



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CITY SERVICES AND BUDGETS

MAY 5 AND 9, 2011

A Regular Meeting of the Standing Committee of Council on City Services and Budgets was held on Thursday, May 5, 2011, at 9:35 am, in the Council Chamber, Third Floor, City Hall. Subsequently, the Committee recessed and reconvened at 1:12 pm on Monday, May 9, 2011. The minutes are consolidated for ease of reference.

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

ABSENT: Councillor David Cadman (May 9, 2011)

CITY MANAGER'S OFFICE: David McLellan, General Manager, Community Services Group

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator (May 5, 2011)
Nicole Ludwig, Meeting Coordinator (May 5 and 9, 2011)

*Denotes absence for a portion of the meeting.

Note: the Committee agreed to start the meeting with Councillor Reimer in the Chair. She remained in the Chair until Councillor Louie's arrival at approximately 10:35 am.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Deal
THAT the Committee recommend to Council

THAT the Committee adopt item 1 on consent.

CARRIED UNANIMOUSLY
(Councillors Chow, Louie, Meggs and Stevenson absent for the vote)

1. **2011 Property Taxation: Taxation By-laws and Averaging Resolutions
May 2, 2011**

THAT the Committee recommend to Council

- A. THAT Council receive the Administrative Report dated May 2, 2011, entitled "2011 Property Taxation: Taxation By-laws and Averaging Resolutions", for information.
- B. THAT Council adopt the 2011 rating by-laws that establish the municipal general purpose tax rate and the Greater Vancouver Regional District tax rate for each property class.
- C. THAT Council adopt the 2011 averaging resolutions that substitute the tax rates established by other taxing authorities to give effect to the land assessment averaging program, which resolutions are set out in Appendices C, D, E and F, of the Administrative Report dated May 2, 2011, entitled "2011 Property Taxation By-laws and Averaging Resolutions".

ADOPTED ON CONSENT

(Councillors Chow, Louie, Meggs and Stevenson absent for the vote)

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On May 5, 2011, the Committee recessed at 9:38 am in order to convene in Regular Council, and reconvened at 9:46 am, with the same members and Councillors Chow and Stevenson present.

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2. **Cambie Corridor Planning Program - Phase Two
April 19, 2011**

Planning staff and Ronald Kellett, UBC School of Architecture, presented the report and along with Engineering Services and Community Services staff and external experts from the University of British Columbia, Coriolis and IBI Architects, responded to questions.

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On May 5, 2011, at 11:20 am it was

MOVED by Councillor Anton

THAT the Committee be given the opportunity to ask questions of external experts as they will only be present for the morning session.

amended

AMENDMENT MOVED by Councillor Meggs

THAT the motion be amended by adding the following:

FURTHER THAT the Committee also be given the opportunity to ask questions of staff during the morning session.

CARRIED

(Councillors Louie, Reimer and Mayor Robertson opposed)

The amendment having carried, the motion was put and CARRIED with Councillors Louie and Reimer opposed)

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On May 5, 2011, during the hearing of speakers, it was,

MOVED by Councillor Deal

THAT the Committee suspend Section 2.3 (a) of the Procedure By-law in order to extend the length of the Standing Committee on City Services and Budgets meeting.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

*On May 5, 2011, the Committee recessed at 12:30 pm and reconvened at 1:40 pm.
Subsequently, the Committee recessed at 6:00 pm and reconvened at 7:07 pm.*

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The Committee heard from 105 speakers, 64 in support of and 43 opposed to the recommendations.

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On May 5, 2011, at approximately 10:00 pm, it was

MOVED by Councillor Cadman

THAT under section 2.3(e) of the Procedure By-law, the length of the meeting be extended by one hour or less.

CARRIED UNANIMOUSLY

Subsequently, it was

MOVED by Councillor Meggs

THAT the speakers list for item 2, Cambie Corridor Planning Program - Phase Two, be closed to new names.

