



## COUNCIL MEETING MINUTES

NOVEMBER 26, 2024

A Meeting of the Council of the City of Vancouver was held on Tuesday, November 26, 2024, at 9:33 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law*.

**PRESENT:** Mayor Ken Sim  
Councillor Rebecca Bligh\* (Leave of Absence – Personal Reasons – 10:40 am onwards)  
Councillor Adriane Carr  
Councillor Lisa Dominato\*  
Councillor Pete Fry\*  
Councillor Sarah Kirby-Yung\*  
Councillor Mike Klassen  
Councillor Peter Meiszner  
Councillor Brian Montague  
Councillor Lenny Zhou

**ABSENT:** Councillor Christine Boyle (Leave of Absence – Personal Reasons)

**CITY MANAGER’S OFFICE:** Paul Mochrie, City Manager

**CITY CLERK’S OFFICE:** Katrina Leckovic, City Clerk  
Terri Burke, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### WELCOME

The Mayor acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

The Mayor also recognized the immense contributions of the City of Vancouver’s team members who work hard every day to help make our city an incredible place to live, work, and play.

### PROCLAMATION – International Day of Persons with Disabilities

The Mayor proclaimed December 3<sup>rd</sup> as International Day of Persons with Disabilities in the city of Vancouver and invited members of the City’s Accessibility Committee to the podium to accept the proclamation and say a few words.

## **IN CAMERA MEETING**

MOVED by Councillor Klassen

SECONDED by Councillor Montague

THAT Council will go into meetings later this week which are closed to the public, pursuant to Section 165.2(1) of the *Vancouver Charter*, to discuss matters related to paragraphs:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;
- (c) labour relations or other employee relations;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY

## **ADOPTION OF MINUTES**

1. Special Council (Approval of Leave of Absence) – November 5, 2024

MOVED by Councillor Zhou

SECONDED by Councillor Meiszner

THAT the Minutes of the Special Council (Approval of Leave of Absence) meeting of November 5, 2024, be approved.

CARRIED UNANIMOUSLY

2. Council – November 12, 2024

MOVED by Councillor Klassen  
SECONDED by Councillor Meiszner

THAT the Minutes of the Council meeting of November 12, 2024, be approved.

CARRIED UNANIMOUSLY

3. Public Hearing – November 12 and 14, 2024

MOVED by Councillor Zhou  
SECONDED by Councillor Montague

THAT the Minutes of the Public Hearing of November 12 and 14, 2024, be approved.

CARRIED UNANIMOUSLY

4. Council (City Finance and Services) – November 13, 2024

MOVED by Councillor Montague  
SECONDED by Councillor Meiszner

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of November 13, 2024, be approved.

CARRIED UNANIMOUSLY

5. Special Council (Business Licence Hearing) – November 19, 2024

MOVED by Councillor Montague  
SECONDED by Councillor Klassen

THAT the Minutes of the Special Council (Business Licence Hearing) meeting of November 19, 2024, be approved.

CARRIED UNANIMOUSLY

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Meiszner  
SECONDED by Councillor Montague

THAT Council adopt Communication 1, and Reports 4 to 9, on consent.

CARRIED UNANIMOUSLY

## UNFINISHED BUSINESS

### 1. CD-1 Rezoning: 701 Kingsway

At the Public Hearing on November 12 and 14, 2024, Council closed the speakers list and receipt of public comments and referred questions to staff, debate and decision to the Council meeting on November 26, 2024, as Unfinished Business.

Prior to beginning the item, Councillor Dominato advised she had reviewed the proceedings of the Public Hearing she missed and would therefore be participating in questions to staff, discussion, debate and decision.

Staff from Engineering Services and Planning, Urban Design and Sustainability responded to questions.

MOVED by Councillor Meiszner  
SECONDED by Councillor Klassen

- A. THAT the application by Qualex-Landmark Living Inc., on behalf of Qualex-Landmark Fraser Holdings Inc., the registered owner of the lands located at 701 Kingsway:
- *PID 009-480-854; Lot 1 Block 102 District Lot 301 Plan 2466,*
  - *PID 009-480-285; Lot 1 Except Portions in Explanatory Plan 16798 and Reference Plan 3452, Now Road Block 102 District Lot 301 Plan 187, and*
  - *PID 009-480-331; Lot 2 Except Portions in Plan 2466 and Reference Plan 1102 Block 102 District Lot 301 Plan 187,*

to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.5 to 8.5 and the maximum building height from 22.0 m (72 ft.) to 84.6 m (278 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 24-storey mixed-use building containing 201 rental units, of which 20% of the residential floor area will be for below-market rental units, with commercial space on the ground floor and on level two, generally as presented in the Referral Report dated September 24, 2024, entitled "CD-1 Rezoning: 701 Kingsway", be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by RWA Group Architecture, received January 5, 2024, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated September 24, 2024, entitled "CD-1 Rezoning: 701 Kingsway", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated September 24, 2024, entitled "CD-1 Rezoning: 701 Kingsway", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Referral Report dated September 24, 2024, entitled "CD-1 Rezoning: 701 Kingsway";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT A to D above be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (ii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 10332)  
(Councillors Bligh, Fry and Kirby-Yung absent for the vote)

