



## COUNCIL MEETING MINUTES

DECEMBER 10, 2024

A Meeting of the Council of the City of Vancouver was held on Tuesday, December 10, 2024, at 9:35 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\*  
Councillor Adriane Carr  
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)  
Councillor Lisa Dominato (Leave of Absence – Medical Leave)

**CITY MANAGER'S OFFICE:**

Paul Mochrie, City Manager  
Karen Levitt, Deputy City Manager

**CITY CLERK'S OFFICE:**

Katrina Leckovic, City Clerk  
Bonnie Kennett, 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.

## IN CAMERA MEETING

MOVED by Councillor Klassen

SECONDED by Councillor Kirby-Yung

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;
- (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;

FURTHER THAT Council will go into meetings later this week which are closed to the public, pursuant to Section 165.2(2) of the *Vancouver Charter*, to discuss matters related to paragraph:

- (b) the consideration of information received and held in confidence relating to negotiations between the city and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)

## **ADOPTION OF MINUTES**

1. Mayor's Budget Task Force Implementation Oversight Committee – November 15, 2024

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Carr

THAT the Minutes of the Mayor's Budget Task Force Implementation Oversight Committee meeting of November 15, 2024, be approved.

CARRIED UNANIMOUSLY

(Councillor Bligh absent for the vote)

2. Council – November 26, 2024

MOVED by Councillor Zhou

SECONDED by Councillor Meiszner

THAT the Minutes of the Council meeting of November 26, 2024, be approved.

CARRIED UNANIMOUSLY

(Councillor Bligh absent for the vote)

3. Public Hearing – November 26, 2024

MOVED by Councillor Meiszner

SECONDED by Councillor Montague

THAT the Minutes of the Public Hearing of November 26, 2024, be approved.

CARRIED UNANIMOUSLY

(Councillor Bligh absent for the vote)

4. Council (Policy and Strategic Priorities) – November 27, 2024

MOVED by Councillor Meiszner

SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of November 27, 2024, be approved.

CARRIED UNANIMOUSLY

(Councillor Bligh absent for the vote)

5. Special Council (2025 Budget) - December 3, 2024

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT the Minutes of the Special Council (2025 Budget) meeting of December 3, 2024, be approved.

CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Klassen  
SECONDED by Councillor Kirby-Yung

THAT Council adopt Communications 1 and 2, Reports 2 to 5, and Referral Reports 1 to 7, on consent.

CARRIED UNANIMOUSLY AND REPORT 5  
BY THE REQUIRED MAJORITY  
(Councillor Bligh absent for the vote)

**COMMUNICATIONS**

**1. Change to Council Meeting Schedule**

THAT Council change the Meeting Reserve on January 23, 2025, to a new Public Hearing, starting at 6 pm;

FURTHER THAT Council change the Meeting Reserve on February 27, 2025, to a new Public Hearing, starting at 6 pm.

ADOPTED ON CONSENT (Vote No. 10385)

**2. Correction of Administrative Error – June 20, 2024, Auditor General Committee Meeting**

THAT Council amend the June 20, 2024, Auditor General Committee (AGC) meeting minutes and transmittal motion previously adopted at the July 9, 2024, Council meeting as follows:

- Page 3, Vote No. 10072 the following be added:

*AND FURTHER THAT the Auditor General Committee request that the Auditor General obtain a copy of the jurisdictional scan included in management's actions taken related to Recommendation 2 of the Audit of Building Permit fees,*

*and provide the committee with any observations related to the adequacy of the scan to support options to improve the building permit fee process.*

ADOPTED ON CONSENT (Vote No. 10387)