*CARRIED
(Councillor Woodsworth opposed)*

Subsequently, at approximately 11:00 pm, it was

MOVED by Councillor Deal

THAT the Standing Committee on City Services and Budgets recess until 1:00 pm on Monday, May 9, 2011, in order to hear speakers registered prior to the closing of the speakers list and who were not present when their names were called.

CARRIED UNANIMOUSLY

The Committee recessed at 11:03 pm on Thursday, May 5, 2011, and reconvened at 1:12 pm on Monday, May 9, 2011, with Councillors Cadman and Stevenson absent.

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On May 9, 2011, following the hearing of speakers, staff provided closing comments and responded to questions.

MOVED by Councillor Louie
THAT the Committee recommend to Council

- A. THAT Council adopt the Cambie Corridor Plan for Phase Two (Appendix A of the Policy Report dated April 19, 2011, entitled, "Cambie Corridor Planning Program - Phase Two") with the following additions:
 - (i) for sites immediately adjacent to the intersection of Cambie Street and 41st Avenue, staff may investigate further allowing mixed-use buildings beyond the anticipated 12 storeys, to be evaluated at each rezoning in the context of the principles enumerated in this plan, as part of future planning and community consultation in Phase 3. Investigation of the eventual supportable height in future planning work must consider, at a minimum, the following:
 - potential impacts on existing and anticipated development on the surrounding area as identified in Phase 3; and

- determination of appropriate relationships between mid-rise and potential tower building forms along Cambie Street.
- (ii) that the "rezoning application requirements" in chapter 11, specifically section 11.2.8 regarding a requirement for a green building strategy, be amended by adding the sentence: "The Strategy should include a deconstruction strategy relating to demolition waste".
 - (iii) that a 12th point be added on page 60 of the report that reads "the drawings that follow provide urban design detail and can be altered to improve design performance in conjunction with community concern".
 - (iv) that section 4.3 of the Cambie Corridor Plan be amended to consider opportunities to integrate small scale locally serving commercial space focused around a potential new station at 33rd Avenue, considering the relationship to the park and surrounding neighbourhood.
- B. THAT staff proceed with the implementation of the Cambie Corridor Plan, including the development of:
- (i) a detailed public realm plan including a financing and implementation strategy;
 - (ii) a district energy strategy including a financing and implementation strategy;
 - (iii) a utility servicing strategy that explores alternative ways to finance required servicing upgrades equitably across the Corridor, and
 - (iv) a comprehensive public benefits strategy including financing mechanisms, including the exploration of a density bonus zoning system to achieve public benefits and amenities, with a particular emphasis on affordable housing, as described within the staff report.
- C. THAT Council instruct staff to report back on any consequential amendments to other relevant policies required as a result of adoption of the Cambie Corridor Plan for Phase Two, including amendments to existing rezoning and public benefits policy.
- D. THAT Council repeal the Cambie Corridor Interim Rezoning Policy (2010).
- E. THAT Phase Three of the Cambie Corridor Planning Program proceed, coordinated and integrated with other community planning exercises.

carried

AMENDMENT MOVED by Councillor Anton

THAT the following be added as A(v):

In paragraphs 4.2.4, 4.4.3, and 4.4.4, replace all bullets with "New policy for this area to be determined in conjunction with Phase Three."

LOST

(Councillors Chow, Deal, Jang, Louie, Meggs, Reimer and Mayor Robertson opposed)
(Councillor Stevenson absent for the vote)

AMENDMENT MOVED by Councillor Anton

THAT bullets in A(i) be struck and replaced with the following:

- In paragraph 4.4.1, replace wording of first bullet point as follows: "Mixed use buildings will be allowed with height to be determined at time of rezoning", and
- In paragraph 4.4.2, replace wording of first bullet point as follows: "Mixed use buildings will be allowed with height to be determined at time of rezoning".

