



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

DECEMBER 17, 2014

A Regular Meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, December 17, 2014, at 9:36 am, in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Geoff Meggs, Chair
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 Andrea Reimer*
Councillor Tim Stevenson, Vice-Chair

CITY MANAGER'S OFFICE: Penny Ballem, City Manager
Sadhu Johnson, Deputy City Manager
Mukhtar Latif, Chief Housing Officer

CITY CLERK'S OFFICE: Wendy Stewart, Deputy City Clerk
Tina Hildebrandt, Meeting Coordinator

* Denotes absence for a portion of the meeting.

ANNOUNCEMENT - Vancouver Sport Hosting Event

Mayor Robertson announced that the City of Vancouver will host the inaugural Americas Masters Games in the summer of 2016, and invited the following community partners to say a few words about the event:

- Rob Newman, Sport BC;
- Charmaine Crooks, Olympian and Ambassador for the Masters Games;
- Tom Jones, Volleyball BC, Olympian, Masters Ambassador;
- Brian McC Calder, BC Athletics;
- Scott Braley, Curl BC; and
- Russ Cowan, Vancouver Hotel Destination Association.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Deal

THAT Items 2, 3 and 6 be adopted on consent.

CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY
(Mayor Robertson absent for the vote)

1. Request for Approvals in Advance of the 2015 Capital Budget November 17, 2014

Councillor Ball requested the Vancouver Police Department (VPD) components of the budget be separated out to facilitate a Conflict of Interest that Councillor De Genova will declare in order to allow her to vote on the remaining budget.

At 9:44 am, Councillor De Genova rose and declared Conflict of Interest as an immediate family member is employed by the VPD. Having received legal advice, she confirmed that she can participate in the discussion on the overall budget but only vote on those components of the budget that are not related to the VPD.

The General Manager, Financial Services Group, provided revised recommendations that separated out the VPD components of the budget.

MOVED by Councillor Louie
THAT the Committee recommend to Council

- A. THAT Council approve Capital project budgets and associated funding as outlined in Appendices A and B of the Administrative Report dated November 17, 2014, entitled "Request for Approvals in Advance of the 2015 Capital Budget", in the amount of \$29,437,000, in advance of the 2015 Capital Budget, with the source of funds as follows:
- Capital from Revenue and Debenture Borrowing of \$15,332,000 consisting of:
 - Capital from Revenue \$645,000;
 - 2015 Plebiscite Debenture Borrowing Authority \$9,260,000; and
 - 2015 Utility Debenture Borrowing Authority \$5,427,000;
 - Other Sources of funding of \$16,105,000 consisting of:
 - Water Pay-as-you-go Utility Fees \$2,500,000;
 - Other Operating Funding \$1,250,000;
 - Plant and Equipment Reserve \$7,060,000;
 - Solid Waste Capital Reserve \$100,000;
 - Park Board Green Fund \$50,000;
 - City-Wide Development Cost Levies \$1,670,000; and
 - Water & Sewer Connection Fees \$1,475,000.

CARRIED UNANIMOUSLY
(Mayor Robertson absent for the vote)

MOVED by Councillor Louie
THAT the Committee recommend to Council

- B. THAT Council approve Capital project budgets and associated funding for Vancouver Police Department Marked and Unmarked Patrol Cars as outlined in Appendices A and B of the Administrative Report dated November 17, 2014, entitled "Request for Approvals in Advance of the 2015 Capital Budget", in the amount of \$2,000,000, in advance of the 2015 Capital Budget, with the source of funds to be the Plant and Equipment Reserve.

CARRIED UNANIMOUSLY
(Mayor Robertson absent for the vote)
(Councillor De Genova ineligible to vote due to Conflict of Interest)

MOVED by Councillor Louie
THAT the Committee recommend to Council

- C. THAT, subject to approval of A above, Council approve a Capital Expenditure Budget of \$59,363,000 for the First Quarter of 2015 in advance of the 2015 Capital Budget.

