and the Chief Building Official advise the development and building community of these changes.

ADOPTED ON CONSENT

**7. Form of Development: 399 East Pender Street  
November 26, 2008**

THAT the revised form of development for the CD-1 zoned site known as 399 East Pender Street (485 Dunlevy Avenue being the application address) be approved generally as illustrated in the Development Application Number DE412184, prepared by Y.M. May Lee Architect, and stamped "Received, Community Service Group, Development Services, November 18, 2008", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

ADOPTED ON CONSENT

**8. 455 Abbott St - Lotus Hotel Ltd. - Liquor Primary Liquor License Application for an Increase in Person Capacity  
November 20, 2008**

THAT Council, having considered the proximity of residential developments, noise impacts and relevant Council policy as outlined in this Administrative Report dated November 20, 2008, entitled "455 Abbott Street - The Lotus Hotel Ltd, - Liquor Primary Liquor License Application for an Increase in Person Capacity", endorse the request by Lotus Hotel Ltd, for an increase in person capacity for the Liquor Primary liquor license (License #078737) from 103 seats to 134 seats as determined by Vancouver Fire Officials at Honey Lounge, 455 Abbott Street, subject to:

- i. An amendment to their existing Time Limited Development Permit; and
- ii. A signed Good Neighbour Agreement with the City.

ADOPTED ON CONSENT

**9. Advance Grant Instalments-Major Exhibiting Institutions  
November 4, 2008**

- A. THAT monthly instalments, based on 2008 funding levels, be made to the following organizations beginning January 2009, in advance of consideration of these organizations' individual 2009 annual grant requests:

A.S.T.C. Science World Society	\$ 7,742
Vancouver Art Gallery Association	\$ 177,083

- B. THAT bi-weekly instalments, based on 2008 funding levels, be made to the following organizations beginning January 2009, in advance of consideration of these organizations' individual 2009 annual grant requests:

H.R. MacMillan Space Centre Society	\$ 19,773
Vancouver Maritime Museum Society	\$ 15,485
Vancouver Museum Society	\$ 28,150

Source of funds for both A and B is the Cultural Grants budget.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY

**10. 2008 Civic Child Care Grants: Allocation 3 of 3  
November 24, 2008**

THAT Council approve the following 2008 Civic Child Care grants:

- i. Research, Policy Development and Innovation Grant of \$20,078 to the Vancouver Society of Children's Centres;
- ii. Program Development Grant of \$3,500 to Kitsilano Day Care Society;
- iii. Program Development Grant of \$3,500 to Frog Hollow Neighbourhood House;
- iv. Program Development Grant of \$3,500 to Little Mountain Neighbourhood House

Source of funds to be the 2008 Child Care Grants Budget.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY

**11. Southeast False Creek Area 2A - Site Servicing Funding  
November 27, 2008**

MOVED by Councillor Cadman

THAT Council approve additional contingency funding of \$3,000,000 for public spaces and infrastructure costs for Southeast False Creek development; source of funding to be the Property Endowment Fund: Southeast False Creek Development.

CARRIED UNANIMOUSLY

**12. Still Creek Enhancement Project - 2900 Nootka Street  
December 2, 2008**

- A. THAT \$100,000 be allocated from the Still Creek Greenway Enhancement Fund for the portion of Still Creek located along 2900 Nootka Street.
- B. THAT \$17,000 be allocated from the Still Creek Greenway Enhancement Fund for the final costs of the Still Creek enhancement project located along 3400 Cornett Road.

ADOPTED ON CONSENT

**13. Fleet Additions - Fire and Rescue Services  
November 26, 2008**

- A. THAT, Council approve the allocation of \$184,000 from the Truck and Equipment Plant Account to add an arson investigation vehicle, a forklift, a utility vehicle, and a cube van to the Vancouver Fire and Rescue Services fleet.
- B. THAT, the capital costs be repaid to the Truck and Equipment Plant account through annual charges of \$24,300, funding to be added to Vancouver Fire and Rescue Services Operating Budget without offset.
- C. THAT, the annual maintenance and operating costs of approximately \$26,600 be provided through an addition to the Vancouver Fire and Rescue Services Operating Budget subject to annual budget review, without offset.