## 2. CD-1 Rezoning: 2156-2174 West 14th Avenue

At the Public Hearing on November 12 and 14, 2024, Council closed the speakers list and receipt of public comments and referred questions to staff, debate and decision to the Council meeting on November 26, 2024, as Unfinished Business.

Prior to beginning the item, Councillor Dominato advised she had reviewed the proceedings of the Public Hearing she missed and would therefore be participating in questions to staff, discussion, debate and decision.

Council also had before it a memorandum from the General Manager, Planning, Urban Design and Sustainability dated November 8, 2024, entitled “CD-1 Rezoning: 2156-2174 West 14th Avenue – Amendment to Draft CD-1 By-law”, which noted that after referral, staff determined that a correction was required to the draft by-law to increase the stated building height for the proposed rooftop amenity space and mechanical appurtenances from 58 m to 62 m, due to an error in the original calculation of the building height. The proposed change is as follows (with bold to replace strikethroughs and identify new provisions):

- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portion of the building with permitted common rooftop amenity space or mechanical appurtenances must not exceed ~~58 m~~ **62 m**.

Staff concluded that the change in the above-noted heights does not alter the proposed form of development shown in Appendix D of the Referral Report dated September 24, 2024, entitled “CD-1 Rezoning: 2156-2174 West 14th Avenue” and no changes are required to the conditions of approval as noted in Appendix B of the same referral report.

Staff recommend that Council approve the Recommendation for Public Hearing subject to this yellow memorandum.

Staff from Planning, Urban Design and Sustainability responded to questions.

MOVED by Councillor Klassen  
SECONDED by Councillor Meiszner

- A. THAT the application by HAVN Developments Ltd. on behalf of:
- David Milan Jakovac, the registered owner of 2156 West 14th Avenue [PID 013-886-584; Lot 5 Block 444 District Lot 526 Plan 2300],
  - Donald McLeod Anderson and Barbel Lieselotte Henning, the registered owners of 2166 and 2168 West 14th Avenue [PID 013-886-568; Lot 4 Block 444 District Lot 526 Plan 2300],
  - Mei Zhen Li, the registered owner of 2172 and 2174 West 14th Avenue [PID 013-886-550; Lot 3 Block 444 District Lot 526 Plan 2300],

to rezone the lands from RT-7 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.6 to 5.8 and the building height from 7.7 m (25 ft.) to 56 m (184 ft.) with additional height for the rooftop amenity to permit a 17-storey mixed-use building containing 170 rental units, of which 20% of the residential floor area will be secured as below-market rental units, and ground-floor commercial, generally as presented in the Referral Report dated September 24, 2024, entitled "CD-1 Rezoning: 2156-2174 West 14th Avenue", be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle; and also include the following correction:

- 7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portion of the building with permitted common rooftop amenity space or mechanical appurtenances must not exceed ~~58 m~~ **62 m**.

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell Mackey Partnership, received October 13, 2023, with revisions received January 12, 2024, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated September 24, 2024, entitled "CD-1 Rezoning: 2156-2174 West 14th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated September 24, 2024, entitled "CD-1 Rezoning: 2156-2174 West 14th Avenue", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated September 24, 2024, entitled "CD-1 Rezoning: 2156-2174 West 14th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT A to D above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 10333)  
(Councillor Carr abstained from the vote)  
(Councillors Bligh, Fry and Kirby-Yung absent for the vote)

### **3. CD-1 Rezoning: 2175 West 7th Avenue**

At the Public Hearing on November 12 and 14, 2024, Council closed the speakers list and receipt of public comments and referred questions to staff, debate and decision to the Council meeting on November 26, 2024, as Unfinished Business.

Staff from Planning, Urban Design and Sustainability responded to questions.