LOST

(Councillors Chow, Deal, Jang, Louie, Meggs, Reimer, Woodsworth and Mayor Robertson opposed)
(Councillor Stevenson absent for the vote)

AMENDMENT MOVED by Councillor Anton

THAT the following be added as A(v):

Delete paragraphs 9.1.1 and 9.1.3, and replace 9.1.2 with the wording "Achieve a target of 20 per cent of total dwelling units as social housing on all large sites."

LOST

(Councillors Chow, Deal, Jang, Louie, Meggs, Reimer, Woodsworth and Mayor Robertson opposed)
(Councillor Stevenson absent for the vote)

POSTPONEMENT MOVED by Councillor Woodsworth

THAT the decision on the Cambie Corridor Planning Program - Phase Two be postponed to the Regular Council Meeting on May 31, 2011, to give staff time to consider the Marpole Area Residents' Alliance (MARA) recommendations and for staff to report back to Council on existing density zoning throughout the city.

LOST

(Councillors Anton, Chow, Deal, Jang, Louie, Meggs, Reimer and Mayor Robertson opposed)
(Councillor Stevenson absent for the vote)

The amendments having lost, the motion was put and CARRIED with Councillors Anton and Woodsworth opposed.

The Committee recessed at 11:03 pm on May 5, 2011, and adjourned at 5:30 pm on May 9, 2011.

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

MAY 5 AND 9, 2011

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, May 5, 2011, at 9:38 am, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on City Services and Budgets meeting, to consider the recommendations and actions of the Committee. Subsequently, Council reconvened at 11:03 pm on Thursday, May 5, 2011, and 5:30 pm on Monday, May 9, 2011. The minutes are consolidated for ease of reference.

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

ABSENT: Councillor David Cadman (May 9, 2011)

CITY MANAGER'S OFFICE: David McLellan, General Manger, Community Services Group

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator (May 5, 2011)
Nicole Ludwig, Meeting Coordinator (May 9, 2011)

*Denotes absence for a portion of the meeting.

COMMITTEE REPORTS

Report of Standing Committee on City Services and Budgets
May 5, 2011

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

1. 2011 Property Taxation: Taxation By-laws and Averaging Resolutions

Item 1

MOVED by Councillor Cadman
SECONDED by Councillor Jang

THAT the recommendations and actions taken by the Standing Committee on City Services and Budgets at its meeting of May 5, 2011, as contained in item 1, be approved.

CARRIED UNANIMOUSLY

URGENT BUSINESS

1. 2011 Tax Levies for Provincial Schools

MOVED by Councillor Cadman
SECONDED by Councillor Deal

WHEREAS:

1. Pursuant to Section 119(3) of the *School Act*, the Province of British Columbia in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver;
2. By *Orders in Council No. 148 and 149* approved on April 28, 2011, the Administrator in Council levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	1.44460
Class 5 Light Industry	6.60000
Class 6 Business & Other	6.60000

being dollars of tax for each one thousand dollars of taxable value, for the 2011 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver would raise the following sums:

Class 1 Residential	\$220,968,940
Class 5 Light Industry	\$4,106,363
Class 6 Business & Other	\$193,657,309

3. Pursuant to provisions of the *Vancouver Charter*, on March 15, 2011, Council approved By-law No. 10229 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;

4. Pursuant to By-law No. 10229, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *School Act* for the year 2011 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$152,962,024,054	\$143,298,503,975
Class 5 Light Industry	\$622,176,200	\$590,115,498
Class 6 Business & Other	\$29,342,016,474	\$28,191,096,303

5. Council is obliged to vary the tax rates set by the Administrator in Council to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED

THAT, in the case of Class 1 Residential, the rate of 1.54202 is hereby substituted for the rate of 1.44460; in the case of Class 5 Light Industry, the rate of 6.95857 is substituted for the rate of 6.60000; and in the case of Class 6 Business & Other, the rate of 6.86945 is substituted for the rate of 6.60000 for taxation pursuant to the *School Act* in the City of Vancouver for the 2011 taxation year.