## REPORTS

### 1. 2025 Capital and Operating Budget

#### 1a. 2025 Engineering Fees November 25, 2024

MOVED by Councillor Zhou  
SECONDED by Councillor Klassen

- A. THAT Council approve in principle a 6% increase in the Engineering Services Department permit, application and licence agreement fees as set out in Appendix A of the Report dated November 25, 2024, entitled "2025 Engineering Fees", with the exception of the fees referenced in B, C, D and E below to take effect on January 1, 2025.
- B. THAT Council approve in principle a 15.0% increase for certain resident and visitor parking permit fees under the Street and Traffic By-law No. 2849 with the exception of sections 23.4 (b) and 23.8 (b), as set out in Appendix A of the Report dated November 25, 2024, entitled "2025 Engineering Fees", to take effect on January 1, 2025.
- C. THAT Council approve in principle a 40% increase to permanent street restoration charges under Part 3 of the Street Utilities By-law No. 10361, as set out in Appendix A of the Report dated November 25, 2024, entitled "2025 Engineering Fees", to take effect on January 1, 2025.
- D. THAT Council approve in principle a 3.0% increase to Traffic Management Plan Reviews for Temporary Occupancy of a Street under the Street and Traffic By-law No. 2849, as set out in Appendix A of the Report dated November 25, 2024, entitled "2025 Engineering Fees", to take effect on January 1, 2025.
- E. THAT Council approve in principle commercial vehicle decal fees of \$100 per year for passenger vehicles (up to 5,500 kg) and \$300 per year for large vehicles (5,500 kg and over), with a 50 percent discount for zero-emission vehicles, under the Street & Traffic By-law, No. 2849 Section 21.6 and 21.6A as set out in Appendix A of the Report dated November 25, 2024, entitled "2025 Engineering Fees", to take effect on July 1, 2025.
- F. THAT Council approve, in principle, an amendment to the Encroachment By-law to allow the City to prorate the first annual charge for an encroachment, and to allow the City Engineer to require fibreglass anchor rods, both as set out in Appendix B of the Report dated November 25, 2024, entitled "2025 Engineering Fees", to take effect on January 1, 2025.

- G. THAT Council approve in principle an updated interest rate in the Latecomer Interest Rate By-law No. 13152 to 8.95%, as set out in Appendix B of the Report dated November 25, 2024, entitled “2025 Engineering Fees”, to take effect on January 1, 2025.
- H. THAT Council direct staff to bring forward annual updates to the interest rate for latecomer charges for consideration by Council, using the Canadian prime lending rate in effect as of October 31 of each year as the baseline.
- I. THAT the Director of Legal Services be instructed to prepare by-laws to amend Street and Traffic By-law No. 2849, Granville Mall By-law No. 9978, Encroachment By-law No. 4243, Street Vending By-law No. 10868, Street Distribution of Publications By-law No. 9350, Street Utilities By-law No. 10361, and Latecomer Interest Rate By-law No.13152 all generally in accordance with Appendix B of the Report dated November 25, 2024, entitled “2025 Engineering Fees”.

CARRIED UNANIMOUSLY (Vote No. 10372)  
(Councillor Bligh absent for the vote)

**1b. 2025 Annual Review of Water Rates and Water Works By-law Amendments  
November 19, 2024**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

- A. THAT Council approve, in principle, proposed amendments to the Water Works By-law, generally as set out in the Report dated November 19, 2024, entitled “2025 Annual Review of Water Rates and Water Works By-law Amendments”, and as listed in Appendix A of the same report, including the establishment of 2025 rates and fees.
- B. THAT Council approve, in principle, the proposed increase to the renovation value that triggers the need for new service connections.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Water Works By-law, generally as set out in Appendix B of the Report dated November 19, 2024, entitled “2025 Annual Review of Water Rates and Water Works By-law Amendments”.

CARRIED UNANIMOUSLY (Vote No. 10373)  
(Councillor Bligh absent for the vote)

**1c. 2025 Annual Review of Sewer Rates – Sewer and Watercourse By-law  
November 19, 2024**

MOVED by Councillor Montague  
SECONDED by Councillor Meiszner

- A. THAT Council approve, in principle, proposed amendments to the Sewer and

Watercourse By-law, generally as set out in the Report dated November 19, 2024, entitled “2025 Annual Review of Sewer Rates – Sewer and Watercourse By-law”, and in Appendix A of the same report, including the establishment of 2025 rates and fees.

- B. THAT Council approve, in principle, proposed amendments to clarify that the sewer connection application fee is non-refundable, as outlined in the Report dated November 19, 2024, entitled “2025 Annual Review of Sewer Rates – Sewer and Watercourse By-law”;

FURTHER THAT Council approve, in principle, proposed amendments to the criteria for re-use of an existing sewer connection as outlined in the above-noted report;

AND FURTHER THAT Council approve, in principle, the proposed increase to the renovation value that triggers the need for new service connections, as outlined in the above-noted report.

- C. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Sewer and Watercourse By-law, generally as set out in Appendix B of the Report dated November 19, 2024, entitled “2025 Annual Review of Sewer Rates – Sewer and Watercourse By-law”.