MOVED by Councillor Meiszner  
SECONDED by Councillor Zhou

- A. THAT the application by Gracorp Properties LP on behalf of Kitsilano West Development Holdings Ltd. the registered owner of the lands located at 2175 West 7th Avenue [*Lots 17 to 19, Block 284 District Lot 526 Plan 590; PIDs 004-618-998, 004-619-013 and 004-619-030 respectively*], to rezone the lands from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.45 to 6.5 and the building height from 10.7 m (35 ft.) to 61.3 m (201 ft.) to permit a 20-storey residential building, containing 182 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, generally as presented in the Referral Report dated September 24, 2024, entitled "CD-1 Rezoning: 2175 West 7th Avenue", be approved in principle;



FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects Inc., received October 30, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated September 24, 2024, entitled "CD-1 Rezoning: 2175 West 7th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 10334)  
(Councillors Bligh, Dominato, Fry and Kirby-Yung absent for the vote)

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## **VARY AGENDA**

*MOVED by Councillor Klassen  
SECONDED by Councillor Zhou*

*THAT Council vary the agenda, in order to deal with Reports 2 and 3, prior to Report 1.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY  
(Councillor Dominato absent for the vote)*

*For ease of reference, the minutes are recorded in numerical order.*

\* \* \* \* \*

## **COMMUNICATIONS**

### **1. Change to Council Meeting Schedule**

THAT Council expand the purpose of the Special Council meeting on December 3, 2024, starting at 9:30 am, to include a report recommending adjustments to the 2024 budget including benefit rate increases as well as other costs for the Vancouver Police Department (VPD) and Vancouver Fire and Rescue Services (VFRS).

ADOPTED ON CONSENT (Vote No. 10336)

## **REPORTS**

### **1. Allowing Gas Heating and Hot Water in New Construction November 12, 2024**

\* \* \* \* \*

*At the beginning of the item, it was*

*MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Montague*

*THAT Council refer speakers not heard by 4:30 pm today, along with debate and decision, on Report 1, entitled "Allowing Gas Heating and Hot Water in New Construction", to the Standing Committee on Policy and Strategic Priorities meeting on November 27, 2024.*

*CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)*

\* \* \* \* \*

Staff from Planning, Urban Design and Sustainability provided a presentation and responded to questions.

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor Dominato*

*SECONDED by Councillor Klassen*

*THAT, as per section 5.4(e) of the Procedure By-law, Council be permitted to ask a second round of questions to staff.*

*CARRIED UNANIMOUSLY*

*(Councillor Bligh absent for the vote)*

\* \* \* \* \*

*At 11:58 am, it was*

*MOVED by Councillor Fry*

*SECONDED by Councillor Carr*

*THAT Council postpone the In Camera meeting scheduled from 1 pm to 3 pm today, until tomorrow, November 27, 2024, at 1 pm.*

*not put*

*At 12 pm, during discussion on the motion above, Council recessed as per section 2.8(a) of the Procedure By-law, and therefore the motion above was not put.*

\* \* \* \* \*

*Council recessed at 12 pm and reconvened at 3:06 pm.*

\* \* \* \* \*

During questions to staff, Councillor Montague rose on a point of order, under section 6.1(b) of the *Procedure By-law*, noting Councillors Carr and Fry had signs at their seats, and that the signs were intimidating to speakers, and asked for a ruling from the Chair.

Following a brief recess, the Mayor noted he agreed with Councillor Montague, and Councillors Carr and Fry removed the signs.

\* \* \* \* \*

Council heard from three speakers, two who spoke in support of the report recommendations and one who spoke in opposition.

At 4:30 pm, Council stopped considering the item, as per the motion at the beginning of the item. The remaining speakers, debate and decision were referred to the Standing Committee on Policy and Strategic Priorities meeting on November 27, 2024, at 9:30 am.

**2. Report Back on Parking Meter Fees in Chinatown and Amendments to the Street and Traffic By-law and the Parking Meter By-law  
October 8, 2024**

Staff from Engineering Services and Planning, Urban Design and Sustainability responded to questions.

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

- A. THAT Council approve, in principle, amendments to the Parking Meter By-law, generally in accordance with Appendix A of the Report dated October 8, 2024, entitled “Report Back on Parking Meter Fees in Chinatown and Amendments to the Street and Traffic By-law and the Parking Meter By-law”, that will result in changes including:
  - i. on-street parking meter fees being averaged for each defined geographic sector based on the curbside occupancy rate in that sector, with the changes estimated to be revenue neutral;
  - ii. the lowest on-street parking meter fees being raised from \$1 per hour to \$1.50 per hour, with the estimated incremental annual revenue of \$5.75 million to be incorporated into 2026 revenue projections;
  - iii. on-street pay parking ending at 6 pm in areas with low parking occupancy, with the estimated annual revenue loss of \$250,000 managed within the City’s 2026 operating budget; and
  - iv. vehicles using on-street electric vehicle charging stations being charged based on energy used rather than time.
- B. THAT Council approve, in principle, amendments to the Street and Traffic By-law as detailed in the Report dated October 8, 2024, entitled “Report Back on Parking Meter Fees in Chinatown and Amendments to the Street and Traffic By-law and the Parking Meter By-law”, and generally in accordance with Appendix B of the same report.
- C. THAT Council instruct the Director of Legal Services to prepare and bring forward for enactment amendments to the Parking Meter By-law and Street and Traffic By-law as generally outlined in Appendices A and B of the Report dated