ADOPTED ON CONSENT

**14. Stanley/New Fountain Hotel Roof and Fencing Repairs  
December 2, 2008**

THAT Council approve payment of \$157,504 to the PHS Community Housing Society for the roof repairs to the Stanley/New Fountain Hotel completed this summer, and approve a budget of \$80,000 to enclose the arcades and to cover the eastern light well of the Stanley/New Fountain Hotel, with funding to be provided by the SRA Reserve, and payment upon the submission of invoices by PHS Community Housing Society following completion of the work.

ADOPTED ON CONSENT

**15. Award of Tender PS08170 - The Supply and Delivery of Two (2) Hybrid Aerial Trucks  
November 21, 2008**

A. THAT, subject to the conditions set out in B, C, and D below, Council authorize the General Manager of Engineering Services and the Manager of Materials Management to award to the lowest bids meeting specifications and providing best value for the supply and delivery of two (2) 2009 hybrid aerial trucks from:

- i. First Truck Centre Vancouver Inc. for the two (2) chassis, at a cost of \$240,118, and
- ii. Commercial Equipment Corp. for the aerial devices and the service bodies, at a cost of \$322,806

plus applicable taxes (less any municipal rebate received) and the Provincial Environmental Levy; source of funding to be the Truck and Equipment Plant Account.

B. THAT, the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement A above.

C. THAT, all such legal documents be on terms and conditions satisfactory to the General Manager of Engineering Services, Manager of Materials Management and the Director of Legal Services.

D. THAT, no legal rights or obligations will be created by Council's adoption of A, B and C above unless and until such legal documents are executed and delivered by the Director of Legal Services.

ADOPTED ON CONSENT

**16. Award of Interior Design and Furniture Procurement Contract for the Tenant Improvements for 507 West Broadway ("Cross Roads")  
December 5, 2008**

- A. THAT, subject to the conditions set out in B, C, and D below, Busby Perkins + Will, Co. be awarded the contract as architects and interior designers for the tenant improvements and furniture procurement for Suite 600, 507 West Broadway for a maximum contract value of \$220,000 (plus applicable taxes); source of funds to be the capital budget for the tenant improvements approved on October 14, 2008.
- B. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement A above.
- C. THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Business Planning and Services and the Director of Legal Services.
- D. THAT no legal rights or obligations will be created or arise by Council's adoption of A, B, and C above unless and until such legal documents are executed and delivered by the Director of Legal Services.

ADOPTED ON CONSENT

**17. 2008 Operating Budget - August Review  
November 9, 2008**

The Administrative Report dated November 9, 2008, entitled "2008 Operating Budget - August Review" was received for information.

**18. Host City Happenings Community Grants Recommendations, October 2008 Deadline  
December 1, 2008**

- A. THAT Council approve in total \$119,000 of Host City Happenings Community Grants for the 20 organizations listed in Table 1 of the Administrative Report dated December 1, 2008, entitled "Host City Happenings Community Grants Recommendations, October 2008 Deadline". Source of funds to be the \$1 million Olympic and Paralympic Community Celebrations Program entitled Host City Happenings.
- B. THAT Council receive for information a summary and update of events and activities between March and December 2008 funded or administered by the 2010 Olympic and Paralympic Community Celebrations budget.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY

**19. Southeast False Creek and Olympic Village - Award of Contract C115 for Plaza Construction  
December 10, 2008**

- A. THAT a budget of \$4,250,000.00 be approved for the plaza construction in Southeast False Creek ("SEFC") and related work (collectively, "Plaza Construction"), with funding to be provided by the SEFC Development Financial Plan (Development Cost Levies);
- B. THAT, subject to the conditions set out in Recommendations C, D and E, the Director of Legal Services (on behalf of the City) be authorized to enter into a contract with Holland Landscapers (1990) Ltd. ("Holland") for Plaza Construction in SEFC at an estimated cost of \$3,707,089.68 plus GST, with funding to be provided by the budget established pursuant to Recommendation A;
- C. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement Recommendation B;
- D. THAT all such legal documents be on terms and conditions satisfactory to the City Manager and the Director of Legal Services; and
- E. THAT no legal rights or obligations will be created or arise by Council's adoption of Recommendations B, C and D above unless and until such legal documents are executed and delivered by the Director of Legal Services.