CARRIED UNANIMOUSLY

(Councillors Chow, Louie, Meggs and Stevenson absent for the vote)

2. 2011 Tax Levies for Greater Vancouver Transportation Authority

MOVED by Councillor Jang

SECONDED by Councillor Deal

WHEREAS:

1. Pursuant to Section 25 of the *South Coast British Columbia Transportation Authority Act*, the South Coast British Columbia Transportation Authority ("Translink") in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. By *South Coast British Columbia Transportation Authority 2011 Property Tax By-law No. 71-2011* and *Replacement Tax By-law No. 72-2011*, Translink levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.35000
Class 5 Light Industry	1.96260
Class 6 Business & Other	1.60860

being dollars of tax for each one thousand dollars of taxable value, for the 2011 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$53,536,165
Class 5 Light Industry	\$1,221,083
Class 6 Business & Other	\$47,004,895

3. Pursuant to provisions of the *Vancouver Charter*, on March 15, 2011, Council approved By-law No. 10229 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other, in the City of Vancouver;
4. Pursuant to By-law No. 10229, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *South Coast British Columbia Transportation Authority Act* for the year 2011 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$152,960,471,654	\$143,296,951,575
Class 5 Light Industry	\$622,176,200	\$590,115,498
Class 6 Business & Other	\$29,220,996,674	\$28,070,501,837

5. Council is obliged to vary the tax rates set by Translink in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED

THAT, in the case of Class 1 Residential, the rate of 0.37360 is hereby substituted for the rate of 0.35000; in the case of Class 5 Light Industry, the rate of 2.06923 is substituted for the rate of 1.96260; and in the case of Class 6 Business & Other, the rate of 1.67453 is substituted for the rate of 1.60860 for taxation pursuant to the *South Coast British Columbia Transportation Authority Act* in the City of Vancouver for the 2011 taxation year.

CARRIED UNANIMOUSLY
(Councillors Chow, Louie, Meggs and Stevenson absent for the vote)

3. 2011 Tax Levies for British Columbia Assessment Authority

MOVED by Councillor Jang
SECONDED by Councillor Deal

WHEREAS:

1. Pursuant to Section 17(2) of the *Assessment Authority Act*, the British Columbia Assessment Authority ("BC Assessment") in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. By *2011 Assessment Authority By-law No. 54*, BC Assessment levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.06210
Class 5 Light Industry	0.18960
Class 6 Business & Other	0.18960

being dollars of tax for each one thousand dollars of taxable value, for the 2011 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$9,498,845
Class 5 Light Industry	\$117,965
Class 6 Business & Other	\$5,540,301

3. Pursuant to provisions of the *Vancouver Charter*, on March 15, 2011, Council approved By-law No. 10229 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 10229, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *Assessment Authority Act* for the year 2011 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$152,960,471,654	\$143,296,951,575
Class 5 Light industry	\$622,176,200	\$590,115,498
Class 6 Business & Other	\$29,220,996,674	\$28,070,501,837

5. Council is obliged to vary the tax rates set by BC Assessment in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED

THAT, in the case of Class 1 Residential, the rate of 0.06629 is hereby substituted for the rate of 0.06210; in the case of Class 5 Light industry, the rate of 0.19990 is substituted for the rate of 0.18960; and in the case of Class 6 Business & Other, the rate of 0.19737 is substituted for the rate of 0.18960 for taxation pursuant to the *Assessment Authority Act* in the City of Vancouver for the 2011 taxation year.