October 8, 2024, entitled "Report Back on Parking Meter Fees in Chinatown and Amendments to the Street and Traffic By-law and the Parking Meter By-law".

CARRIED UNANIMOUSLY (Vote No. 10335)

**3. Report Back to Council with Information Relating to the Implementation of Body Worn Cameras for the Vancouver Police Department  
November 12, 2024**

Staff from the Vancouver Police Department provided a presentation and responded to questions.

**4. Mountain View Cemetery - 2025 Fee Increases and Adjustments  
October 23, 2024**

- A. THAT Council approve, in principle, the amendments to the Mountain View Cemetery By-law to increase fees by an average of 6% as set out in Appendix A of the Report dated October 23, 2024, entitled "Mountain View Cemetery - 2025 Fee Increases and Adjustments".
- B. THAT the Director of Legal Services be instructed to bring forward for enactment the necessary amendments to the Mountain View Cemetery By-law to be effective January 1, 2025.

ADOPTED ON CONSENT (Vote No. 10337)

**5. Business Improvement Areas (BIA) Renewals and Expansion 2025  
October 29, 2024**

Cambie Village BIA Renewal:

- A1. THAT Council confirm the Cambie Village Business Association as the sponsor for the Cambie Village BIA.
- A2. THAT Council approve the commencement of a Council Initiative to renew the Cambie Village BIA, for a further term (5 years) commencing April 1, 2025;  
  
FURTHER THAT Council forward the application of the Cambie Village Business Association to a hearing of the Court of Revision.
- A3. THAT the City notify property owners and tenants within the area (outlined in Appendix A1 of the Report dated October 29, 2024, entitled "Business Improvement Areas (BIA) Renewals and Expansion 2025") of the proposed BIA renewal and levy.

- A4. THAT Council approve a 5-year (2025-2030) funding-ceiling of \$4,578,825 for the Cambie Village BIA, subject to Council approval of the renewal.

Collingwood BIA Renewal and Expansion:

- B1. THAT Council confirm the Collingwood Business Improvement Society as the sponsor for the Collingwood BIA.
- B2. THAT Council approve the commencement of a Council Initiative to renew and expand the Collingwood BIA, for a further term (7 years) commencing April 1, 2025;
- FURTHER THAT Council forward the application of the Collingwood Business Improvement Society to a hearing of the Court of Revision.
- B3. THAT the City notify property owners and tenants within both the proposed renewal area and proposed expansion area separately (outlined in Appendix B1 of the Report dated October 29, 2024, entitled "Business Improvement Areas (BIA) Renewals and Expansion 2025") of the proposed renewal levy, and the proposed combined renewal and expansion levy.
- B4. THAT Council approve a 7-year (2025-2032) funding-ceiling of \$2,184,459 for the Collingwood BIA, subject to Council approval of both the proposed renewal and the proposed expansion.
- B5. THAT Council approve a 7-year (2025-2032) funding-ceiling of \$1,792,226 for the Collingwood BIA, subject to Council approval of the proposed renewal but not the proposed expansion.

Hastings North BIA Renewal:

- C1. THAT Council confirm the Hastings North Business Improvement Association as the sponsor for the Hastings North BIA.
- C2. THAT Council approve the commencement of a Council Initiative to renew the Hastings North BIA, for a further term (7 years) commencing April 1, 2025;
- FURTHER THAT Council forward the application of Hastings North Business Improvement Association to a hearing of the Court of Revision.
- C3. THAT the City notify property owners and tenants within the area (outlined in Appendix C1 of the Report dated October 29, 2024, entitled "Business Improvement Areas (BIA) Renewals and Expansion 2025") of the proposed BIA renewal and levy.

- C4. THAT Council approve a 7-year (2025-2032) funding-ceiling of \$6,450,000 for the Hastings North BIA, subject to Council approval of the renewal.