CARRIED UNANIMOUSLY
(Mayor Robertson absent for the vote)

MOVED by Councillor Louie
THAT the Committee recommend to Council

- D. THAT, subject to approval of B above, Council approve a Capital Expenditure Budget of \$2,000,000 for Vancouver Police Department Marked and Unmarked Patrol Cars the First Quarter of 2015 in advance of the 2015 Capital Budget.

CARRIED UNANIMOUSLY
(Mayor Robertson absent for the vote)
(Councillor De Genova ineligible to vote due to Conflict of Interest)

**2. 2015 Budget Outlook
December 10, 2014**

THAT the Committee recommend to Council

THAT Council receive for information, the 2015 Budget Outlook as outlined in Appendix 1 of the Administrative Report dated December 10, 2014, entitled "2015 Budget Outlook".

ADOPTED ON CONSENT

**3. 2014 Social Grants for Childcare, Neighbourhoods and Small Capital
December 2, 2014**

THAT the Committee recommend to Council

- A. THAT Council approve seven (7) Civic Childcare Program Development, and Research, Policy Development & Innovation grants, totalling \$46,796 to the organizations listed in Tables II and III of the Administrative Report dated December 2, 2014, entitled “2014 Social Grants for Childcare, Neighbourhoods and Small Capital”; source of funding is the 2014 Childcare Grants Budget.
- B. THAT Council approve six (6) Hastings Legacy Fund grants, totalling \$120,000 to the organizations listed in Table IV of the Administrative Report dated December 2, 2014, entitled “2014 Social Grants for Childcare, Neighbourhoods and Small Capital”; source of funding is the Hastings Social Responsibility Reserve.
- C. THAT Council approve one (1) Social Responsibility Fund grant totalling \$10,000 to the Aboriginal Life in Vancouver Enhancement Society; source of funding is the Edgewater Social Responsibility Reserve.
- D. THAT Council approve seven (7) Social Policy Capital grants, totalling \$53,117 to the organizations listed in Table VI of the Administrative Report dated December 2, 2014, entitled “2014 Social Grants for Childcare, Neighbourhoods and Small Capital”; source of funding is the 2014 Social Infrastructure Capital Grant Budget.
- E. THAT Council approve the allocation of \$40,000 of Community Amenity Contributions (“CACs”) from the rezoning of 563-571 West King Edward Avenue as a capital grant to the Acorn Daycare Society to support restoration and improved accessibility of the outdoor play area of the Acorn Eight Oaks childcare centre at 3637 Cambie Street.
- F. THAT Council approve the reallocation of \$7,500 granted to Marpole Oakridge Area Council Society in 2014 and \$1,500 in unallocated funding to Marpole Family Place to deliver seniors programs in Marpole Oakridge; source of funding is the 2014 Community Services Grants Budget.

ADOPTED ON CONSENT
AND BY THE REQUIRED MAJORITY

**4. Implementation of the Downtown Eastside (DTES) Plan Through Strategic DTES
Capital Grants
December 8, 2014**

Planning and Development Services staff provided an overview of the report and responded to questions.

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

MOVED by Councillor Reimer
THAT the Committee recommend to Council

THAT City Council approve the grant allocation of \$955,814 to DTES non-profit organizations (as detailed in Appendix A of the Administrative Report dated December 8, 2014, entitled “Implementation of the Downtown Eastside (DTES) Plan Through Strategic DTES Capital Grants”), to strategically advance the social, economic and environmental objectives of the recently approved DTES Plan; source of funds is the multi-year Capital budget for the DTES.

CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

**5. Chinese Society Buildings Matching Grant Allocations
December 8, 2014**

Planning and Development Services staff provided an overview of the report and responded to questions.

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

At 11:28 am, Councillors Jang and Louie declared Conflict of Interest on a number of the societies recommended for grants as they are members.