CARRIED UNANIMOUSLY

(Councillors Chow, Louie, Meggs and Stevenson absent for the vote)

4. 2011 Tax Levies for Municipal Finance Authority of British Columbia

MOVED by Councillor Jang

SECONDED by Councillor Deal

WHEREAS:

1. Pursuant to Sections 17, 18(2) and 19 of the *Municipal Finance Authority Act*, the Municipal Finance Authority of British Columbia ("MFABC") in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. By *Municipal Finance Authority of British Columbia Resolution No. 128, 2011*, MFABC levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.00020
Class 5 Light Industry	0.00070
Class 6 Business & Other	0.00050

being dollars of tax for each one thousand dollars of taxable value, for the 2011 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$30,592
Class 5 Light Industry	\$436
Class 6 Business & Other	\$14,610

3. Pursuant to provisions of the *Vancouver Charter*, on March 15, 2011, Council approved By-law No. 10229 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;

4. Pursuant to By-law No. 10229, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *Municipal Finance Authority Act* for the year 2011 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$152,960,471,654	\$143,296,951,575
Class 5 Light Industry	\$622,176,200	\$590,115,498
Class 6 Business & Other	\$29,220,996,674	\$28,070,501,837

5. Council is obliged to vary the tax rates set by MFABC in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED

THAT, in the case of Class 1 Residential, the rate of 0.00021 is hereby substituted for the rate of 0.00020; in the case of Class 5 Light Industry, the rate of 0.00074 is substituted for the rate of 0.00070; and in the case of Class 6 Business & Other, the rate of 0.00052 is substituted for the rate of 0.00050 for taxation pursuant to the *Municipal Finance Authority Act* in the City of Vancouver for the 2011 taxation year.

CARRIED UNANIMOUSLY

(Councillors Chow, Louie, Meggs and Stevenson absent for the vote)

5. **Vancouver's Participation in Metro Vancouver's Regional Growth Strategy Non Binding Dispute Resolution Process**

MOVED by Councillor Reimer

SECONDED by Councillor Jang

THAT Council advise the Metro Vancouver Board that it wishes to participate in the non-binding dispute resolution process for the Regional Growth Strategy as provided for under Section 859 of the Local Government Act.

CARRIED UNANIMOUSLY

(Councillors Louie and Meggs absent for the vote)

BY-LAWS

MOVED by Councillor Woodsworth
SECONDED by Councillor Cadman

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

CARRIED UNANIMOUSLY
(Councillors Louie and Meggs absent for the vote)

1. A By-law to levy rates on all taxable real property in the City of Vancouver, to raise a sum which added to the estimated revenue of the City of Vancouver from other sources, will be sufficient to pay all debts and obligations of the City of Vancouver falling due within the year 2011 and not otherwise provided for. (By-law No. 10257)
2. A By-law to levy a rate on property to raise monies required to be paid to the Greater Vancouver Regional District. (By-law No. 10258)

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On May 5, 2011, Council recessed at 9:46 am, to continue the Standing Committee on City Services and Budgets meeting and reconvened at 11:03 pm, with all members present.

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COMMITTEE REPORTS

Report of Standing Committee on City Services and Budgets
May 5, 2011

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

2. Cambie Corridor Planning Program - Phase 2

Item 2

MOVED by Councillor Cadman
SECONDED by Councillor Jang

THAT the recommendations and actions taken by the Standing Committee on City Services and Budgets at its meeting of May 5, 2011, as contained in item 2, be approved.

CARRIED UNANIMOUSLY

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*Council recessed at 11:04 pm on May 5, 2011 and reconvened at 5:30 pm on May 9, 2011,
with Councillor Cadman absent.*

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COMMITTEE REPORTS

Report of Standing Committee on City Services and Budgets
May 9, 2011

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

2. Cambie Corridor Planning Program - Phase 2

Item 2

MOVED by Councillor Jang
SECONDED by Councillor Deal

THAT the recommendations and actions taken by the Standing Committee on City Services and Budgets at its meeting of May 9, 2011, as contained in item 2, be approved.

CARRIED UNANIMOUSLY

Council recessed at 9:46 am and 11:04 pm on May 5, 2011, and adjourned at 5:31 pm on May 9, 2011.

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