CARRIED UNANIMOUSLY (Vote No. 10374)  
(Councillor Bligh absent for the vote)

**1d. 2025 Solid Waste Utility Fees and By-law Changes  
November 19, 2024**

MOVED by Councillor Montague  
SECONDED by Councillor Meiszner

- A. THAT Council approve, in principle, proposed amendments to the Solid Waste Utility By-law generally as set out in the Report dated November 19, 2024, entitled “2025 Solid Waste Utility Fees and By-law Changes”, including the establishment of fees for 2025, as set out in Appendix A of the same report.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Solid Waste By-law, generally in accordance with Appendix B of the Report dated November 19, 2024, entitled “2025 Solid Waste Utility Fees and By-law Changes”.

CARRIED UNANIMOUSLY (Vote No. 10375)  
(Councillor Bligh absent for the vote)

**1e. 2025 False Creek Neighbourhood Energy Utility Customer Rates  
November 25, 2024**

MOVED by Councillor Montague  
SECONDED by Councillor Klassen

- A. THAT Council approve, in principle, the proposed amendments to the Energy Utility System By-law No. 9552 (the “By-law”), generally as set out in Appendix A of the Report dated November 25, 2024, entitled “2025 False Creek Neighbourhood Energy Utility Customer Rates”, including:
- i) updated 2025 customer levies and charges;
  - ii) adoption of a three-year connection levy rate schedule, targeting full cost recovery of connection costs by 2027;
  - iii) an optimization of the Neighbourhood Energy Utility (“NEU”) service area to include sites adjacent to NEU distribution pipe infrastructure;
  - iv) an amendment to allow non-residential developments with high peak heating capacity requirements the option to deliver a portion of the peak capacity with on-site equipment.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Energy Utility System By-law, generally as set out in Appendix A of the Report dated November 25, 2024, entitled “2025 False Creek Neighbourhood Energy Utility Customer Rates”.

CARRIED UNANIMOUSLY (Vote No. 10376)  
(Councillor Bligh absent for the vote)

**1f. 2025 Draft Operating and Capital Budget  
November 26, 2024**

MOVED by Councillor Klassen  
SECONDED by Councillor Kirby-Yung

- A. THAT Council approve the following increases to the Vancouver Police Board (VPB) Operating Budget, as outlined in the 2025 Draft Operating Budget section of Appendix 1 of this report:
- a) \$4.5 million increase for the levy payment to E-Comm 9-1-1 for dispatch and radio services;
  - b) \$3.9 million salaries and benefits adjustments and increments per collective agreements expiring in December 2024;
  - c) \$1.7 million for fixed cost increases for items such as fleet maintenance, insurance, utilities, and other expenditures;

FURTHER THAT the above constitutes Council’s approval of the Vancouver Police Board 2025 Draft Operating Budget of \$453,433,698 in expenditures and



transfers and \$31,982,020 in revenues as outlined in the operating budget section of Appendix 1 of this report.

- B. THAT Council approve the Vancouver Board of Parks and Recreation 2025 Draft Operating Budget of \$183,894,419 in expenditures and transfers and \$85,173,300 in fee and program revenues as outlined in the operating budget section of Appendix 1 of this report.
- C. THAT Council approve the Vancouver Public Library Board 2025 Operating Budget of \$64,454,081 in expenditures and transfers and \$3,798,200 in fee and program revenues as outlined in the operating budget section of the operating budget section of Appendix 1 of this report.
- D. THAT Council approve the 2025 Property Endowment Fund (PEF) Operating Budget of \$62,511,507 in revenues and \$62,511,507 in expenses (including transfers) as outlined in Appendix 1 of this report.
- E. THAT Council approve the 2025 Vancouver Affordable Housing Endowment Fund (VAHEF) Operating Budget of \$15,624,304 in revenues and \$15,624,304 in expenses (including transfers) as outlined in Appendix 1 of this report.
- F. THAT, subject to approval of recommendations A to E, Council approve the 2025 Draft Operating Budget of \$2,355,890,505 outlined in Appendix 1, resulting in an overall property tax increase of 5.5%, and direct staff to bring forward for adoption by Council a resolution consistent with the above approval to authorize the 2025 General Purposes Tax Levy in accordance with the *Vancouver Charter*.
- G. THAT Council approve Vancouver Police Board's draft 2025 Capital Budget as outlined in the Capital Budget section of Appendix 1 of this report with details in Appendices A and B:
  - a. Funding for new Multi-Year Capital Projects totalling \$18.5 million, with details in Appendices A and B of Appendix 1 of this report. Funding source for the multi-year requests are:
    - i. Operating revenue that funds capital projects \$6.5 million
    - ii. Plebiscite and Utilities Debenture borrowing \$0.2 million
    - iii. Fleet Reserve \$11.8 million
  - b. 2025 Capital Expenditure Budget of \$12.1 million, with details in Appendix B of Appendix 1 of this report.
- H. THAT Council approve \$629 million for new Multi-year Capital Projects to begin in 2025, as outlined in the capital budget section of Appendix 1 of this report with details in Appendix A and B. Funding sources for total 2025 budget requests as follows:
  - a. Operating revenue that funds capital projects (Property Tax) \$96.1 million
  - b. Operating revenue that funds capital projects (Utility Fees) \$77.3 million