ADOPTED ON CONSENT

**POLICY REPORTS**

**1. CD-1 Text Amendment for Supportive Housing Site at 525 Abbott Street and Text Amendment of the False Creek North Official Development Plan  
October 23, 2008**

MOVED by Councillor Woodsworth

THAT, to enable a proposed supportive housing development at 525 Abbott Street to proceed, the Director of Planning be instructed to make application to amend CD-1 By law No. 6747 (Reference No. 265) for International Village and, consequently, the False Creek North Official Development Plan By-law No. 6650 to adjust the requirements for affordable housing in these by-laws, generally as set out in Appendices A and B of the Policy Report dated October 23, 2008, entitled "CD-1 Text Amendment for Supportive Housing Site at 525 Abbott Street and Text Amendment of the False Creek North Official Development Plan";

FURTHER THAT the application be referred to a Public Hearing and be approved;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws generally in accordance with Appendices A and B for consideration at the Public Hearing.

CARRIED UNANIMOUSLY

#### RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Louie

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

#### ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Louie

SECONDED by Councillor Cadman

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

#### BY-LAWS

MOVED by Councillor Louie

SECONDED by Councillor Deal

THAT Council, except for those members excused as noted in the agenda, enact the by-law(s) listed on the agenda for this meeting as numbers 1 to 16 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-law(s).

CARRIED UNANIMOUSLY

1. A By-law to amend Building By-law No. 9419 to increase fees (By-law No. 9771)
2. A By-law to amend Electrical By-law No. 5563 to increase fees (By-law No. 9772)
3. A By-law to amend Gas Fitting By-law No. 3507 to increase fees (By-law No. 9773)
4. A By-law to amend Miscellaneous Fees By-law No. 5664 regarding fee increases (By-law No. 9774)

5. **A By-law to amend Private Property Tree By-law No. 7347 to increase fees (By-law No. 9775)**
6. **A By-law to amend Secondary Suite Inspection Fee By-law No. 6553 to increase fees (By-law No. 9776)**
7. **A By-law to amend Sign By-law No. 6510 to increase fees (By-law No. 9777)**
8. **A By-law to amend Subdivision By-law No. 5208 to increase fees (By-law No. 9778)**
9. **A By-law to amend Zoning and Development Fee By-law No. 5585 to increase fees (By-law No. 9779)**
10. **A By-law to exempt from taxation certain lands and improvements pursuant to section 396 of the Vancouver Charter (re seniors housing) (By-law No. 9780)**
11. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 1098 Richards Street) (By-law No. 9781)**  
(Councillors Jang, Meggs, Reimer, Woodsworth and the Mayor ineligible to vote)
12. **A By-law to designate certain real property as protected heritage property (re 1098 Richards Street) (By-law No. 9782)**  
(Councillors Jang, Meggs, Reimer, Woodsworth and the Mayor ineligible to vote)
13. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 255 East 7<sup>th</sup> Avenue) (By-law No. 9783)**  
(Councillors Jang, Meggs, Reimer, Woodsworth and the Mayor ineligible to vote)
14. **A By-law to designate certain real property as protected heritage property (re 255 East 7<sup>th</sup> Avenue) (By-law No. 9784)**  
(Councillors Jang, Meggs, Reimer, Woodsworth and the Mayor ineligible to vote)
15. **A By-law to enact a Housing Agreement for 5550 Yew Street (By-law No. 9785)**
16. **A By-law to authorize the borrowing of certain sums of money from January 8, 2009 to January 7, 2010 pending the collection of real property taxes (By-law No. 9786)**

#### MOTIONS

##### A. Administrative Motions

None.

**B. Motions on Notice**

**1. Enforcement of Standards of Maintenance By-Law**

MOVED by Councillor Stevenson

SECONDED by Councillor Meggs

WHEREAS there is a shortage of safe, secure, affordable housing in Vancouver, particularly for low-income tenants;

WHEREAS the Standards of Maintenance By-law is one of the most important tools the City has to maintain and protect rental housing stock;

WHEREAS without enforcement of the Standards of Maintenance By-law, properties can degrade to the point that tenants are forced to leave;

WHEREAS the City has the ability, through the Standards of Maintenance By-law to repair buildings and charge the costs to the owner;

AND WHEREAS the costs borne to the City go beyond the repair of buildings or staff time, but also include emergency aid and shelter displaced tenants;

THEREFORE BE IT RESOLVED THAT:

- A. Staff provide a report to Council by the end of January, 2009 listing all the orders issued under the Standard of Maintenance By-law in the Downtown Eastside in 2007 and 2008, describing the orders, the response to the orders by the owners of the affected buildings, and identifying which orders have resulted in compliance and which remain outstanding.
- B. Staff report back on the specific steps the City would have to undertake, and the additional resources that would be required to immediately exercise its powers under the Standards of Maintenance by-law to use its own staff and resources to repair a building in violation of the Standards of Maintenance By-law to bring it into compliance with the By-law.

referred

The Mayor advised a request to speak on this motion had been received. Council agreed to refer the motion to the Standing Committee on Planning and Environment meeting on Thursday, December 18, 2008, in order to hear from the speaker.