Accordingly, the Committee agreed to separate the vote on those societies identified by Councillors Jang and Louie.

MOVED by Councillor Louie
THAT the Committee recommend to Council

- A. THAT City Council approve the allocation of \$75,000 to the Chinese Society non-profit organization: Natives of Toi Shan Benevolent Society of Vancouver (Phoenix Hotel) (as detailed in Appendix A of the Administrative Report dated December 8, 2014, entitled “Chinese Society Buildings Matching Grant Allocations”), to strategically advance the revitalization of this important cultural, social and heritage resource in Vancouver’s Chinatown and across the Downtown Eastside; source of funds is the Chinese Society Building matching grant program.

CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY
(Councillor Jang ineligible to vote due to Conflict of Interest)

MOVED by Councillor Ball

THAT the Committee recommend to Council

- B. THAT City Council approve the allocation of \$200,000 to the Chinese Society non-profit organizations: Shon Yee Benevolent Association (May Wah Hotel), Shon Yee Benevolent Association and Soo Yuen Society (as detailed in Appendix A of the Administrative Report dated December 8, 2014, entitled "Chinese Society Buildings Matching Grant Allocations"), to strategically advance the revitalization of these important cultural, social and heritage resources in Vancouver's Chinatown and across the Downtown Eastside; source of funds is the Chinese Society Building matching grant program.

CARRIED UNANIMOUSLY

AND BY THE REQUIRED MAJORITY

(Councillor Louie ineligible to vote due to Conflict of Interest)

MOVED by Councillor Louie

THAT the Committee recommend to Council

- C. THAT City Council approve the allocation of \$885,000 to the Chinese Society non-profit organizations (as detailed in Appendix A of the Administrative Report dated December 8, 2014, entitled "Chinese Society Buildings Matching Grant Allocations"), with the exception of those organizations noted in A and B above, to strategically advance the revitalization of these important cultural, social and heritage resources in Vancouver's Chinatown and across the Downtown Eastside; source of funds is the Chinese Society Building matching grant program.

CARRIED UNANIMOUSLY

AND BY THE REQUIRED MAJORITY

**6. 2015 Street Cleaning Grants
November 19, 2014**

THAT the Committee recommend to Council

THAT Council approve 2015 Street Cleaning Grants totalling \$460,000 for supplementary cleaning of sidewalks, lanes and public spaces in Vancouver in advance of the 2015 budget approval in order to maintain continuity of service and support as follows:

- a. \$320,000 to Save Our Living Environment - United We Can, with funding of \$310,000 from the 2015 Street Cleaning Operating Budget and \$10,000 from the 2015 Street Operations Maintenance Budget;
- b. \$80,000 to Coast Mental Health Foundation - Employment Services Program, with funding from the 2015 Street Cleaning Operating Budget;
- c. \$35,000 to Family Services of Greater Vancouver - Street Youth Job Action, with funding from the 2015 Street Cleaning Operating Budget; and
- d. \$25,000 to The Kettle Friendship Society - SEED Employment Program, with funding from the 2015 Street Cleaning Operating Budget.

ADOPTED ON CONSENT

AND BY THE REQUIRED MAJORITY

**7. 2014 Cultural Grants Allocation of Remaining Budget
October 28, 2014**

The Managing Director, Cultural Services, provided an overview of the report and responded to questions.

The Committee heard from six speakers in support of the recommendations.

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At Noon it was

MOVED by Councillor Stevenson

THAT the meeting be extended to 12:15 pm.

CARRIED UNANIMOUSLY

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MOVED by Councillor Deal

THAT the Committee recommend to Council

- A. THAT Council approve thirty-two (32) one-time grants totalling \$180,300 as a strategic investment to strengthen organization and sector capacity for groups transitioning from a Project-based to a new Annual Assistance grants stream; source of funds to be the 2014 Cultural Grants Budget.
- B. THAT Council approve twenty-three (23) one-time supplemental assistance grants totalling \$113,500, to provide a more sustainable level of assistance for groups transitioning from Project-based to Annual Assistance; source of funds to be the 2014 Cultural Grants Budget.

*CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY*

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The Committee recessed at 12:29 pm and reconvened at 1:07 pm.

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**8. Artist Studio Awards Program 2015 - 2018
December 5, 2014**

Cultural Services staff responded to questions.

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

MOVED by Councillor Deal
THAT the Committee recommend to Council

- A. THAT Council approve the seven artists nominated under the Artist Studio Awards Program for the 2015 - 2018 term, as tenants (the "Tenants") of the seven City-owned or City-leased artist studios (collectively, the "Premises"), as described below and further outlined in the Administrative Report dated December 5, 2014, entitled "Artist Studio Awards Program 2015 - 2018":
1. Studio 1 (City-owned, live-work): having a civic address of #303 - 272 East 4th Avenue, and a legal description of *PID 023-105-445; Strata Lot 17, District Lot 200A, Group 1 New Westminster District, Strata Plan LMS2013*; awarded to Fiona Rayher;
 2. Studio 2 (City-leased, live-work): having a civic address of #367 - 485 West 8th Avenue, and a legal description of *PID 027-526-143; Strata Lot 67, District Lot 302, Group 1 New Westminster District, Strata Plan BCS2922*; awarded to Osvaldo Ramirez Castillo;
 3. Studio 3 (City-owned, live-work): having a civic address of #106 - 1202 East Pender Street, and a legal description of *PID 024-375-047; Strata Lot 6, District Lot 182, Group 1 New Westminster District, Strata Plan LMS3800*; awarded to Colleen Heslin;
 4. Studio 4 (future City-owned air space parcel, live-work): having a civic address of #102 - 8031 Nunavut Lane, and a legal description of *PID 028-848-802; Lot 1, Blocks 1 and 2, District Lots 311 and 323, Group 1 New Westminster District, Plan EPP20227*; awarded to Daelik (Darin) Hackenbrook;
 5. Studio 5 (future City-owned air space parcel, live-work): having a civic address of #101 - 8031 Nunavut Lane, and a legal description of *PID 028-848-802; Lot 1, Blocks 1 and 2, District Lots 311 and 323, Group 1 New Westminster District, Plan EPP20227*; awarded to Carol A. Young;
 6. Studio 6 (City-owned, work-only): having a civic address of 1571 West 6th Avenue, and a legal description of *PID 029-153-522; Air Space Parcel 1, District Lot 526, Group 1 New Westminster District, Air Space Plan EPP32021*; awarded to Soran Mardookhi; and
 7. Studio 7 (City-owned, work-only): having a civic address of 1573 West 6th Avenue, and a legal description of *PID 029-153-522; Air Space Parcel 1, District Lot 526, Group 1 New Westminster District, Air Space Plan EPP32021*; awarded to Matthew Brown.
- B. THAT Council authorize the Director of Real Estate Services to negotiate and, in the case of Studios 4 and 5 upon the City obtaining ownership of the air space parcel containing Studios 4 and 5, to execute lease or sublease agreements (the "Leases") with each of the seven Tenants on the following terms and conditions and as set out in the basic lease terms outlined in Appendix A of the Administrative Report dated December 5, 2014, entitled "Artist Studio Awards Program 2015 - 2018", and upon such other terms and conditions as are

satisfactory to the Director of Legal Services in consultation with the General Manager of Real Estate and Facilities Management and the Managing Director of Cultural Services:

1. Studio 1 (City-owned, live-work), #303 - 272 East 4th Avenue:
 - Term: 3 years less two weeks, from February 1, 2015 to January 16, 2018
 - Total Rent: nominal rent of \$1.00 for the term payable in advance, plus applicable sales taxes;
2. Studio 2 (City-leased, live-work), #367 - 485 West 8th Avenue:
 - Term: 3 years less two weeks, from February 1, 2015 to January 16, 2018
 - Total Rent: \$375.00 per month payable in advance, plus applicable sales taxes, in accordance with the lease agreement with the head lessor;
3. Studio 3 (City-owned, live-work), #106 -1202 East Pender Street:
 - Term: 3 years less two weeks, from February 1, 2015 to January 16, 2018
 - Total Rent: \$440.00 per month (approximately \$4.90 per square foot per annum) payable in advance, plus applicable sales taxes;
4. Studio 4 (future City-owned, live-work), #102 - 8031 Nunavut Lane:
 - Term: from date of occupancy expected in early 2016 to January 16, 2018
 - Total Rent: \$470.00 per month (approximately \$4.90 per square foot per annum) payable in advance, plus applicable sales taxes;
5. Studio 5 (future City-owned, live-work), #101 - 8031 Nunavut Lane:
 - Term: from date of occupancy expected in early 2016 to January 16, 2018; and
 - Total Rent: \$375.00 per month (approximately \$4.90 per square foot per annum) payable in advance, plus applicable sales taxes;
6. Studio 6 (City-owned, work-only), 1571 West 6th Avenue:
 - Term: 3 years less two weeks, from February 1, 2015 to January 16, 2018
 - Total Rent: nominal rent of \$1.00 for the term payable in advance, plus applicable sales taxes; and
7. Studio 7 (City-owned, work-only), 1573 West 6th Avenue:
 - Term: 3 years less two weeks, from February 1, 2015 to January 16, 2018
 - Total Rent: \$300.00 per month (approximately \$9.00 per square foot per annum) payable in advance, plus applicable sales taxes.

- C. THAT no legal rights or obligations be created or arise by Council's adoption of A and B above until the Leases have been executed by all parties.

CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY
(Councillor Reimer and Mayor Robertson absent for the vote)

9. Single Room Accommodation Permit for Canadian North Star (5 West Hastings Street)

At the Regular Council meeting on Tuesday, December 16, 2014, Vancouver City Council referred this matter to the Standing Committee on City Finance and Services meeting on Wednesday, December 17, 2014, to hear from speakers.

Community Services staff responded to questions.

At 1:27 pm, Councillor De Genova declared Conflict of Interest as she is involved with an organization that is working with the developer. She left the Council Chamber and did not return until the conclusion of this item.

The Committee heard from two speakers in opposition to the recommendations who expressed concerns in relation to the loss of SRO units in the Downtown Eastside.

MOVED by Councillor Jang
THAT the Committee recommend to Council

- A. THAT Council approve a SRA Conversion Permit for the Canadian North Star, located at 5 West Hastings [Parcel Identifier: 014-235-234, The East 26 Feet Of Lot 16, Block 3, Old Granville Townsite Plan 168], to upgrade 31 existing rooms with bathrooms and cooking facilities, including creating 3 double rooms by incorporating redundant amenity spaces along the east wall into an existing room on each of the three residential floors with the total number of units remaining as 31. Approval is subject to an issuable development permit and the owner entering into a Housing Agreement for a term of 30 years requiring that:
 - i. 5 rooms (room numbers 209,309,403,404,405) be rented at a monthly rent no greater than the shelter component of Income Assistance (currently \$375); and,
 - ii. 50% (13 rooms) of the remaining 26 rooms will be made available to tenants who are on income assistance and eligible for rent supplements subject to funding for the Provincial rent subsidy program. Potential eligible tenants will be referred for consideration and the applicant, as landlord, will make the final selection.
- B. THAT, subject to approval of A above, the Director of Legal Services be instructed to prepare a Housing Agreement in consultation with the Managing Director of Social Development and to bring forward the by-law necessary to approve the Housing Agreement.