c. Plebiscite and Utilities Debenture borrowing	\$154.3 million
d. Special purpose reserves	\$146.7 million:
i. Fleet Reserve	\$72.8 million
ii. Empty Home Tax (EHT) Reserve	\$15.0 million
iii. Capital Financing Fund	\$16.0 million
iv. Capital Facilities Reserve	\$36.3 million
v. Hastings Park (HP) Reserve	\$3.6 million
vi. Meter Reserve	\$3.0 million
e. Developer contributions	\$119.6 million:
i. Development Cost Levies	\$80.8 million
ii. Community Amenity Contributions (Cash)	\$38.8 million
f. Other/External	\$35.0 million

- I. THAT Council, subject to approval of recommendations G to H, or as amended, approve the 2025 Capital Expenditure Budget in the amount of \$880 million outlined in the capital budget section of Appendix 1 of this report with details in Appendix B.

amended

AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Fry

THAT the following be added as J:

- J. THAT Council direct staff to explore the available legal and other options for the City of Vancouver to recover costs related to the mitigation, adaptation to and repair of climate change impacts including the \$79.6 million in such costs embedded in the City's 2025 draft Operating and Capital Budget and report back to Council with the results of that research, evaluation of the various cost recovery options and recommendations.

LOST (Vote No. 10377)  
(Councillors Kirby-Yung, Klassen, Montague, Zhou and Mayor Sim opposed)  
(Councillor Bligh absent for the vote)

At this point in the proceedings, Mayor Sim relinquished the Chair to Acting Mayor Fry in order to introduce an amendment. Following the vote on his amendment below, he resumed the Chair.

\* \* \* \* \*

*Council recessed at 10:36 am and reconvened at 10:55 am*

\* \* \* \* \*

AMENDMENT MOVED by Mayor Sim  
SECONDED by Councillor Kirby-Yung

THAT Council amend the Draft 2025 Operating Budget recommendations to include a \$2,640,716 increase to the Vancouver Police Department (VPD) budget to fund:

- a) expenses to support the full implementation of Body Worn Cameras (BWC) in the Vancouver Police Department (VPD) as follows:
  - i. \$2,377,890 to be added to the VPD budget for ongoing expenses;
  - ii. \$1,310,000 in one-time funding to be added to the VPD budget to cover one-time implementation costs, to be funded from reserves;
  - iii. and up to \$2,377,890 to be allocated from within City budget contingency and transferred to the VPD in 2025 as required based on actual Body Worn Camera expenses incurred, and to be incorporated as an ongoing expense into future VPD budgets after full implementation;
- b) \$184,761 in ongoing expenses for one (1) Position for the Enterprise Risk Management unit;
- c) \$391,219 in ongoing expenses for Contractual Rapid DNA;
- d) decrease the budget for the Vancouver Police Board to \$819,000;
- e) \$74,800 in ongoing expenses for the annual maintenance contract to expand VPD's capacity for data extraction and analytics on smartphones;
- f) \$40,000 in ongoing expenses for the annual maintenance contract for IBIS;
- g) \$611,954 reduction in the budget for eComm and Prime levies for VPD, to align to the final budget approved by the Board of eComm;

to be funded from revenues and cost savings identified after finalization of the Draft 2025 Operating Budget or other source as noted above;

