



2018 Draft Platform

*As recommended by COPE's Policy and Constitution Committee.
To be voted on by the COPE membership on June 10th, 2018.*

*We encourage members to send suggested improvements to
cope@cope.bc.ca (subject line 'Policy') for possible consideration at a future
meeting.*

Prepared and printed by volunteer labour

Table of Contents

1. Housing	3
2. Transit & Transport	10
3. Labour and Living Wage	13
4. Education	14
5. Parks	17
6. Indigenous	26
7. Environment and Public Health	28
8. Sanctuary City	31
9. Police	32
10. Drug Reform	35
11. Living in Community	36
12. Equity, Gender, Justice, Childcare	37
13. Electoral Reform	39
14. Public Libraries	40
15. Arts and Culture	40
16. Economy/Small Business:	42
17. Zoning	42
APPENDIX A: COPE’s Housing Authority - 10 Principles	43

1. Housing

1.1 On its first day in office, COPE will declare a “state of emergency” to solve the affordable housing crisis. COPE will maximize existing powers and proactively pursue new powers, resources, and alliances.

1.2 COPE will work to end the influence of corporations at City Hall and work to ban corporate donations in both election and non-election years, and limit 3rd party campaign spending.

1.3 COPE will dramatically expand the Vancouver Affordable Housing Agency (VAHA) in order to:

1.3.1 End homelessness in Vancouver through building 2,181 modular homes, one for each homeless person counted in Vancouver in 2018, within 6 months of winning council majority at a cost of \$75,000 per unit, \$164 million - less than one year of Mansion Tax revenues;

1.3.2 Build at least 4,500 units of low-rent (subsidized and contingent on income), high-quality public and cooperative housing for each of the next 4 years to meet the need of 18,000 Vancouver households currently spending over 50% of their income on rent;

1.3.3 Renovate or replace all 3,500 Single Room Occupancy Hotel rooms with self-contained homes, including a kitchen and a bathroom, over the next 4 years. SROs should be declared a public utility, followed by compulsory purchase;

1.3.4 Enable densification by selectively and rapidly up-zoning VAHA-controlled lots across all neighbourhoods in the city; and

1.3.6 Follow the ten recommendations made in COPE's Housing Committee's report, *Ending the Housing Crisis: International best-practices for creating a Vancouver Housing Authority* (Appendix A).

1.4 This new expanded role for VAHA will be enabled by the following funding sources:

1.4.1 COPE will seek an amendment to the Vancouver Charter to implement a progressive "Mansion Tax", with increments and rates to be set by City Council, on only the additional value of homes worth more than \$5 million. A surtax of 1% on the value over \$5M, and 2% on the value over \$10, would generate over \$200M annually. All revenues will be directed toward ending homelessness, building social and co-op housing, and working with Indigenous host nations to support their Rights and Title and to end their housing crisis through the creation of land trusts and other policy tools;

1.4.2 COPE will transfer \$1 Billion, or 20%, of the Vancouver Property Endowment Fund's assets—including land—to the Vancouver Affordable Housing Agency to serve as seed capital and collateral for loans for Housing Agency projects;

1.4.3 COPE will respond to the strong private market by directing CACs and DCLs toward social and affordable housing, increase DCLs and CACs rates, and eliminate loopholes that avoid the paying of them;

1.4.4 COPE will use increased lobbying power and revenue to leverage additional matching funds from higher levels of government;

1.4.5 COPE will seek ongoing capital investment through partnership(s) with the British Columbia Municipal and other Pension Plans, including using the City's Pension Plan capital reserves, and borrow through the BC Municipal Financial Authority, BC Housing, Canadian Mortgage and Housing Corporation, and any other credit union or financial institution;

1.4.6 COPE will advocate that all funds collected from within the City of Vancouver by the provincial government under the 'Foreign Buyer Tax', the Speculation Tax, Provincial Property Surtax and Property Transfer Tax, be returned to the Vancouver Affordable Housing Agency (VAHA);

1.4.7 VAHA will use its new developer powers to generate surplus revenues and to achieve significant market share to undercut monopoly developer profits.

1.5 COPE will increase the rights and security of renters by:

1.5.1 Lobbying the provincial government to immediately set a 0% rent increase in the City of Vancouver over the next four years (a "Rent Freeze"), and to reassess the rental situation at that time;

1.5.2 Working with other municipalities to advocate that the provincial government tie rent increases to the rental unit, not to the tenancy;

1.5.3 Applying strict rent controls to all new multi-unit housing developments, using the City's zoning and housing agreement powers;

1.5.4 Eliminating the incentive for landlords to evict tenants by requiring, as a condition of issuing building permits, that landlords maintain rents at existing levels after work is completed by:

1.5.4.1 Ensuring that, as a condition of issuing a building permit or development permit involving rental units, landlords prove they have found suitable interim accommodation at the same rent for all tenants who will be displaced due to renovations; and, that there is a signed contract that gives tenants the right to move back into their unit, or a new replacement unit, at the same rents they were previously paying, once renovations are complete.

1.5.5 Developing a system of rent control and lobby the Provincial Government to implement a Municipal Rent Control program to bring rents down across the city;

1.5.6 Establishing an elected Rent Control Board, with tenant representation and independence from the real estate industry;

1.5.7 Creating a Landowner and Landlord Registry Database that will:

- Register and License Landowners and Landlords;
- List all rental units, rents, and rent increases;
- Track all health, safety, maintenance, and tenancy disputes;
- Be funded, in full or part, by Registration and Licensing fees;
- Create incentives for property owners to register and rent-out suites and rooms legally; and
- Monitor and apply penalties for vacant or underutilized properties.

1.5.8 Enacting a moratorium on the loss of existing low-income housing units across the city by strengthening and expanding the City's Rate of Change / Tenant Relocation and Protection bylaws;

1.5.9 Approving at least twice as much floor area of new rental housing construction in its first term of office as was approved by City Council between 2008 and 2018;

1.5.10 Increasing rental-housing construction enough to ensure that the residential rental vacancy rate is at least 2% by 2022, and the median real rent paid by tenant households is lower in 2022 than in 2018;

1.5.11 Supporting and funding citywide Tenants' Unions;

1.5.12 Publicly funding a universal Right to Counsel for tenants experiencing eviction;

1.5.13 Creating a Rental Housing Ombudsperson;

1.5.14 Building a public campaign to pressure the province to change the Residential Tenancy Act to meet the requests of *Pets OK BC*.

1.6 COPE will enforce and strengthen municipal housing maintenance standards by implementing or strengthening the following, but not limited to, policies:

1.6.1 Enforcing existing minimum fines and powers to seek injunctions for neglect and disinvestment; and

1.6.2 Implementing proactive investigations of maintenance, and enforcing repercussions for non-compliance up to and including seizing rental properties that fall behind on bylaw fine payments.