CARRIED UNANIMOUSLY
(Councillor De Genova ineligible to vote due to Conflict of Interest)

10. Protecting SRO Rooms in the Clifton Hotel

At the Regular Council meeting on Tuesday, December 16, 2014, Vancouver City Council referred this matter to the Standing Committee on City Finance and Services meeting on Wednesday, December 17, 2014, to hear from speakers.

Community Services staff responded to questions.

The Committee heard from 12 speakers including the owner of the hotel. Ten spoke in opposition to the motion and raised concerns with the loss of SRO units in the city. One spoke in general support of the motion but suggested the rooms be made available to the tenants at a subsidized rate following the conversion and consider involving a housing operator. Finally, the owner of the hotel explained the challenges of maintaining the hotel in its present condition.

Community Services staff responded to questions related to concerns raised by the speakers.

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

MOVED by Councillor Carr
THAT the Committee recommend to Council

WHEREAS

1. There is a crisis in affordable housing in Vancouver for those at the lowest income levels who receive welfare shelter rate allowance of \$375 per month for rent, many of whom live in the Downtown Eastside (DTES);
2. Vancouver had its highest homeless count ever this year and SROs are the last resort before homelessness;
3. The supply of housing at the shelter allowance rent—SROs in the DTES and downtown core—has precipitously declined. According to recent unpublished Carnegie Action Project research 78 percent of privately owned DTES hotel rooms rent for \$425 and more, with 22 of SRO hotels having rents that are \$500 or more and 9 with rents that are \$700 or more, exacerbating the homeless crisis;
4. The Clifton Hotel, an SRO hotel on Granville Street, has been deteriorating for many years due to failure by the landlord to regularly undertake necessary maintenance and cleaning and is currently in major disrepair, despite some work done recently under a Standards of Maintenance order, with tenants living in unsafe, unclean and pest-infested conditions;
5. Major repairs are now required and proposed by the owner of the Clifton Hotel, resulting in most of the hotel's 74 rooms being now vacant and many of the residents of the 25 to 27 rooms that are currently occupied at a rent of \$425 per month, accepting payment in exchange for ending their tenancy without a right of return upon completion of renovations by the landlord;
6. Paragraph 1.2(e) of the *Single Room Accommodation Bylaw*, No. 8733 defines "conversion" as "(e) a repair or alteration to a designated room or any improvement or fixture in it or a replacement of any such improvement or fixture, except for repairs or alterations that are minor in nature and have no material effect on the enjoyment by permanent residents of their living accommodation";

7. The proposed renovations will have a material effect on the enjoyment by permanent residents of the Clifton, specifically by ending their tenancies and will allow the landlord to raise the rent by any amount following renovations, materially changing the occupancy of the building; and will allow the landlord to profit from his failure to properly maintain the Clifton by ending the tenancies of long-term tenants.

THEREFORE BE IT RESOLVED

1. THAT staff identify and report back on all options that would allow the City to require comprehensive tenant relocation plans from owners when work on SRA designated properties would result in tenants being temporarily or permanently displaced, and that such plans focus on relocation or return to housing at the same rental rate.
2. THAT staff also report back on opportunities to maintain affordability and protect tenant rights in SRA properties through amending the SRA By-law or by other means.
3. THAT staff report back by the end of March, 2015.

amended

AMENDMENT MOVED by Councillor Jang

THAT the second paragraph in the resolved be struck and replaced with the following:

THAT staff report back on the ongoing efforts to find opportunities to maintain affordability and protect tenant's rights in SRA properties through amending the SRA By-law or by other means.

CARRIED UNANIMOUSLY
(Mayor Robertson absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY with Mayor Robertson absent for the vote.