ADOPTED ON CONSENT (Vote No. 10338)

**6. Vancouver Civic Theatres Rental Rates 2025-2026  
October 25, 2024**

- A. THAT Council approve the recommended rental rates and fee increases for commercial licensees, which are outlined in the Vancouver Civic Theatres Summary of Commercial Rental Rates that is attached as Appendix A to the Report dated October 25, 2024, entitled "Vancouver Civic Theatres Rental Rates 2025-2026".
- B. THAT Council approve the recommended rental rates and fee increases for not-for-profit organizations and Theatre Rental Grant (TRG) recipients, which are outlined in the Vancouver Civic Theatres Summary of Non-Profit and Grant Rental Rates that is attached as Appendix B to the Report dated October 25, 2024, entitled "Vancouver Civic Theatres Rental Rates 2025-2026".

ADOPTED ON CONSENT (Vote No. 10339)

**7. Applications to Government of British Columbia Funding Programs  
November 12, 2024**

- A. THAT Council approve a funding application in the amount \$4,300,000 submitted to the Union of British Columbia Municipalities' Disaster Risk Reduction-Climate Adaptation program, for three projects that would reduce risks from future disasters due to natural hazards and the effects of climate change.
- B. THAT Council approve a funding application in the amount of \$500,000 submitted to the Government of British Columbia's Active Transportation Infrastructure Grants Program for Kent Avenue Greenway Upgrades, including new protected bike lanes and improvements to an existing shared path to provide separated bicycle and pedestrian pathways.
- C. THAT subject to the successful application, described in A and B above, Council approve the related adjustments to the 2023-2026 Capital Plan and existing multi-year capital project budgets as described in the Report dated November 12, 2024, entitled "Applications to Government of British Columbia Funding Programs".

ADOPTED ON CONSENT (Vote No. 10340)

**8. Mayor's Budget Task Force Implementation Oversight Committee  
Recommendations Transmittal Report  
November 15, 2024**

THAT Council approve the recommendations from the November 15, 2024 Mayor's Budget Task Force Implementation Oversight Committee meeting as follows:

THAT meetings of the Mayor's Budget Task Force Implementation Oversight Committee be held on the following dates and times:

January 28, 2025, 1:00 – 2:00 pm  
March 13, 2025, 1:00 – 2:00 pm  
May 20, 2025, 1:00 – 2:00 pm  
July 15, 2025, 1:00 – 2:00 pm  
October 14, 2025, 1:00 – 2:00 pm

ADOPTED ON CONSENT (Vote No. 10341)

**9. Nomination Subcommittee Recommendations Transmittal Report  
November 15, 2024**

THAT Council approve the recommendations from the November 15, 2024, Nomination Subcommittee meeting as follows:

THAT meetings of the Nomination Subcommittee be held on the following dates and times:

- February 11, 2025, 1:00 – 3:00 pm
- April 8, 2025, 1:00 – 3:00 pm
- June 10, 2025, 1:00 – 3:00 pm
- September 9, 2025, 1:00 – 3:00 pm
- November 7, 2025, 9:30 am – 12:00 pm

FURTHER THAT Nomination Subcommittee meeting dates may be cancelled at the discretion of the Manager, Civic Agencies, in consultation with the Chair.

ADOPTED ON CONSENT (Vote No. 10342)

**BY-LAWS**

Councillor Kirby-Yung advised she had reviewed the proceedings related to By-law 13 and was therefore eligible to vote.

MOVED by Councillor Klassen  
SECONDED by Councillor Dominato

THAT Council, except for those members ineligible to vote as noted below, enact the



by-laws listed on the agenda for this meeting as numbers 1 to 5 inclusive, and 10 to 17 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

(Councillor Bligh absent for the vote)

1. A By-law to amend the Mayor and Councillor Expenses By-law No. 11529 regarding miscellaneous amendments (By-law No. 14177)
2. A By-law to amend Vehicles for Hire By-law No. 6066 regarding increased towing rates and fees and electronic Tow-away Notices (By-law No. 14178)
3. A By-law to amend Impounding By-law No. 13709 regarding increased towing rates and fees (By-law No. 14179)
4. A By-law to amend Licence By-law No. 4450 regarding electronic Tow-away Notices (By-law No. 14180)
5. A By-law to amend the Ticket Offences By-law No. 9360 regarding continuous flame butane lighters (By-law No. 14181)
6. A By-law to amend CD-1 (52A) By-law No. 4393 (657-707 West 37th Avenue) - WITHDRAWN
7. A By-law to amend CD-1 (80) By-law No. 4665 (4949-4951 Heather Street) - WITHDRAWN
8. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (4949-5255 Heather Street and 657 West 37th Avenue (South) - WITHDRAWN
9. A By-law to Repeal CD-1 (52A) By-law No. 4393 (657-707 West 37th Avenue) - WITHDRAWN
10. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1805 Victoria Drive) (By-law No. 14182)  
(Mayor Sim ineligible to vote)
11. A By-law to amend Sign By-law No.11879 (1961–1995 East Broadway and 2645 Semlin Drive) (By-law No. 14183)
12. A By-law to amend Noise Control By-law No. 6555 (1961–1995 East Broadway and 2645 Semlin Drive) (By-law No. 14184)
13. A By-law to amend Sign By-law No.11879 (1040-1080 Barclay Street) (By-law No. 14185)  
(Mayor Sim ineligible to vote)
14. A By-law to amend Noise Control By-law No. 6555 (1040-1080 Barclay Street) (By-law No. 14186)

