



## NOTICE OF MEETING

### COUNCIL MEETING

#### AGENDA

DATE: Tuesday, December 10, 2024

TIME: 9:30 am

PLACE: In Person:  
Council Chamber  
Third Floor, City Hall, 453 West 12th Avenue

Electronic Means:  
Watch live at <http://vancouver.ca/council-video>.

#### PLEASE NOTE:

- *This meeting is to be convened in person and via electronic means as authorized by Part 14 of the Procedure By-law.*
- *Send your comments to Council at: <http://vancouver.ca/contact-council>.*
- *Request to speak to Council about an agenda item, via phone or in person, at <http://vancouver.ca/speak-to-council>; requests to speak must be received prior to 5 pm the day before the meeting.*
- *Get live updates on the meeting at <http://vancouver.ca/speaker-wait-times>.*
- *Ask a question about this agenda: email [speaker.request@vancouver.ca](mailto:speaker.request@vancouver.ca) or call 604.829.4323.*

#### ROLL CALL

#### IN CAMERA MEETING

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;
- (d) the security of the property of the city;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

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

### **ADOPTION OF MINUTES**

1. Mayor's Budget Task Force Implementation Oversight Committee – November 15, 2024
2. Council – November 26, 2024
3. Public Hearing – November 26, 2024
4. Council (Policy and Strategic Priorities) – November 27, 2024
5. Special Council (2025 Budget) – December 3, 2024

### **MATTERS ADOPTED ON CONSENT**

#### **COMMUNICATIONS**

1. Change to Council Meeting Schedule
2. Correction of Administrative Error – June 20, 2024, Auditor General Committee Meeting

#### **REPORTS**

1. 2025 Capital and Operating Budget

At the Special Council meeting on December 3, 2024, Council received a presentation and heard from speakers on the 2025 Capital and Operating Budget.

The following previously distributed documents refer:

- a) 2025 Engineering Fees
- b) 2025 Annual Review of Water Rates and Water Works By-law Amendments
- c) 2025 Annual Review of Sewer Rates – Sewer and Watercourse By-law
- d) 2025 Solid Waste Utility Fees and By-law Changes
- e) 2025 False Creek Neighbourhood Energy Utility Customer Rates
- f) 2025 Draft Operating and Capital Budget

2. 2025 Land Assessment Averaging: Notice to BC Assessment Authority
3. Selection of and Terms for Social Housing Operator at 5718 Choy Yuen Crescent
4. 2511 Carolina Street - Closure of Portions of Street to Accommodate Heritage Building Encroachments
5. Community Housing Incentive Program Grant – Three-Point Housing Society  
*Recommendation A requires 8 affirmative votes of all Council members under section 206 (1) of the Vancouver Charter*

### **REFERRAL REPORTS**

1. Rezoning: 2520-2544 West 16th Avenue and 3223 Larch Street
2. CD-1 Rezoning: 1245-1265 West 10th Avenue
3. Rezoning: 626 West 32nd Avenue
4. Rezoning: 5889-5925 Dunbar Street
5. Miscellaneous Amendments Concerning Various CD-1 By-laws and Schedule E of the Zoning and Development By-law
6. CD-1 Rezoning: 1190 West 10th Avenue
7. CD-1 Rezoning: 1434-1456 West 8th Avenue

### **BY-LAWS**

1. A By-law to amend the Zoning and Development By-law No. 3575 regarding delegation of authority to grant the approval of the form of development  
*(Councillors Bligh, Boyle, Dominato and Mayor Sim will need to review the proceedings to be eligible to vote)*
2. A By-law to amend Zoning and Development Fee By-law No. 5585 regarding fees for 2025 and miscellaneous amendments
3. A By-law to amend Miscellaneous Fees By-law No. 5664 regarding fees for 2025 and a miscellaneous amendment
4. A By-law to amend Electrical By-law No. 5563 regarding fees for 2025
5. A By-law to amend Building By-law No. 12511 regarding fees for 2025
6. A By-law to amend Gas Fitting By-law No. 3507 regarding fees for 2025
7. A By-law to amend Noise Control By-law No. 6555 regarding fees for 2025