## 2. Burrard Bridge Bike Lanes

MOVED by Councillor Chow  
SECONDED by Councillor Deal

WHEREAS

City Council passed motions on Burrard Bridge Sidewalk Capacity Improvements for Pedestrians and Cyclists in July of 2005.

THEREFORE BE IT RESOLVED

THAT staff prepare a report and implementation plan by February 16, 2009, on options for lane re-allocation trials on the Burrard Bridge in 2009, including the following:

- cost estimates, schedule and duration of trials;
- recommendations for mid-trial evaluation.

referred

The Mayor advised requests to speak to this motion had been received. Council agreed to refer the motion to the Standing Committee on Planning and Environment meeting on Thursday, December 18, 2008, in order to hear from speakers.

## 3. Models for Arts Councils

The following motion reflects amendments to the original Motion on Notice which were accepted by Council.

MOVED by Councillor Deal  
SECONDED by Councillor Meggs

WHEREAS many cities and provinces have Arts Councils which distribute public funds via grants, and

WHEREAS these Councils have many different models of operation and funding, and

WHEREAS these Councils have differing relationships with their local City Councils,

THEREFORE BE IT RESOLVED

THAT City Council request staff to report back by the end of February 2009 with information on models of Arts Councils which distribute public funding via grants, this information to include:

- Relationship with local government;
- Overhead cost per amount granted;
- Mechanisms for making granting decisions;

- Artists' involvement in granting decisions;
- Method of assessing and reporting success of granting programs;
- Analysis of other jurisdictions' granting programs;
- Comparison between the current granting system used by the City and an Arts Council.

carried

AMENDMENT MOVED by Councillor Anton

THAT the words "February 2009" be struck and replaced with "April 2009".

LOST

(Councillors Cadman, Chow, Deal, Jang, Louie, Meggs, Reimer, Stevenson, Woodsworth and the Mayor opposed)

The amendment having lost, Council Deal's motion was put and CARRIED UNANIMOUSLY

#### 4. Residential Tenancy Act

The following motion reflects amendments to the original Motion on Notice which were accepted by Council.

MOVED by Councillor Stevenson

SECONDED by Councillor Deal

WHEREAS Vancouver has a shortage of quality, affordable rental housing;

WHEREAS there are renters who are signing voluntary rent increase letters above and beyond the legislated cap of 4% per year rent increases;

WHEREAS tenants are being evicted from their homes by landlords for cosmetic renovations to their suites;

WHEREAS landlords are using loopholes in the Residential Tenancy Act to force renters from their homes in order to obtain massive rent increases far beyond the legislated 4% per year rent increases;

WHEREAS a lack of rental housing exacerbates Vancouver's labour shortage, particularly in neighbourhoods like the West End;

AND WHEREAS over half of the city of Vancouver rents;

THEREFORE BE IT RESOLVED

- A. THAT Council ask the Province to amend the Residential Tenancy Act to:
- Require landlords to allow tenants evicted for the purpose of renovations to reoccupy their units once renovations are completed at the same rent as they were paying prior to the renovations, with the next annual increase limited to "inflation + 5%" per year;
  - Limit increases allowed to bring rents to average market rents for comparable units in the vicinity to "inflation + 5%" per year;
  - Extend the notice period for evictions from 60 to 90 days;
  - Require that all municipal building and other permits to be issued and that the Residential Tenancy Branch approve a termination of tenancies for the purpose of renovations before eviction notices for the purpose of renovations can be issued; and
  - Require that landlords report rent rolls, rent increases, tenant turnover, number and reason for evictions annually to the Residential Tenancy Branch, and that the Residential Tenancy Branch publish an annual report on rents, rent increases, turnover and evictions.
- B. THAT Council ask the Province to investigate ways to prohibit landlords from abusing the use of their property, in order to protect tenants from being unfairly evicted.
- C. THAT Council ask the Province to look at measures that could open up vacant condo units for rental.
- D. THAT Council ask the Province to establish a Vancouver office of the Residential Tenancy Branch either downtown or along the Broadway corridor.
- E. THAT Staff be directed to report back by the end of February, 2009 with amendments to the City's Official Development Plan governing the rate of change of rental housing to require Council's approval for any material changes to a rental unit, such as a change to the number of bedrooms, which could lead to the eviction of the current tenants.

referred

The Mayor advised requests to speak have been received on this motion. Council agreed to refer the motion to the Standing Committee on Planning and Environment meeting on Thursday, December 18, 2008, in order to hear from speakers.