15. A By-law to amend Sign By-law No.11879 (357-475 West 41st Avenue) (By-law No. 14187)  
 (Mayor Sim ineligible to vote)
16. A By-law to amend Noise Control By-law No. 6555 (357-475 West 41st Avenue) (By-law No. 14188)
17. A By-law to enact a Housing Agreement for 5080 Earles Street (By-law No. 14189)

### ADMINISTRATIVE MOTIONS

#### 1. Consequential Amendments to Various City Policies and Guidelines as a Result of the Zoning and Development By-law Amendments

MOVED by Councillor Kirby-Yung  
 SECONDED by Councillor Meiszner

WHEREAS on October 22, 2024, Council approved, in principle, amendments to the Zoning and Development By-law to clarify types of seniors housing and care as presented in Appendix A of the Referral Report dated September 10, 2024, entitled “Seniors Housing Strategy - Related Amendments to By-laws and Land-use Documents”;

WHEREAS at the time of the enactment of the Zoning and Development By-law amendments, the General Manager of Planning, Urban Design and Sustainability was instructed to bring forward for approval by Council consequential amendments to the documents as identified in Table 1 and Table 2 below and generally as set out in Appendix C of the Referral Report dated September 10, 2024, entitled “Seniors Housing Strategy - Related Amendments to By-laws and Land-use Documents”;

AND WHEREAS the Zoning and Development By-law Amendments were enacted by Council on November 12, 2024.

THEREFORE BE IT RESOLVED THAT the below consequential amendments to various City policies and guidelines as a result of the Zoning and Development By-law amendments are hereby adopted, and are to come into effect on November 26, 2024.

**Table 1: Amendments to Policies**

Section	Page Number	Proposed Amendment is shown in red if the amendment is an addition and is shown in red with a strikethrough if the amendment is a deletion.
<b>Seniors Housing Rezoning Policy</b>		
Section 2 Intent	Pages 3 and 4	For this policy seniors housing refers to the following uses, which are defined within the Zoning & Development By-law and which are intended for older adults: <ul style="list-style-type: none"> <li>• <b>Community Care <i>or Assisted Living Facility - Class B</i></b></li> </ul>

		<p>The use of premises operated as a <i>licensed</i> community care facility <i>or registered assisted living facility in compliance with by a licensee under</i> the Community Care and Assisted Living Act (British Columbia) to provide residential care to 7 or more persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.</p> <ul style="list-style-type: none"> <li>• <b>Seniors Supportive or <i>Independent Living Assisted</i> Housing</b>                  The use of a building for residential units designed to accommodate seniors as they age including separate common areas for dining and socializing, and the provision of meals, housekeeping and personal care <i>but does not include a community care or assisted living facility or group residence.</i></li> </ul> <p>To encourage and enable more affordable types of seniors housing, additional heights and densities will be considered to create new seniors social housing, seniors supportive or <i>independent living assisted</i>-housing, and community care <i>or assisted living</i> facilities that are 100% owned by a non-profit corporation, or by or on behalf of the City, the Province of British Columbia, or Canada. Additional heights and densities will also be considered for privately-owned seniors housing that contribute significant public benefits.</p>
<p>Section 3                  Eligible                  Seniors                  Housing Types</p>	<p>Page 5</p>	<p>Projects must demonstrate that 100% of the residential or institutional floor space is one of, or a combination of, the following uses as defined by the Zoning and Development By-law:</p> <ul style="list-style-type: none"> <li>• Community Care <i>or Assisted Living</i> Facility - Class B</li> <li>• Seniors Supportive or <i>Independent Living Assisted</i>-Housing</li> </ul> <p>Seniors Supportive or <i>Independent Living Assisted</i>-Housing and Seniors Social Housing should be restricted to residents aged 55 years of age or older, whereas a Community Care <i>or Assisted Living</i> Facility should be intended for use by older adults but may also serve a broader age range with care needs.</p>
<p>Section 4                  Location and                  Form of                  Development</p>	<p>Pages 5                  and 6</p>	<p>Seniors social housing and 100% government or non-profit owned community care <i>or assisted living</i> facilities may be considered for additional heights and densities above those outlined in Table 1, as described in Section 4.1. Privately-owned seniors housing types that contribute significant additional public benefits may also be considered for additional heights and densities above those outlined in Table 1. It should also be noted that a six storey Community Care Facility may be taller in height</p>