1.7 COPE will seek to define Single Room Occupancy Hotel conversion to include those units where rents are raised above welfare- and pension-level shelter rates, and will increase SRO-conversion fees to those recommended by the Carnegie Community Action Project, and apply them to vacant SRO units.

1.8 COPE will implement an immediate moratorium on condo development in the Downtown Eastside and Chinatown to stop gentrification and displacement.

1.9 COPE will redefine “social housing” to mean housing that will be affordable to people on low wage-incomes, welfare, disability and old age pension incomes.

1.10 COPE will work with the provincial government to tie the welfare disability shelter rates to actual housing costs in Vancouver and other municipalities.

1.11 COPE will work with the Province to conduct a robust review of the current state of housing (infrastructure, governance and quality of care) being used to support Permanent Wards (“Youth in Care”) within the city’s boundaries.

1.12 COPE will utilize the supply of affordable, public, non-market housing to counter displacement and support the growth of vibrant neighbourhoods.

1.13 COPE will make the enforcement of provincial and federal squatting laws the lowest policing priority, and ensure that all municipal discriminatory squatting bylaws, including the existing Political Structures By-law, be abandoned. COPE will establish health and safety supports to squatters in abandoned government-owned buildings and properties.

1.14 COPE will instruct the City’s various planning units to submit recommendations to City Council on ways to increase the use of co-ops as a means of community building and providing affordable housing.

1.15 COPE will develop and implement a City Wide Plan that:

1.15.1 Establishes a certain minimum number of rental housing units; social, subsidized or below-market housing units (at a cost of less than 1/3 of net

income); parkland, recreation and community centres, childcare facilities, schools, seniors centres, and libraries; public services such as health care and social support; as well as locally-owned shops that are accessible to the needs of the community.

1.15.2 Enable consultation and approval mechanisms- on the specifics (form and location of housing, amenities, and public services) of the City Wide Plan to prevent the developer-oriented decision-making that has resulted in rampant housing price escalation, including rentals, in Vancouver through the following consultation process:

1.15.2.1 Forming a Co-Design Committee composed of neighbourhood residents including, but not being limited to:

- renters, social and coop housing tenants, homeless people, and single-family-home owners;
- students, young people and seniors;
- the working poor and people on government-assisted income (e.g. welfare, disability);
- racialized people, and the LGBTQ+ community;
- host First Nations whose traditional land lies within the neighbourhood, and other urban Indigenous people and organizations;
- local artists, nonprofits, and business owners.

1.15.2.2 Requiring the Co-Design process to include:

- funding from the City in order to facilitate the Co-Design process in each neighbourhood;
- well-advertised regular meetings where City staff only attend to provide logistics, technical support, and background material, when invited to do so;

- forums where larger audiences can discuss proposals and provide feedback to the Co-Design Committee;
- publicizing the proposals of the Co-Design Committee and holding panel discussions to give all neighbourhood residents an opportunity to express their opinions and preferences;
- No neighbourhood plan shall be exempt from city-wide obligations to provide a prescribed amount of social housing and social amenities in that neighbourhood;
- ideally the Co-Design Committee will arrive at their final proposals by consensus, but if not possible, a majority vote will prevail; and
- neighbourhood residents will vote on the final proposals from the Co-Design Committee by ranking them according to preference.

1.15.2.3 Prevent the City government from violating the agreed-upon Co-Design Plan, in order to benefit developers, by having neighbourhoods approve or reject rezoning proposals that are not consistent with zoning under the Co-Design Plan. This will require public consultation via Open Houses and well-publicized panel discussions with pro and con speakers, where residents and other stakeholders are able to express their opinions, leading towards a vote on the ad-hoc rezoning by residents and neighbourhood stakeholders other than the developers.

2. Transit & Transport

2.1 COPE will work to reduce transit fares, with the goal of eliminating them within 4 years and issuing community transit passes.

2.1.1 COPE will immediately create free transit passes for school-age children and low-income people, and create affordable passes for people earning under \$50,000 per year.

2.1.2 COPE will advocate that Carbon Taxes collected in Vancouver be allocated to subsidize transit fares and expand transit infrastructure.

2.1.3 COPE will dedicate parking fees and violation fine revenue to facilitate the implementation of free transit.

2.1.4 COPE will expedite the shift from automobile to public transit usage. The current City Council is seeking to reduce automobile usage in Vancouver from 55% of trips to 33% by 2040. With free transit Vancouver could approach that goal within the first year.

2.2 COPE will work with Translink to make transit more accessible, especially to riders that face physical and economic barriers, and will advocate for increased HandyDART service.

2.2.1 COPE will implement an identifying card or sticker for riders with disabilities to display when using transit.

2.3 COPE will advocate to add two overhead lines for electric buses, and for the city to buy more electric buses with on-board batteries to maneuver traffic when necessary without trolley lines.

2.4 COPE will use best practices, proven precedents, and intelligent planning to create a strong and cost-effective transit system that will serve both existing demand and expected growth.

2.5 COPE will ensure public consultation and transparent planning for all major projects.

2.6 COPE will work to improve TransLink by advocating that:

2.6.1 Control of Translink be returned to Metro Vancouver, and its governing board be democratically elected;

2.6.2 Excessive executive and management salaries be reduced; and

2.6.3 HandyDART be made a direct subsidiary of Translink rather than contracting it out to for-profit operators.

2.7 COPE will protect pedestrians by:

2.7.1 Targeting accident risk locations using best practices safety measures to eliminate vehicle collisions with pedestrians;

2.7.2 Introducing pedestrian scrambles at intersections where most collisions with pedestrians occur;

2.7.3 Encouraging a mixed use of city streets by making streets more attractive to bikers, walkers, children and skateboarders, through boulevard gardens, street paintings, public art, community events, car-free weekends and other creative measures that work to traffic calm neighbourhoods;

2.7.4 Increasing enforcement of speeding and other laws affecting pedestrian safety.

2.8 COPE will encourage increased transit use by:

2.8.1 Ensuring equitable transit access and work to reduce car use;

2.8.2 Contributing to climate target reductions in greenhouse gas levels set by provincial government;

2.8.3 Allowing civic U-Passes for welfare recipients, low-income families, or other targeted groups.

2.9 COPE will ensure effective consultation with transit users, neighbourhoods and businesses to develop the following projects as quickly as possible:

2.9.1 Three new B-Lines (Victoria/Commercial; Hastings; 41st Ave. to UBC) with priority traffic signals and dedicated bus lanes;

2.9.2 80% more Night Bus service immediately, plus examination of more routes;

2.9.3 30% more HandyDART service, plus lobbying efforts to increase to 50% more;

2.9.4 More frequent all-day and peak service on all bus routes;

2.9.5 Eliminate pass-bys on all bus routes;

2.9.6 Improved pedestrian walking and waiting facilities at transit stops.

3. Labour and Living Wage

3.1 Advocate for accelerating the timeline for increasing the minimum wage to \$15/hr province-wide, and call on the federal and provincial governments to increase the provision of public pensions in Canada, improving both the funding and benefit structures.