FURTHER THAT Council amend the Draft 2025 Operating Budget to allocate \$1 million for Mission Possible's Project HOPE to be funded from within the existing the Arts, Culture and Community Services – Social Policy Grants budget for 2025;

AND FURTHER THAT Council amend the Draft 2025 Operating Budget to reduce the final property tax increase to 3.9% by:

- a) Increasing the 2025 Operating Budget line item for investment income revenue by \$4.3 million based on updated forecasts;
- b) Decreasing the 2025 Operating Budget line item for general government by \$8.4 million to reallocate PEF dividend funding;
- c) Decreasing the 2025 Operating Budget line item for transfer to capital by \$1.0 million through the identification of capital efficiencies;
- d) Decreasing the 2025 operating budget line item for VFRS eComm and Prime levies by \$0.7 million to align to the final budget approved by the Board of eComm;
- e) Increasing the 2025 operating budget line item for property tax revenue by \$5.0 million to incorporate the increases in new construction.
- f) Decreasing the 2025 operating budget line item for social policy grants by \$0.6 million to align to the updated estimate of the ongoing funding requirement for the full implementation of urgent mental health services by Vancouver Coastal Health, as previously added to the 2024 Budget;
- g) Decreasing the 2025 operating budget line item for general government by \$1.4 million in additional expense reductions.

CARRIED UNANIMOUSLY (Vote No. 10378)

AMENDMENT MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Montague

THAT the following be added as a new letter at the end:

THAT Council endorse the Park Board to reallocate \$900,000 of its current operating budget through reducing duplication in areas such as Festival Arts Special Events (FASE) and arts, culture, and social policy by approving integration of these operations with City operations;

FURTHER THAT should the Park Board decide to proceed with the resolution above, that City staff be directed to support this integration as quickly as feasible to enable savings to be directed to enhanced washroom cleanliness.

CARRIED (Vote No. 10379)  
(Councillors Carr and Fry opposed)

At this point in the proceedings, Mayor Sim relinquished the Chair to Acting Mayor Fry in order to participate in debate and resumed the role of Chair once done.

\* \* \* \* \*

*Council recessed 11:20 am and reconvened at 11:52 am.*

*At 11:52 am, it was*

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

*THAT, as per section 2.8(a) of the Procedure By-law, Council extend the meeting past noon in order to complete the agenda.*

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

**VARY AGENDA**

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

*THAT Council vary the agenda in order to deal with By-laws and Administrative Motions prior to completing Report 1f.*

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

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

\* \* \* \* \*

Council separated the vote on the components of the amended motion, which included additional recommendations A(d) and F (i to vii), brought forward by staff as a result of the amendments. The motion as amended was put with A(d) CARRIED UNANIMOUSLY (Vote No. 10380) with Councillors Carr and Fry abstaining from the vote; K (THAT) CARRIED (Vote No. 10381) with Councillors Carr and Fry opposed; K (FURTHER THAT) CARRIED UNANIMOUSLY (Vote No. 10382) with Councillor Fry abstaining from the vote; and A (THAT, a, b, c, and FURTHER THAT), and B through J CARRIED UNANIMOUSLY (Vote No. 10383).

**FINAL MOTION AS APPROVED**

- A. THAT Council approve the following increases to the Vancouver Police Board (VPB) Operating Budget, as outlined in the 2025 Draft Operating Budget section of Appendix 1 of the Report dated November 26, 2024, entitled “2025 Draft Operating and Capital Budget”, and as amended:
  - a) \$3.9 million increase for the levy payment to E-Comm 9-1-1 for dispatch and radio services;

- b) \$3.9 million salaries and benefits adjustments and increments per collective agreements expiring in December 2024;
- c) \$1.7 million for fixed cost increases for items such as fleet maintenance, insurance, utilities, and other expenditures;
- d) \$3.0 million in increases for Board-approved Vancouver Police Board Operating budget items including:
  - i) expenses to support the full implementation of Body Worn Cameras (BWC) in the Vancouver Police Department as follows:
    - (1) \$2,377,890 to be added to the VPD budget for ongoing expenses;
    - (2) \$1,310,000 in one-time funding to be added to the VPD budget to cover one-time implementation costs, to be funded from reserves;
    - (3) and up to \$2,377,890 to be allocated from within City budget contingency and transferred to the VPD in 2025 as required based on actual Body Worn Camera expenses incurred, and to be incorporated as an ongoing expense into future VPD budgets after full implementation;
  - ii) \$184,761 in ongoing expenses for one (1) Position for the Enterprise Risk Management unit;
  - iii) \$391,219 in ongoing expenses for Contractual Rapid DNA;
  - iv) decrease the budget for the Vancouver Police Board to \$819,000;
  - v) \$74,800 in ongoing expenses for the annual maintenance contract to expand VPD's capacity for data extraction and analytics on smartphones;
  - vi) \$40,000 in ongoing expenses for the annual maintenance contract for IBIS;