		<p>than a typical six storey Seniors Supportive or <i>Independent Living Assisted</i> Housing, <i>Assisted Living</i>, or Seniors Social Housing building due to additional mechanical and electrical systems to meet operational needs.</p> <p>Table 1: Location and Form of Development Seniors Supportive or <i>Independent Living Assisted</i> Housing or <i>Assisted Living Facility</i></p>
Section 4.1 Additional Height and Density Considerations beyond Table 1	Page 7	Qualifying projects for additional height and density may be mixed-use (e.g., include a commercial component), but all of the residential units proposed in the development must be rental in tenure or fall within the definition of a community care <i>or assisted living</i> facility.
Section 4.2 Rezoning Eligible Areas	Page 8	Any site outside of the area identified in Map A that has an existing Community Care <i>or Assisted Living</i> Facility – Class B, Seniors Supportive or <i>Independent Living Assisted</i> Housing, or Social Housing apartment building. These sites would be considered for the same heights and densities as allowable in the yellow area of Map A.
Section 4.4 Design Guidelines	Page 8	(b) Seniors Housing, Community Care Facility and Group Residence Guidelines: Part B Seniors Supportive or <i>Independent Living</i> Housing and Assisted Living.
Section 7.1 Security of Tenure and Operational Requirements	Page 9	For Seniors Supportive or <i>Independent Living Assisted</i> Housing, a Housing Agreement or other legal mechanism to restrict occupancy to those aged 55 years of age or older and to secure the units as rental housing (e.g. no stratification and no separate sales covenants), if the project is rental tenure.
<b>Resident Relocation Policy for Community Care and Assisted Living Residences</b>		
Section 3.1 Policy Coverage	Page 5	This Policy applies to existing community care and assisted living residences, as defined under the Zoning and Development By-law under Community Care <i>or Assisted Living</i> Facility.
<b>Community Amenity Contributions Policy for Rezoning</b>		
Appendix	Pages 13 and 14	<p>Rezoning applications for 100% institutional developments (i.e. hospitals, community care <i>or assisted living</i> facilities, and post-secondary schools)</p> <p>Key Map Notes:</p> <ol style="list-style-type: none"> <li>a. Applies to 100% institutional developments (i.e. hospitals, community care <i>or assisted living</i> facilities, and post-secondary schools).</li> </ol>

<b>Broadway Area West of Vine Street (Interim rezoning policy on consideration of rezoning applications and heritage revitalization agreements for the Broadway Area west of Vine)</b>		
Policy 2	Page 1	Rezoning applications will be considered for projects involving social and supportive housing, community care <i>or assisted living</i> facilities or group residences, secured market rental housing, secured below market rental housing, and affordable student housing associated with educational institutions.
<b>Rupert and Renfrew Interim Rezoning Policy</b>		
Policies	Page 4	On parcels where residential uses can be permitted under the City of Vancouver's Regional Context Statement Official Development Plan:  a. Applications for projects involving 100% social and supportive housing, or community care <i>or assisted living</i> facilities or group residences may be considered;

**Table 2: Amendments to Guidelines**

Section	Page Number	Proposed Amendment
<b>Seniors Housing, Community Care Facility and Group Residence Guidelines</b>		
Section 2 Intent	Page 3	<p>These guidelines are to be used in conjunction with a district schedule of the Zoning and Development By-law or with an official development plan by-law for conditional approval of the following uses:</p> <ul style="list-style-type: none"> <li>• Community Care <i>or Assisted Living</i> Facility - Class B</li> <li>• Seniors Supportive or <i>Independent Living Assisted</i> Housing</li> <li>• Group Residence</li> </ul> <p>Part B: Seniors Supportive or <i>Assisted Independent Living</i> Housing and Assisted Living Guidelines applies to a building or portion of the building used as seniors supportive or <i>independent living assisted</i> housing, or as assisted living, whether registered or unregistered under the CCALA.</p> <p>In buildings with both community care (i.e., long-term care) and seniors supportive or independent <i>living</i> housing or assisted living uses, the relevant guidelines should be used for each portion of the building dedicated to that use.</p>