3.2 COPE will propose an amendment to the Vancouver Charter to confer powers upon the City allowing it to set a municipal minimum wage with the aim of closing the gap between the minimum wage and the local living wage (currently at ~\$21 per hour, as defined by *The Canadian Centre for Policy Alternatives*).

3.3 COPE will ensure that direct and indirect employees of the city are paid at the living wage.

3.4 COPE will not contract out any Vancouver City Services, nor enter into Public Private Partnerships.

3.5 COPE will ensure that any building trades working for the City of Vancouver or working on City contracts must have their TQ, and City inspectors must check the tickets of workers and record ticket numbers.

3.6 COPE will ensure that all contractors working on City contracts must be Licensed Contractors, and that every licensed business post Employment Standards in the workplace.

3.7 COPE will protect worker mental health against significant work-related stressors, including, but not limited to, bullying or harassment. These protections would extend to situations defined by a cumulative series of significant work-related stressors, rather than an individual event, arising out of and in the course of the worker's employment. COPE will do this by:

3.7.1 Directing excluded staff to work cooperatively with unions representing City of Vancouver employees to pro-actively educate for and uphold safe, respectful, and inclusive work environments for all workers.

3.7.2 Enacting an independent office, such as an Ombudsperson or equivalent designate, to protect complainant confidentiality and document alleged bullying violations.

3.7.3 Commence disciplinary action against any supervisory designate who causes to unreasonably suspend or constructively or wrongly dismiss an employee.

3.7.4 Commence disciplinary action against any employee who files a written complaint which would be seen by a reasonable person to be frivolous, vindictive, or vexatious.

4. Education

4.1 COPE will advocate for sufficient funding to allow smaller class sizes at both the elementary and secondary level. COPE will advocate that the provincial

government restore sufficient local bargaining to allow school board to negotiate directly with the teachers' unions to establish appropriate, flexible, and meaningful class size and composition limits for Vancouver students.

4.2 COPE will advocate eliminate public funding for elite private schools.

4.3 COPE will not be complicit or co-operate in further cuts to the public education system in Vancouver.

4.4 COPE will Implement a *Students' Environmental Bill of Rights*, which will:

4.4.1 Support youth participation and initiatives in the development of green programs, including a targeted Greenhouse Gas Emission Reduction Program;

4.4.2 Support the establishment of school gardens where possible;

4.4.3 Establish a VSB Bike Advisory Committee;

4.4.4 Lobby for funding to build/upgrade schools that are green and meet silver/gold LEEDS standards (e.g. passive and solar heating and cooling);

4.4.5 Work closely with Toxic Free Canada to remove toxic paints and cleaning products from schools and to ensure a fragrance and allergy free environment;

4.4.6 Encourage and facilitate the use of alternative methods of transportation by staff, parents and students; and

4.4.7 Recognize and act to reduce the disproportionate effects of environmental degradation on vulnerable communities including, but not limited to, black and indigenous peoples.

4.5 COPE will strengthen school facilities by developing a district approach to protect and improve neighbourhood schools, including daycare/after school care space, gyms and activity rooms that meet the needs of the school community, and will lobby for school playground funding to remove and replace unsafe playground equipment (i.e. secur^{ing} and boost^{ing} the Annual Facility Grant).

4.6 COPE will pressure the provincial government to address the need for earthquake amelioration of schools, especially those with construction that is known to be a hazard.

4.7 COPE will adhere to an open, honest and transparent process of consultation. This will be achieved by actively listening to and gaining an understanding, of what is important to our stakeholders.

4.8 COPE will reach out to the communities it represents by rotating board meetings in the communities/neighbourhoods that it serves.

4.9 COPE will continue to advocate for public education by promoting and advancing engagement with parents (including through the use of Parent Advisory Committees), unions, employee groups, and the broader community.

4.10 COPE, in consultation with the Vancouver Food Policy Council, will develop policies that ensure that foods served in Vancouver Schools are healthy.

4.11 COPE will see the classroom and services to the classroom as its first priority, and will aim to support new teachers through BC Federation of Teachers' professional development mentoring programs.

4.12 COPE will foster education policies that promote inclusive, accepting, and safe school environments for all students.

4.13 COPE will work with the BC Federation of Teachers and Canadian Union of Public Employees to ensure that the 2014 Supreme Court ruling that Bill 22 is unconstitutional be effectively implemented in Vancouver. The Supreme Court of Canada ruling means the BC Government must appropriately fund public education and work to reduce class sizes and increase specialist teacher ratios.

5. Parks

5.1 COPE will ensure that park space expands to meet the needs of Vancouver's growing population by committing to the Park Board's policy of 1.1 hectare of new park space per 1000 new residents, and the "5 minute walk from a park" criteria. This will be applied to new developments, as well as to historically deficient neighbourhoods.

5.2 COPE will ensure that community centres and recreation facilities are upgraded and expanded to meet the needs of the growing population, and address the backlog of inadequate and deteriorating facilities that already exists, and will engage the public, including its partner community associations, to establish a timeline and priorities as goals in the capital planning cycle.

5.3 COPE will address the shortage and enhance the accessibility of washrooms (and, in particular, gender neutral washrooms) and water fountains (for both people and dogs) by making these a priority in the Park Board's Capital Plan.

5.4 COPE will consult with the affected communities to identify what constitutes adequate replacements for Vancouver's lost outdoor pools (Hastings,

Marpole-Oakridge, Sunset, Mt Pleasant) and deteriorating or closed wading pools, and to identify gaps in summer aquatic opportunities. A rebuild of Mount Pleasant outdoor pool will be given priority because it has been approved in the Master Plan for Mount Pleasant Community Park for “when funding becomes available.”

5.5 COPE will ensure more free programs and use of facilities for youth.

5.6 COPE will look at the 519 Community Centre in Toronto as an example of delivering services to different and diverse communities in Vancouver, and work in partnership with different cultural communities in Vancouver and in collaboration with other service agencies to identify City-owned and other spaces for this purpose. COPE supports the **recently opened** LGBTQ community centre in the West End, and suggests the 519 Community Centre model as an example to consider **for similar centres in other areas of the City of Vancouver**

5.7 COPE will establish a community centre at Hogan’s Alley as a memorial to the lost community which once lived there, with a mandate to both host cultural activities and provide a place for new immigrant communities, **providing this is consistent with the City’s Task Force recommendations on Hogan’s Alley being included in the North-East False Creek consultations.**

5.8 COPE will consult with the public and work with the employees who maintain our parks to identify means of reducing, reusing, and recycling waste.