FINAL MOTION AS ADOPTED

WHEREAS

1. There is a crisis in affordable housing in Vancouver for those at the lowest income levels who receive welfare shelter rate allowance of \$375 per month for rent, many of whom live in the Downtown Eastside (DTES);
2. Vancouver had its highest homeless count ever this year and SROs are the last resort before homelessness;
3. The supply of housing at the shelter allowance rent—SROs in the DTES and downtown core—has precipitously declined. According to recent unpublished Carnegie Action Project research 78 percent of privately owned DTES hotel rooms rent for \$425 and more, with 22 of SRO hotels having rents that are \$500 or more and 9 with rents that are \$700 or more, exacerbating the homeless crisis;

4. The Clifton Hotel, an SRO hotel on Granville Street, has been deteriorating for many years due to failure by the landlord to regularly undertake necessary maintenance and cleaning and is currently in major disrepair, despite some work done recently under a Standards of Maintenance order, with tenants living in unsafe, unclean and pest-infested conditions;
5. Major repairs are now required and proposed by the owner of the Clifton Hotel, resulting in most of the hotel's 74 rooms being now vacant and many of the residents of the 25 to 27 rooms that are currently occupied at a rent of \$425 per month, accepting payment in exchange for ending their tenancy without a right of return upon completion of renovations by the landlord;
6. Paragraph 1.2(e) of the *Single Room Accommodation Bylaw*, No. 8733 defines "conversion" as "(e) a repair or alteration to a designated room or any improvement or fixture in it or a replacement of any such improvement or fixture, except for repairs or alterations that are minor in nature and have no material effect on the enjoyment by permanent residents of their living accommodation";
7. The proposed renovations will have a material effect on the enjoyment by permanent residents of the Clifton, specifically by ending their tenancies and will allow the landlord to raise the rent by any amount following renovations, materially changing the occupancy of the building; and will allow the landlord to profit from his failure to properly maintain the Clifton by ending the tenancies of long-term tenants.

THEREFORE BE IT RESOLVED

1. THAT staff identify and report back on all options that would allow the City to require comprehensive tenant relocation plans from owners when work on SRA designated properties would result in tenants being temporarily or permanently displaced, and that such plans focus on relocation or return to housing at the same rental rate.
2. THAT staff report back on the ongoing efforts to find opportunities to maintain affordability and protect tenant's rights in SRA properties through amending the SRA By-law or by other means.
3. THAT staff report back by the end of March, 2015.

The Committee adjourned at 3:54 pm.

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

DECEMBER 17, 2014

A Regular Meeting of the Council of the City of Vancouver was held on Wednesday, December 17, 2014, at 3:54 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: Deputy Mayor Andrea Reimer
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 Tim Stevenson

ABSENT: Mayor Gregor Robertson

CITY MANAGER'S OFFICE: Penny Ballem, City Manager
Mukhtar Latif, Chief Housing Officer

CITY CLERK'S OFFICE: Wendy Stewart, Deputy City Clerk
Tina Hildebrandt, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
December 17, 2014

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. Request for Approvals in Advance of the 2015 Capital Budget
2. 2015 Budget Outlook
3. 2014 Social Grants for Childcare, Neighbourhoods and Small Capital
4. Implementation of the Downtown Eastside (DTES) Plan Through Strategic DTES Capital Grants
5. Chinese Society Buildings Matching Grant Allocations
6. 2015 Street Cleaning Grants
7. 2014 Cultural Grants Allocation of Remaining Budget
8. Artist Studio Awards Program 2015 - 2018
9. Single Room Accommodation Permit for Canadian North Star (5 West Hastings Street)
10. Protecting SRO Rooms in the Clifton Hotel

Items 1 - 10

MOVED by Councillor Jang
SECONDED by Councillor Deal

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of Wednesday, December 17, 2014, as contained in items 1 to 10, be approved.

CARRIED UNANIMOUSLY AND
ITEMS 3 TO 8 BY THE REQUIRED MAJORITY

BY-LAWS

MOVED by Councillor Carr
SECONDED by Councillor Deal

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
(Councillor De Genova ineligible to vote)

1. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking Requirements (228 - 246 East Broadway and 180 Kingsway) (By-law No. 11150)

ADJOURNMENT

MOVED by Councillor Stevenson
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 4:02 pm.

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