Section 4	Pages 9 to 16	Replace all instances of “independent housing” with “independent <i>living</i> housing”.
<b>RM-1 and RM-1N Guidelines</b>		
Section 3 Uses	Page 15	(d) Seniors Supportive or <i>Independent Living Assisted</i> Housing may be considered on any site, subject to all the regulations and guidelines that would apply to other dwelling uses on the site.
Section 4.7 Floor Space Ratio	Page 19	(c) For Seniors Supportive or <i>Independent Living Assisted</i> Housing, on sites that would qualify in size and frontage for multiple dwelling development, the maximum FSR to be considered should be as in (a)(i) above, and for other sites, as in (a)(ii) above.
<b>RT-10 and RT-10N Small House/Duplex Guidelines</b>		
Section 3 Uses	Page 13	(e) Seniors Supportive or <i>Independent Living Assisted</i> Housing may be considered on any site, subject to all the regulations and guidelines that would apply to other dwelling uses on the site.
Section 4.6 Floor Space Ratio	Page 18	(c) For Seniors Supportive or <i>Independent Living Assisted</i> Housing, on sites that would qualify in size and frontage for SH/D development, the maximum FSR to be considered should be as in (a)(i) above, and for other sites, as in (a)(ii) above.
<b>RT-11 and RT-11N Guidelines</b>		
Section 4.6 Floor Space Ratio	Page 12	(d) For Seniors Supportive or <i>Independent Living Assisted</i> Housing, the maximum FSR to be considered should be the same as other dwelling uses. While the guidelines in this document do not specifically address this use, they should be used as a guide for these buildings especially in regard to neighbourliness and compatibility with their immediate surroundings.
<b>Arbutus C-7 and C-8 Guidelines</b>		
Appendix A Residential Compatibility Table	Page 20	DWELLING Community Care <i>or Assisted Living</i> Facility – Class A* Community Care <i>or Assisted Living</i> Facility – Class B

CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)

## 2. Adoption of Heather Lands Design Guidelines

This item was WITHDRAWN at the request of staff.

## NOTICE OF COUNCIL MEMBER'S MOTIONS

### 1. **The East Van Cross: Making Vancouver's Iconic Landmark More Vibrant and Accessible**

Councillor Klassen submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of December 11, 2024, as a Council Members' Motion.

### 2. **Partnering on a Carbon Offset Project to Fund Energy Retrofits of Non-Profit Housing**

Councillor Carr submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of December 11, 2024, as a Council Members' Motion.

### 3. **Support for Japanese Canadian Interpretive Centre at Hastings Park**

Councillor Fry submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of December 11, 2024, as a Council Members' Motion.

### 4. **Preserving of the City's Purchasing Power Through Diversification of Financial Reserves – Becoming a Bitcoin Friendly City**

Mayor Sim submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of December 11, 2024, as a Council Members' Motion.

## NEW BUSINESS

### 1. **Requests for Leaves of Absence**

MOVED by Councillor Klassen  
SECONDED by Councillor Montague

THAT Councillor Zhou be granted a Leave of Absence for civic business from meetings on December 11, 2024, from 5:30 pm to 8:30 pm;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for personal reasons from meetings on January 9 to 13, 2024, all day;

FURTHER THAT Councillor Montague be granted a Leave of Absence for personal reasons from meetings on April 17, 2025, from 3 pm onwards, May 1, 2025, from 3 pm onwards, and May 15, 2025, from 3 pm onwards;

FURTHER THAT Councillor Zhou be granted a Leave of Absence for civic business from meetings on November 28, 2024, from 4:30 pm onwards;

AND FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on January 28, 29 and 30, 2024, February 11, 12, and 13, 2024 and March 10, 11, 12 and 13, 2024, all day.

CARRIED UNANIMOUSLY

## **2. Requests for Leaves of Absence – Councillors Dominato, Bligh and Klassen**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on December 4 and 5, 2024, from 3 pm onwards;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on December 3 to 5, 2024, all day;

AND FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on December 4, 2024, from 2 pm onwards, and December 5, 2024, from 4 pm onwards.

CARRIED UNANIMOUSLY

## **ENQUIRIES AND OTHER MATTERS**

### **1. Leaf Removal From City Streets**

Councillor Fry enquired about the status of the City's work in removing leaves from City streets. The City Manager advised the work is on schedule and agreed to provide an update.

## **ADJOURNMENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:45 pm.

\* \* \* \* \*