5.9 COPE will work with City **and Park Board** staff, with input from the public, to identify parks which suffer from invasive species, establish a plan for their removal, and engage and educate the public to prevent the further spread of invasive species.

5.10 COPE will consult with the public, City, and Park Board staff to identify appropriate land and resources to establish urban food forests, including design, site preparation, planting, and maintenance. All food produced in urban food forests will be entirely public and both harvested and consumed by Vancouver's residents on a basis of mutual trust. Both native food forests and food trees from around the world, representing Vancouver's diverse communities, will be established. The focus will be on community building and education, including soil building, fruit tree care, seed saving, bee-keeping, composting, safety, and identification of unfamiliar plants.

5.11 COPE will make accessibility by walking, cycling and public transit a priority when siting new community centres, recreation facilities, parks, river and ocean waterfronts, which may or may not be designated as a park. This includes providing an increased number of bike racks at sites such as community centres and parks.

5.12 COPE will restore the free shuttle in Stanley Park, to be paid for from parking fees, and work with City Council and local labour unions to extend the shuttle along the waterfront from Crab Portside Park to Spanish Bank.

5.13 COPE will encourage arts and culture groups in the city to have input into the design of new and renovated parks and facilities.

5.13.1 COPE will work with partner community associations and other organizations to expand and enhance arts and culture programs, including a concerted effort to outreach to arts and culture groups throughout the city, particularly those who either lack awareness of current opportunities, or who have not previously been given the opportunity to participate.

5.13.2 COPE will establish Cultural Land Reserves to protect Vancouver's dwindling and struggling facilities that exist, particularly in the Downtown Eastside, and rezone dedicated buildings within the Cultural Land Reserves so that they cannot be gentrified into condominiums.

5.14 COPE will work with its unionized employees to identify budget deficiencies without laying off workers.

5.15 COPE will consult with City staff and volunteers to define the role of each, recognizing both the scope of work done by staff and the value of community engagement in enriching our parks and recreation system.

5.16 COPE will work with colleagues at City Council to institute a living wage for restaurant and contracted work.

5.17 COPE will give priority to services being done in-house, and where this is not feasible, award contracts to local business, and avoid corporatizing services in Vancouver's parks and recreations facilities.

5.18 COPE will work with its colleagues at City Council to adequately fund parks and recreation services in both the Operating Budget and the building of new and renovated facilities in the Capital Budget. COPE will establish a mechanism to ensure that adequate funding of Parks & Recreation services and infrastructure **is** sustained.

5.19 COPE will work with the public to establish more comprehensive public consultation, which must include face-to-face interaction in addition to web-based questionnaires and forums. In particular, COPE will work to engage residents of Vancouver who have barriers to participation, such as low income, physical or mental disabilities, a first language other than English, or cultural inhibitions. COPE will ensure that public consultation is conducted with respect by all parties.

5.20 COPE will restore the practice of holding some of the Park Board's regular meetings in venues throughout the city, especially in community centres, with an

opportunity for residents of each community to tell the Park Board their issues and concerns at the beginning of each meeting.

5.21 COPE will advocate for improvements to the Park Board's meeting schedule and procedure. Currently, the public has an opportunity to speak on items at the Committee stage, but it is at the discretion of the Park Board as to whether they can speak to items at the Regular Board meeting which follows the Committee meeting. If any item is referred to staff for possible amendments, or is otherwise changed from the proposal at the Committee stage, the public should be allowed to speak at the Regular meeting on the amended motion. Similarly, if an item proceeds directly to a Regular Meeting without first coming to a Committee meeting, the public should be allowed to speak, including motions put forward by the Commissioners themselves. If an item affects a particular community, the Park Board should endeavour to hold a Park Board Committee meeting in a venue that is close to and accessible to that community.

5.22 COPE will empower neighbourhoods to participate in decision - making by conducting forums in the community at which residents can raise issues and have input in prioritizing both operating and capital expenditures.

5.23 COPE will ensure that the people of Vancouver and residents of the Hastings Park area in particular have meaningful access to and input into decision-making at Hastings Park.

5.24 COPE supports the May 2017 Park Board motion to ban keeping cetaceans in captivity in Stanley Park. COPE will oppose the court action initiated by the Vancouver Aquarium to overturn the Park Board's right to legislate this, which is now heading to the BC Court of Appeal after the BC Supreme Court ruled in favour of the Aquarium.

5.25 COPE will recognize the long history of Community Centre Associations (CCAs) in Vancouver, and their partnership with the Park Board under the Joint Operating Agreement (JOA), and respect their crucial role in creating an effective grassroots decision-making process responding to recreational, social, and cultural needs in their communities by consulting with the CCA Boards and their membership.

5.26 COPE will oppose pooling revenues as a means for Vancouver City Council to have total fiscal control over the Park Board, and to potentially tap the revenues generated by the Community Centres. COPE will also oppose any attempt by the City or Park Board to replace the Community Centre Associations by public-private partnerships (P3's).

5.29 COPE will support an independent and elected Park Board.

5.30 COPE will support an overall increase to the global budget received by the Park Board from the City of Vancouver, and the revocation of the \$10 million in cuts to Park Board funding since 2009.

5.31 COPE will strengthen the Park Board's partnership with existing CCAs, who effectively represent their neighbourhoods and consult with their membership to identify and address community needs. COPE will review the new Joint Operating Agreement in consultation with the CCA's to ensure that the document reflects the mutual partnership between the CCA's and the Park Board.

5.32 COPE will recognize and promote the value of union representation and Vancouver's civic unions such as CUPE, who represent the vast majority of Park Board employees. COPE will support the expansion of the unionized workforce under the provincial labour code to include Community Association employees who fall within the CUPE/Park Board jurisdiction and are committed to working with the

Unions, as needed. COPE recognizes that achieving this could increase Park Board expenses and re-affirms the importance of restoring Park Board funding.

5.33 COPE will ensure that any review of services to avoid overlap of Park Board and Community Centre Association programs will be done in partnership with CCAs, so that these community organizations can continue to provide unique and localized programs that meet the diverse needs of Vancouver's many citizens. Any "System Wide Programs" brought forward by the Park Board under the new Joint Operating Agreement should only be implemented with sincere consultation and collaboration with the Community Centre Associations.