## 5. Kick-Starting Green Initiatives

The following motion reflects amendments to the original Motion on Notice which were accepted by Council.

MOVED by Councillor Reimer  
SECONDED by Councillor Jang

WHEREAS the City of Vancouver has made significant commitments in its corporate plan and through the Olympic bid to be a global leader on sustainability;

WHEREAS the number of policies and programs that have been initiated over the past number of years related to sustainability far outweighs substantive progress towards reducing our environmental impact,

AND WHEREAS implementation of these policies and initiatives requires leadership and coordination between multiple departments;

THEREFORE BE IT RESOLVED

- A. THAT staff be directed to report back to Council by January 20, 2009, on previous motions related to farmer's markets, 2010 garden plots, urban agriculture guidelines, and food carts, with recommendations on how to expedite progress on these four policies.
- B. THAT, by January 20, 2009, in the schedule put forward to Council on the accountability structure of the Office of Sustainability, that staff consider that the Manager of the Sustainability Group:
  - (i) Be made a member of the Corporate Management Team;
  - (ii) Report directly to the City Manager's office.
- C. THAT staff be directed to report back by February 28, 2009, with options for a three-month Sunday trial car free street initiative in three Vancouver neighbourhoods.

carried

AMENDMENT MOVED by Councillor Woodsworth

THAT C be amended to add the following:

FURTHER THAT staff be directed to work with local business districts all over Vancouver to hold a series of Sunday car free initiatives in as many districts as would like to host them.

LOST

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

The amendment having lost, Councillor Reimer's motion was put and CARRIED UNANIMOUSLY

## 6. Homeless Emergency Action Team

The following motion reflects an amendment to the original Motion on Notice which was accepted by Council.

MOVED by Councillor Louie  
SECONDED by Mayor Robertson

WHEREAS homelessness is unacceptable and must be solved;

AND WHEREAS many of our citizens will soon be faced with cold and wet weather;

AND WHEREAS immediate action must be taken to support those in need;

THEREFORE BE IT RESOLVED

THAT City Council direct the City Manager, in consultation with the office of the Mayor and the Homeless Emergency Action Team, to allocate necessary staff resources and funding up to \$750,000 from Contingency Reserve in order to open safe and secure buildings to shelter people immediately and to work with all available partners and use all available mechanisms to achieve this goal.

carried

AMENDMENT MOVED by Councillor Cadman

THAT the words "up to \$750,000 from Contingency Reserve" be struck and replaced with the words "from the remaining \$1.34 million in the Contingency Reserve".

LOST

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

MOVED by Councillor Deal

THAT the vote be called on the pending motion.

CARRIED BY THE REQUIRED MAJORITY  
(Councillor Anton opposed)

The motion to call the vote on the pending motion having carried, Councillor Louie's motion was put and CARRIED UNANIMOUSLY.

## ENQUIRIES AND OTHER MATTERS

### 1. Pantages Theatre

Councillor Deal requested the City Manager to arrange a session early in the New Year to brief Council on the status of the Pantages Theatre.

### 2. In Camera Meetings

Councillor Anton requested an information memo from the City Manager regarding the rights of all Councillors to be informed of In Camera meeting subject matters prior to the meeting.

### 3. Possible ODP Amendment to Create More Affordable Housing

Councillor Woodsworth requested an information memo from staff regarding the implications of requesting an ODP amendment to create additional affordable housing.

### 4. Federal Government Budget

Councillor Woodsworth asked the City Manager whether staff have prepared a list of City of Vancouver funding requests, including affordable housing, for submission to the Federal Government for consideration as part of their January 27, 2009, budget process.

James Ridge, Deputy City Manager, advised staff will be putting together a list, which will be shared with Council as soon as possible.

The Council adjourned at 4:31 p.m.

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