8. A By-law to amend Secondary Suite Inspection Fee By-law No. 6553 regarding fees for 2025
9. A By-law to amend Protection of Trees By-law No. 9958 regarding fees for 2025
10. A By-law to amend the Green Demolition By-law No. 11023 regarding fees for 2025
11. A By-law to amend Sign Fee By-law No. 11880 regarding fees for 2025
12. A By-law to amend Subdivision By-law No. 5208 regarding fees for 2025
13. A By-law to amend Energy Utility System By-law No. 9552 regarding 2025 fees and other miscellaneous amendments  
*(Subject to the approval of Report 1e)*
14. A By-law to amend Water Works By-law No. 4848 regarding 2025 water rates and fees and miscellaneous amendments  
*(Subject to the approval of Report 1b)*
15. A By-law to amend Sewer and Watercourse By-law No. 8093 regarding 2025 fee increases and other miscellaneous amendments  
*(Subject to the approval of Report 1c)*
16. A By-law to amend Solid Waste By-law No. 8417 regarding 2025 fee increases and miscellaneous amendments  
*(Subject to the approval of Report 1d)*
17. A By-law to amend Mountain View Cemetery By-law No. 8719 regarding 2025 Mountain View Cemetery fees and charges
18. A By-law to amend Street and Traffic By-law No. 2849 regarding 2025 fee increases and miscellaneous amendments  
*(Subject to the approval of Report 1a)*
19. A By-law to amend Granville Mall By-law No. 9978 regarding 2025 fee increases  
*(Subject to the approval of Report 1a)*
20. A By-law to amend Encroachment By-law No. 4243 regarding 2025 fee increases and miscellaneous amendments  
*(Subject to the approval of Report 1a)*
21. A By-law to amend Street Vending By-law No. 10868 regarding 2025 fee increases  
*(Subject to the approval of Report 1a)*
22. A By-law to amend Street Distribution of Publications By-law No. 9350 regarding 2025 fee increases  
*(Subject to the approval of Report 1a)*
23. A By-law to amend the Street Utilities By-law No. 10361 regarding 2025 fee increases  
*(Subject to the approval of Report 1a)*

24. A By-law to amend the Latecomer Charge Interest Rate By-law No. 13152 regarding annual interest rate  
*(Subject to the approval of Report 1a)*
25. A By-law to amend the Vancouver Development Cost Levy By-law No. 9755 regarding a miscellaneous amendment
26. A By-law to amend the Vancouver Utilities Development Cost Levy By-law No. 12183 regarding a miscellaneous amendment
27. A By-law to amend Parking Meter By-law No. 2952 regarding miscellaneous amendments
28. By-law to amend Street and Traffic By-law No. 2849 regarding miscellaneous amendments
29. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (5-15 West 2nd Avenue and 1751 Ontario Street)  
*(Councillors Bligh, Boyle, Klassen, Meiszner, Montague, Zhou and Mayor Sim will need to review the proceedings to be eligible to vote)*
30. A By-law to amend Southeast False Creek Official Development Plan By-law No. 9073 regarding maximum permitted floor area (5-15 West 2nd Avenue and 1751 Ontario Street)  
*Subject to the approval of by-law 29*
31. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from R1-1 to RR-2B (3529-3589 Arbutus Street & 2106 West 19th Avenue)  
*(Councillors Fry, Kirby-Yung, Meiszner and Mayor Sim will need to review the proceedings to be eligible to vote)*
32. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (906-982 West 18th Avenue and 907-969 West 19th Avenue)  
*(Councillors Bligh, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim will need to review the proceedings to be eligible to vote)*
33. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1515 West 49th Avenue)  
*(Councillors Klassen, Meiszner, Montague, Zhou and Mayor Sim will need to review the proceedings to be eligible to vote)*
34. A By-law to enact a Housing Agreement for 2010 Harrison Drive
35. A By-law to enact a Housing Agreement for 625 Pacific Street, 777 Pacific Street and 1390 Granville Street (Sub-Area B)
36. A By-law to enact a Housing Agreement for 625 Pacific Street, 777 Pacific Street and 1390 Granville Street (Sub-Area C)

37. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 12631 (2133 Nanton Avenue and 4189 Yew Street)
38. A By-law to enact a Housing Agreement for 5350 – 5430 Heather Street
39. A By-law to enact a Housing Agreement for 1785 Haro Street
40. A By-law to amend Subdivision By-law No. 5208 (1749-1769 East 33rd Avenue)
41. A By-law to amend Subdivision By-law No. 5208 (1522 West 45th Avenue and 6137 Granville Street)
42. A By-law to amend Subdivision By-law No. 5208 (6065-6075 Collingwood Place)
43. A By-law to amend Subdivision By-law No. 5208 (357-475 West 41st Avenue)
44. A By-law to provide for a declaration regarding tax relief from development potential for 2025

#### **ADMINISTRATIVE MOTIONS**

1. Resolution - 2511 Carolina Street – Closure of Portions of Street for Heritage Encroachments  
*Subject to the approval of Report 4*
2. Approval of Form of Development - 377 Semlin Drive
3. Approval of Form of Development - 2055 East Broadway
4. Approval of Form of Development – 1755 Ontario Street

#### **NOTICE OF COUNCIL MEMBER’S MOTIONS**

#### **NEW BUSINESS**

#### **ENQUIRIES AND OTHER MATTERS**

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