5.34 COPE will ensure equity throughout Park Board and Community Centre Associations services and programs, citywide. Any resident of Vancouver should be able to access a Community or Recreation Centre service or program (e.g. swimming lessons, fitness centres, language instruction, arts classes) at any location in Vancouver without physical or financial barriers. This includes physical and financial access to physical plant amenities within the community and recreation centres, such as lockers. Similarly, all residents of Vancouver should have physical and financial access to outdoor recreation facilities such as playing fields and courts. COPE will advocate for a review of the Park Board's Leisure Access fee-reduction program with the goal of removing barriers which prevent people from accessing it and ensure that the level of fee-reduction is matched to the person requesting it.

5.35 COPE will encourage the Park Board to work respectfully with its community association partners within the Joint Operating Agreement to help foster better relations and cooperation with the goal of enhancing jointly provided services.

5.36 COPE will negotiate with Community Centre Associations to identify a fiscal framework which will allow them to become Living Wage employers. For

those Community Centre Associations that are financially disadvantaged, this will require subsidies that will increase the Park Board's Operating Budget, and require cooperation from the City to properly fund it.

5.37 COPE will work cooperatively with other partners in the community such as the Library Board, School Board, and non-profit organizations to foster improved services, integration, and empowerment of the diverse residents of Vancouver.

5.38 COPE will provide continued support and recognition of community volunteers who are essential to fulfilling COPE's mission of creating a Vancouver for everyone.

5.39 COPE Parks Commissioners will redefine the definition of adequate park availability to include both the distance travelled and the amount of green space available for the population, [as per Section 5.1](#);

5.39.1 COPE Parks Commissioners and Councillors will work together to ensure sources of capital funding for both park expansion [and community centre and recreation facility rehabilitation and expansion, in addition to Council commitments](#) to housing and childcare during the period of the next (2019-2022) Capital Plan;

5.39.2 COPE supports the Board of Parks and Recreation in its request for the results of the [VanPlay Masterplan consultation](#) to inform the re-evaluation of DCL rates;

5.39.3 COPE supports the Board of Parks and Recreation in its request to identify opportunities for park acquisition and development, and to reconcile Park Board interests in non-park City-owned lands, including those included in the [Property Endowment Fund](#).

5.40 COPE Parks Commissioners and Councillors will work together, in consultation with the public and the Park Board's Community Centre Association partners, to address the shortage of capital funding for Parks and

Recreation infrastructure, and to identify means of accelerating the current rate of replacement or renovation, including setting priorities and establishing a timeline within the Capital Planning cycle, to meet the needs of Vancouver's growing population.

5.40 COPE supports the retention of neighbourhood recreation facilities such as Templeton and Lord Byng pools, the replacement of lost outdoor pools such as Marpole, Sunset, and Mount Pleasant, and suitable replacements for our deteriorating wading pools;

5.40.1 COPE supports aquatic facilities providing "fun" activities for families with children, and facilities providing training for competitive swimmers and divers, with the understanding that these are not to be considered replacements for neighbourhood-based recreation facilities, and nor should any consolidation of recreation facilities result in the repurposing of land dedicated to Parks & Recreation for other uses.

5.40.2. COPE will ensure that further consultations on aquatic activities in Vancouver will address the inadequacies of the VanSplash process.

5.40.3 COPE supports the inclusion of a pool in Oak Park in Marpole as part of the proposed new Community Centre complex; a new outdoor pool at Marpole was recommended for inclusion in the 2019-2022 Capital Plan by the Park Board in January 2018. COPE also recommends that a rebuild of the Mount Pleasant outdoor pool be included in the 2019-2022 Capital Plan because it was approved in the 2010 Master Plan for Mount Pleasant Community Park for "when funding becomes available".

5.41 COPE demands that any suggestions for repurposing the use of the Langara Golf Course lands must not be undertaken without a full and comprehensive public consultation, including current stakeholders (the golfers and users of the perimeter pathway), the residents of the Langara area, First Nations on whose unceded land the Langara golf course is located, and other interested residents of Vancouver;

5.41.1 COPE recognizes the responsibility of the Vancouver Park Board for Parks and Recreation, as defined in the Vancouver Charter, to conduct public consultation on Parks and Recreation issues;

5.41.2 COPE opposes the loss of any land dedicated to parks and recreation to other purposes such as housing.

5.42 COPE reiterates its opposition, first expressed in 2012, to the loss of any land currently dedicated to either Cottonwood or Strathcona Community Gardens to the rerouting of Georgia Viaduct traffic;

5.42.1 COPE opposes any loss of park land in Strathcona, period, to accommodate traffic.

5.42.2 COPE opposes a Hydro substation under Nelson Park and the adjacent school.

6. Indigenous

6.1 COPE will recognize and act on addressing the needs and priorities of First Nations, Inuit and Metis people, Indigenous Community organizations and the Idle No More movement.

6.2 COPE will participate in popular education and awareness on the issue of residential school redress in collaboration with indigenous organizations.

6.3 COPE will advocate for, in consultation with Musqueam, Squamish, and Tsleil-Waututh First Nations, representation, voice, and vote from each of the Musqueam, Squamish, and Tsleil-Waututh First Nations on Vancouver City Council. COPE will support thorough dialogue with Indigenous people, communities, and nations to mutually determine implementation of this policy.

6.4 COPE will create an inventory of colonial place names which carry an inappropriate legacy and prepare replacement names in consultation with Urban Aboriginal and Indigenous organizations, Musqueam, Squamish, and Tsleil-Waututh Nations.

6.5 COPE commits to developing policies and programs that align with indigenous/First Nations rights, especially those protected under the United Nations Declaration on the Rights of Indigenous People (UNDRIP), including environmental policies and programs that ensure practices of environmental apartheid are not perpetuated in the City of Vancouver, situated on unceded, occupied xʷmʷθkwʷyʷm (Musqueam), Skʷwxʷwú7mesh (Squamish), and Sʷlʷilwʷtaʷ/Selilwitulh (Tsleil-Waututh) territories.

6.6 COPE will initiate and participate in popular education and awareness-building by leveraging civic libraries and community centres to enact reconciliation and redress strategies which are neighbourhood-specific.

6.7 COPE will ensure a place-based approach with respect to City decision-making on major capital plan investments to manifest reconciliation and redress with local First Nations. All major civic projects on the capital plan (greater than \$10M) will require a Coast Salish impact and redress assessment be conducted. This would apply to the proposed new Vancouver Art Gallery (with its history of showing 99.8% non-Coast Salish art) requiring, for example, cultural redress with a permanent Coast Salish art gallery integrated into the \$200M+ project, prior to receiving City support.

6.8 COPE will consult with the local First Nations and urban Indigenous organisations to strengthen Indigenous participation in civic governance.

6.9 COPE will advocate for policies that advance Musqueam, Squamish, and Tsleil-Waututh economic, language and cultural development.

6.10 COPE will lobby higher levels of colonial governments for practical devolution of Crown agencies and jurisdictions, including Stanley Park, Granville Island, and Vancouver Fraser Port Authority, to the three local First Nations.

7. Environment and Public Health

7.1 COPE will adopt the Paris Climate Accord protocols and all subsequent international agreements that are designed to balance ecological and economic necessities. In doing so, a COPE Council will recognize the limits to growth and the need for concrete action.

7.1.1 COPE will oppose the construction of new bulk export fossil fuel pipelines that traverse any part of Metro Vancouver.

7.1.2 COPE will advocate a clear and transparent climate change mitigation plan. Its goals will be measurable, its success criteria stated in plain language, and its progress regularly measured and reported.

7.2 COPE will collaborate with residents and other stakeholders and governments on the reallocation of civic resources and implementation of zoning allowances to increase and encourage food production.

7.3 COPE will advocate for the creation of *Community Food Exchange Markets*, for food distribution and community building.

7.4 COPE will protect and conserve Vancouver's water resources, ensure public ownership and operation of water resources, and secure funding to renew existing infrastructure.

7.5 COPE will ensure that, despite cuts to environmental monitoring and research by the federal government, air and water quality are being monitored, including levels and types of radiation, carbon dioxide and monoxide, and greenhouse gases.

7.6 COPE will support an ongoing public forum on air and water quality, and inform the public of the current state of the environment and potential effects on public health in Vancouver as well as performing research on solutions to climate change.

7.7 COPE will expand the City of Vancouver's Ethical Purchasing Policy to include a ban on genetically modified products, open net salmon farming, and other products that do not reflect sustainable resource use.

7.8 COPE will enable municipal officials to speak out against health privatization and demand adequate funding of our public health care system in every community. Municipal officials can use their zoning powers and public outreach processes to foster the development of not-for-profit health care instead of private for-profit facilities. Vancouver will stand in solidarity with counterparts across the province and request that the Union of BC Municipalities call on the provincial government to take specific measures to stop the growth of private for-profit medical facilities.

7.9 COPE will lobby the Province of British Columbia to:

7.9.1 Establish a moratorium on any further expansion of private, for-profit surgical and MRI/CT clinics,

7.9.2 Require an end to public funding of for-profit clinics, including the contracting-out of day surgeries and the provision of Health Authority contracts to for-profit clinics,

7.9.3 Require full accountability and transparency on the part of for-profit clinics by ensuring that they submit to all oversight and regulatory mechanisms currently applied to public facilities operating under the BC Hospital Act; and

7.9.4 Expand public capacity by requiring the development of publicly funded and administered outpatient facilities,

7.9.5 Require UBCM to continue to research and monitor the threat to universal public health care posed by the operations of private, for-profit surgical and MRI/CT facilities in its member communities.

7.10 COPE will prioritize the exigencies of a global climate emergency. All policies and programs will maximize efficiencies while minimizing or eliminating contributions to Green House Gas emission and other causes of climate change.

7.11 COPE will advocate for adequate health related services in the West End. If St Paul's Hospital is relocated from its present location, COPE protests the move unless adequate replacement services are made available to its area's residents, including but not limited to a public 24 hour - 7 days a week, medical clinic complete with lab and other diagnostic tools, enhanced ambulance services, seniors, mental health, and addiction services, and HIV related treatment. Improved service integration, assurance that all services be provided within the public health system, and a smooth transition between hospital based and community based services must be delivered.

7.12 COPE supports Vancouver becoming a Blue Community with public, non-profit ownership and operation of water and wastewater treatment services for our City. COPE will lobby the provincial and federal governments to fulfill their responsibility to support municipal infrastructure to address increasing problems with water

quality, conservation, and wastewater treatment by funding renewal of existing water and wastewater infrastructure and building new systems. COPE will also work with other municipalities in Metro Vancouver to improve our water system and wastewater treatment.

7.13 COPE will commit to establishing environmental policies and programs through a participatory design process that involves, on an equal basis, those most affected by those policies and programs and who are not standing to gain financially.

8. Sanctuary City

8.1 COPE will ensure that Vancouver becomes a Sanctuary City, where all people, regardless of status, are free to access essential services without fear of detention and deportation.

8.2 COPE will neither co-operate nor be complicit in the agenda of federal immigration authorities to unjustly and inhumanely detain and deport migrants, and will ensure access to services without fear for all residents of Vancouver.

8.3 Through Sanctuary City, COPE will:

8.3.1 Enable access to pre-existing basic services for all Vancouver residents, regardless of status,

8.3.2 Oppose the use of municipal funds, resources, and workers, including the Vancouver Police Department, in enforcing federal immigration laws,

8.3.3 Support the regularization of all non-status persons, and put an end to detentions and deportations that often result from residents accessing basic services, such as transit,

8.3.4 Establish a “don’t ask, don’t tell” policy for service providers to ensure no disclosure of immigration information to federal immigration authorities and provide access to services without fear.

8.4 COPE will actively challenge anti-migrant depictions of precarious status individuals as potential threats to the city and will support organizations that provide services that respond to the unique needs of migrants and those with precarious status in Vancouver.

9. Police

9.1 Public accountability and independent oversight:

9.1.1 COPE will ensure that the VPD complaints process will be monitored by a completely independent body, with a proper budget and no reporting obligations to the VPD;

9.1.2 COPE will create a civilian-run police complaints system empowered to conduct investigations and order police to cooperate with enforcement decisions;

9.1.3 COPE will also explore ways to support third-party independent, community-led police oversight organizations; and

9.1.4 Implementing mandatory body cams on all active duty law enforcement officers.

9.2 Reducing and reallocating police spending:

9.2.1 COPE supports a platform of police financing through a participatory community consultation process that prioritizes housing, social services and other essential community services.

9.2.2. COPE will reallocate police resources to ensure full and proper investigation of complaints of male violence against women, in keeping with the full recommendations of the Murdered and Missing Women's Commission of Inquiry.

9.2.3 COPE supports community infrastructures and organizations that help individuals address systemic violence in their communities without sole recourse to police and government authorities;

9.3 More training, better education:

9.3.1 Under COPE, the VPD will engage in regular and frequent mandatory training sessions on current and historic colonial violence in Vancouver, particularly addressing systemic misogyny and racism; COPE WILL support VPD training session that include the voices and priorities of marginalized groups, including but not limited to Sikh, Muslim, Black, Indigenous, First Nations, Metis, Inuit, transgender people, Queer people of colour and other racialized communities.

9.3.2 Under COPE, police will explicitly rely upon and incorporate learning from local grassroots organizations recognized as front-line experts in violence against women, including transgender women.

9.4 COPE will work to end the targeting of marginalized groups and visible minorities by:

9.4.1 Eliminating bylaws that criminalize people who use drugs or target the labouring poor, the mentally ill, muslim, indigenous and other racialized communities, and disadvantaged people, such as vending and jaywalking bylaws;

9.4.2 Calling on the VPD to stop harassing homeless people who have to sleep on the street; stop making them pack up their things every day even when it's raining; stop harassing tent cities, and instead have City workers provide them with garbage pick up, porta potties, clean water until housing is available for all;

9.4.3 Ensuring that the City of Vancouver Police takes all necessary measures within its power to prevent their growth of hate groups and stop racial crimes against vulnerable groups in public spaces;

9.4.4 Declaring warrants for minor offenses unenforceable for those who are seeking police support against violence and abuse, following the recommendations of the Murdered and Missing Women's Commission of Inquiry;

9.4.5 Ensuring that the Vancouver Police Department (VPD) complaints process be monitored by a completely independent body, with no reporting obligations to the VPD; and

9.4.6 Making the enforcement of provincial and federal anti-squatting laws the lowest policing priority.

9.5 COPE will submit and support motions compelling the Vancouver Police Board to immediately rescind amendments permitting the Vancouver Police Department to identify and share anyone's immigration status/non-status;

9.6 COPE will work collaboratively with communities and the VPD to develop and implement policies requiring the police force better represent the communities they are policing.

10. Drug Reform

10.1 COPE will support drug reform and adopt evidence-based harm reduction including, but not limited to, the following:

10.1.1 COPE will work to stop the fentanyl crisis immediately because too many people are dying;

10.1.2 COPE will work with user groups and others to campaign at all levels of government for decriminalization, clean, safe drugs and treatment in venues welcoming to all people, including Indigenous people;

10.1.3 COPE will put oxygen tanks in community centres to help revive people who overdose; and

10.1.4 COPE will provide clinic space for assisted heroin treatment.

10.2 COPE will advocate integration of harm reduction services into the regional health care system and give real support to community-based, grassroots initiatives.

10.3 COPE will lobby the federal government and join social movements calling for expanded harm reduction and a public system of regulated drug use.

10.4 COPE will advocate an on-demand treatment model, culturally specific treatment services, and other reforms emerging from organizations and affected communities.

10.5 COPE will ensure that Mental Health Act (MHA) definitions are not extended to drug addiction and drug use, and that the MHA is not used as a means to apprehend, certify, or displace marginalized populations. COPE will require the Vancouver Police Department to clarify the definition of harm to self, as defined under the MHA).

11. Living in Community

11.1 COPE will adopt a harm reduction approach in regard to people engaged in the sex trade and advocate that the federal and provincial governments adopt similar legal frameworks.

11.2 COPE supports the right of all workers, including those employed in Vancouver's sex industry, to organize into unions, and to protection under Employment Standards, B.C. Labour Code, and the Worker's Compensation Act.

11.3 COPE will adopt the *Living in Community Action Plan* as the City's position on Balancing Perspectives on Vancouver's Sex Industry, and will implement core funding for the plan as outlined in the below *Living in Community Action Plan* website:

livingincommunity.ca/wp-content/uploads/2011/09/2014-Action-Plan-Update1.pdf

12. Equity, Gender, Justice, Childcare

12.1 COPE commits to developing policies and programs through the intersectional lens of the needs of marginalized people including, but not limited to indigenous peoples, people of colour, women, Kids in or from Care, LGBTQ2SI, and those who are always most adversely by the gross imbalance of economic power.

Environmental apartheid will be acknowledged and addressed throughout the City and through the City's involvement in policy-making at the regional, provincial and federal level.

12.2 COPE will, in full consultation with all people who have unique needs or who enjoy unique cultural characteristics, use the lenses of compassion, empathy, honor, and respect to develop, promote, and maintain appropriate facilities, services, and programs reflecting those needs and sensibilities where they may have been inadequately addressed.

12.3 COPE will advocate the parental rights of trans-men and trans-women.

12.4 COPE will provide more practical support programs to help immigrant and migrant people, particularly women, living in Vancouver.

12.5 COPE will ensure that all residents of Vancouver have access to childcare by creating and implementing a city-wide childcare strategy. COPE supports the \$10/day Community Plan for a Public System of Integrated Early Care and Learning, as proposed by the Coalition of Child Care Advocates of BC and the Early Childhood Educators of BC. COPE will also use Council, Parks, and Schools' resources and spaces toward the development a universal childcare program.

12.6 COPE will double the City's capital plan child care budget from \$30 million (2014-2018) to \$60 million so that we can create the 7,500 new early child care spaces required for universal early child care within the next four years (2019-2023).

12.7 COPE will enter into negotiations with the Provincial government to make Vancouver a "pilot city" for a comprehensive universal child care program:

12.7.1 The City will be responsible for creating the spaces needed to accommodate existing and new need;

12.7.2 The Province will be called upon to expand fee reductions making child care \$10/day for all children. New provincial revenues are expected to exceed the cost, because of parents re-entering the workforce;

12.7.3 Any lag in revenues could be covered by the recent increase in "Provincial School" property levy;

12.7.4 Ensure that Early Childhood Educators employed by the city are paid a living wage of at least \$25 per hour plus benefits in a unionized environment.

12.8 COPE will re-strike the Peace and Justice Standing Committee of Vancouver City Council.

12.9 COPE will implement a robust, public and third-party Vancouver governance audit focussed on equity, the state of current access to decision making positions and drafting recommendations for City Council to improve upon the current system.

13. Electoral Reform

13.1 COPE will hold a public referendum on electoral reform which will offer the voting public the opportunity to:

13.1.1 Keep the current at-large voting system or replace it with a ward system; and/or

13.1.2 Keep the current first-past-the-post system of voting or replace it with a system of wards proportional representation.

13.2 COPE will work with other municipalities to lobby the provincial government to improve municipal campaign financing legislation by:

13.2.1 Restricting 3rd party spending;

13.2.2 Mandating full disclosure of contributions, and a full ban on corporate donations, in both election and non-election years; and

13.2.3 Implementing public funding of political parties based on the number of votes each party received in the immediately preceding election.

13.3 COPE will work with other municipalities to lobby the provincial government to pass legislation that would enable citizens to recall elected City officials.

13.4 COPE will reinstate city-funded door-to-door voter enumeration to make sure that renters, indigenous people, other racialized groups, and homeless people that have been systematically disenfranchised are not left off the voter rolls.

13.5 COPE will ensure that there are more polling stations, distributed equitably across the city during municipal elections, and allow free transit on election days.

14. Public Libraries

14.1 COPE will bring democracy to the Library Board, and give a voice to Library staff through designated board positions.

14.2 COPE will not cut hours for Library staff, and will return Vancouver Library staff hours to 2008 levels. COPE will increase Library hours of operation. This includes expanding the hours of the Special Collections department to 2008 levels.

14.3 COPE will not allow the use of volunteers to perform **any union** bargaining unit work.

14.4 COPE will conduct an inquiry into the Information Services Model based on input from Vancouver Public Library patrons and Library staff, and implement changes based on this inquiry to ensure that new implementations of the Information Services Model are functioning to increase Library service and improve working conditions for staff. Based on the findings of this inquiry, COPE will decide whether or not to expand the Information Services Model to other library branches.

15. Arts and Culture

15.1 COPE will undertake a complete audit of all existing artist studio spaces and live performance venues. The results will help provide guidelines for the retention and creation of affordable art and performance spaces.

15.2 COPE will establish *Cultural Land Reserves* to protect Vancouver's dwindling and struggling facilities that exist, particularly in the Downtown Eastside, and other

valued venues like the Hollywood Theatre, and protect dedicated buildings within the *Cultural Land Reserves* so that they cannot be gentrified into condominiums.

15.3 COPE will create a Vancouver Endowment for the Arts, that would be modelled after both the Canada Council for the Arts and the Vancouver Foundation.

15.4 COPE will broaden the existing Poet Laureate position to include additional artistic disciplines such as visual arts, new media, music, drama and dance.

15.5 COPE will support and advocate for the Arts, Film, Culture and Tourism, **continuing** to invest in Vancouver's civic theatres and provide sponsorship to cultural events across the city, and work with local neighbourhoods to preserve the viability of cultural, educational, and recreational amenities through various measures such as tax relief and zoning relaxations.

15.6 COPE will improve Arts and Cultural spaces and events funding and will insure that people who are economically disadvantaged have access to those civically funded Arts & Cultural spaces and events. And COPE will strongly advocate that the BC government restore funding from the BC Lottery Corporation to Arts, Culture, and Sports.

15.7 COPE will respect and protect Heritage buildings and viewsapes as central to Vancouver's identity.

15.8 COPE will support the preservation of Vancouver's history by updating the Heritage Registry.

15.9 COPE will work with partner community associations and other organizations to expand and enhance arts and culture programs, including a concerted effort to outreach to arts and culture groups throughout the city,

in particular those who either lack awareness of current opportunities, or who have not previously been given the opportunity to participate.

15.10 COPE will encourage arts and culture groups in the city to have input into the design of new and renovated parks and facilities.

16. Economy/Small Business:

16.1 COPE will build support with small businesses for commercial rent-control, and call for a four-year Rent Freeze for local small businesses in Vancouver.

16.2 COPE will advocate for a progressive commercial property tax system that protects small businesses, like neighbourhood stores, and that taxes large corporations like big box stores. Using the definitions of business size from federal regulations, COPE will propose a progressive tax with a:

16.2.1 Lower rate for small businesses with less than \$500,000 active income;

16.2.2 Middle rate for medium-sized businesses with under 500 employees and more than \$500,000 active income; and

16.2.3 Higher rate for big businesses with over 500 employees.

16.3 COPE will call on the federal and provincial governments to improve Canadian public pensions -- both their funding and benefits -- to mitigate financial incursions by rampant developer speculation(s) and profiteering that harm the relative value(s) of Canadian retirement income.

17. Zoning

17.1 COPE will put a moratorium on the rezoning of industrial land in the city.

17.2 COPE will address land speculation brought on by discretionary zoning practices.

17.3 COPE will **limit rezoning** for higher density developments in residential neighbourhoods that are **not well served by transit**, and will focus higher density housing construction in existing commercial areas, especially in areas within walking distance of **public transit**.

17.4 COPE will only rezone for higher density where a **City-Wide Plan** has been adopted in consultation with affected communities to address the social, economic, and environmental impacts **by the Co-Design process described in Section 1.15**.

17.5 COPE Councillors and Parks Commissioners will advocate for a zoning specific to parks and greenways to be added to the categories of zoning under the Vancouver Charter. This will require City Council to vote on a motion requesting that the Provincial Government add this Permanent Park Zoning to the categories of zoning allowed under the Charter.

APPENDIX A: COPE's Housing Authority - 10 Principles

1) Build housing and don't rely on private developers: The Housing Authority will have developer powers to construct housing, including social housing, public rental housing, as well as regular market housing to generate surplus revenues, and achieve significant market share to break the existing monopoly power that private developers wield.

2) Prioritize social housing for those most in need: Replace substandard privately-owned hotels, and prioritize social housing units for Indigenous People, migrants, women, trans people, seniors, youth, people with mental health and physical disabilities including HIV/AIDs, and vulnerable low-income

people who are disproportionately at risk of homelessness and hidden homelessness.

3) Clear and Consistent Definitions of affordable and social housing:

The Housing Authority should operate under clear and consistent definitions of affordable, market, and social housing. Affordable housing should be defined as 30% of household income and is minimal for people whose household income does not provide sufficient income for other living expenses and should be targeted to lower-income households.

4) High quality housing: Ensure high quality of design, maintenance, and front-line service. In line with the New York model, public housing should be constructed and maintained at levels comparable to, or better than, the private market. Follow Vienna's practice of high environmental design.

5) Monitor entire housing supply: The Housing Authority should administer a landowner and landlord registry to keep inventory on all types of housing in the city and take measures to protect the city's affordable housing stock.

6) Housing as Public Good: Public housing provision should be accessible to a large cross-section of the population. This will increase public buy-in and reduce stigmatization, as in Hong Kong, Singapore, Stockholm, and Vienna.

7) Democratic governance: Ensure resident participation in Housing Authority decision-making, independent from real estate interests. Enable a tenant union inspired by the Swedish Union of Tenants.

8) Actively lobby higher levels of government: Organize locally and nationally to aggressively lobby all levels of government to fund social and affordable housing. Lobbying efforts can be enhanced by using new revenue sources to leverage matching funds, and supported by tenant boards or unions.

9) Public ownership of land: Control of city land-banks should be centralized under the Housing Authority. This is also an opportunity for the Housing Authority to be at the forefront of building relations of solidarity and urban land sovereignty with Indigenous people, communities and Nations.

10) Funding Mechanisms: We have identified a series of potential funding mechanisms, including building new revenue-generating properties, as well as clear direction of development contributions, land-lease revenues and other commercial taxes, and progressive property taxes into producing city-owned public housing assets.