FURTHER THAT the above constitutes Council's approval of the Vancouver Police Board 2025 Draft Operating Budget of \$455,837,414 in expenditures and transfers and \$31,982,020 in revenues as outlined in the operating budget section of Appendix 1 of the above-noted report and as amended.

- B. THAT Council approve the Vancouver Board of Parks and Recreation 2025 Draft Operating Budget of \$183,894,419 in expenditures and transfers and \$85,173,300 in fee and program revenues as outlined in the operating budget section of Appendix 1 of the Report dated November 26, 2024, entitled "2025 Draft Operating and Capital Budget".
- C. THAT Council approve the Vancouver Public Library Board 2025 Operating Budget of \$64,454,081 in expenditures and transfers and \$3,798,200 in fee and program revenues as outlined in the operating budget section of the operating budget section of Appendix 1 of the Report dated November 26, 2024, entitled "2025 Draft Operating and Capital Budget".

- D. THAT Council approve the 2025 Property Endowment Fund (PEF) Operating Budget of \$62,511,507 in revenues and \$62,511,507 in expenses (including transfers) as outlined in Appendix 1 of the Report dated November 26, 2024, entitled “2025 Draft Operating and Capital Budget”.
- E. THAT Council approve the 2025 Vancouver Affordable Housing Endowment Fund (VAHEF) Operating Budget of \$15,624,304 in revenues and \$15,624,304 in expenses (including transfers) as outlined in Appendix 1 of the Report dated November 26, 2024, entitled “2025 Draft Operating and Capital Budget”.
- F. THAT, subject to A to E above, F, and G below, Council approve the 2025 Draft Operating Budget of \$2,341,943,842 outlined in Appendix 1 of the Report dated November 26, 2024, entitled “2025 Draft Operating and Capital Budget”, and as amended:
- i) Increasing the 2025 Operating Budget line item for investment income revenue by \$4.3 million based on updated forecasts;
  - ii) Decreasing the 2025 Operating Budget line item for general government by \$8.4 million to reallocate PEF dividend funding;
  - iii) Decreasing the 2025 Operating Budget line item for transfer to capital by \$1.0 million through the identification of capital efficiencies;
  - iv) Decreasing the 2025 operating budget line item for Vancouver Fire and Rescue Services (VFRS) E-comm and Prime levies by \$0.7 million to align to the final budget approved by the Board of E-comm;
  - v) Increasing the 2025 operating budget line item for property tax revenue by \$5.0 million to incorporate the increases in new construction;
  - vi) Decreasing the 2025 operating budget line item for social policy grants by \$0.6 million to align to the updated estimate of the ongoing funding requirement for the full implementation of urgent mental health services by Vancouver Coastal Health, as previously added to the 2024 Budget;
  - vii) Decreasing the 2025 operating budget line item for general government by \$1.4 million in additional expense reductions;

resulting in an overall property tax increase of 3.9%, and direct staff to bring forward for adoption by Council a resolution consistent with the above approval to authorize the 2025 General Purposes Tax Levy in accordance with the *Vancouver Charter*.

- G. THAT Council approve the Vancouver Park Board’s draft 2025 Capital Budget as outlined in the Capital Budget section of Appendix 1 of the Report dated November 26, 2024, entitled “2025 Draft Operating and Capital Budget”, with details in Appendices A and B of the same report:
- a. Funding for new Multi-Year Capital Projects totalling \$18.5 million, with details in Appendices A and B of Appendix 1 of the above-noted report. Funding source for the multi-year requests are:

- i. Operating revenue that funds capital projects \$6.5 million
    - ii. Plebiscite and Utilities Debenture borrowing \$0.2 million
    - iii. Fleet Reserve \$11.8 million
  - b. 2025 Capital Expenditure Budget of \$12.1 million, with details in Appendix B of Appendix 1 of the above-noted report.
- H. THAT Council approve \$629 million for new Multi-year Capital Projects to begin in 2025, as outlined in the capital budget section of Appendix 1 of the Report dated November 26, 2024, entitled “2025 Draft Operating and Capital Budget”, with details in Appendices A and B of the same report. Funding sources for total 2025 budget requests as follows:
  - a. Operating revenue that funds capital projects (Property Tax) \$96.1 million
  - b. Operating revenue that funds capital projects (Utility Fees) \$77.3 million
  - c. Plebiscite and Utilities Debenture borrowing \$154.3 million
  - d. Special purpose reserves \$146.7 million:
    - i. Fleet Reserve \$72.8 million
    - ii. Empty Home Tax (EHT) Reserve \$15.0 million
    - iii. Capital Financing Fund \$16.0 million
    - iv. Capital Facilities Reserve \$36.3 million
    - v. Hastings Park (HP) Reserve \$3.6 million
    - vi. Meter Reserve \$3.0 million
  - e. Developer contributions \$119.6 million:
    - i. Development Cost Levies \$80.8 million
    - ii. Community Amenity Contributions (Cash) \$38.8 million
  - f. Other/External \$35.0 million
- I. THAT Council, subject to G to H above, or as amended, approve the 2025 Capital Expenditure Budget in the amount of \$880 million outlined in the capital budget section of Appendix 1 of the Report dated November 26, 2024, entitled “2025 Draft Operating and Capital Budget”, with details in Appendix B of the same report.
- J. THAT Council amend the Draft 2025 Operating Budget to allocate \$1 million for Mission Possible’s Project HOPE to be funded from within the existing the Arts, Culture and Community Services – Social Policy Grants budget for 2025.



- K. THAT Council endorse the Park Board to reallocate \$900,000 of its current operating budget through reducing duplication in areas such as Festival Arts and Special Events (FASE) and arts, culture, and social policy by approving integration of these operations with City operations;

FURTHER THAT should the Park Board decide to proceed with the above, that City staff be directed to support this integration as quickly as feasible to enable savings to be directed to enhanced washroom cleanliness.

**2. 2025 Land Assessment Averaging: Notice to BC Assessment Authority  
November 25, 2024**

- A. THAT, pursuant to s. 374.4 (4)(b) of the *Vancouver Charter*, the City Clerk be instructed to notify the BC Assessment Authority (“BC Assessment”), before January 1, 2025, of Council’s intent to consider the adoption of land assessment averaging for the purpose of property tax calculations for 2025.
- B. THAT the Director of Finance be instructed to provide the required notice to the public in advance of Council’s consideration of the use of land assessment averaging and, before March 31, 2025, report on the projected taxation impacts of the program based on the assessed values provided by BC Assessment in the *2025 Completed Roll*.
- C. THAT the Area Assessor for Vancouver be invited to address Council on the 2025 assessment trends.

ADOPTED ON CONSENT (Vote No. 10388)

**3. Selection of and Terms for Social Housing Operator at 5718 Choy Yuen Crescent  
October 23, 2024**

- A. THAT Council approve FirstService Residential BC Ltd. as the selected housing operator for the 187-unit Social Housing Air Space Parcel located at 5718 Choy Yuen Crescent to provide management services as outlined in the Report dated October 23, 2024, entitled “Selection of and Terms for Social Housing Operator at 5718 Choy Yuen Crescent”.
- B. THAT Council authorize the Managing Director of Non-Market Housing Development and Operations to negotiate and execute an operating agreement with FirstService Residential BC Ltd., on such terms and conditions as outlined in the Report dated October 23, 2024, entitled “Selection of and Terms for Social Housing Operator at 5718 Choy Yuen Crescent” and as otherwise approved by the Deputy City Manager, the Director of Finance, and the City Solicitor.

ADOPTED ON CONSENT (Vote No. 10390)

**4. 2511 Carolina Street - Closure of Portions of Street to Accommodate Heritage Building Encroachments  
October 23, 2024**

- A. THAT Council authorize the Director of Legal Services to apply and raise title in the name of the City of Vancouver to the portions of Carolina Street and East Broadway that contain the encroachments of the existing building at 2511 Carolina Street (the "Roads"), the said portions being shown on a reduced copy of a Reference Plan attached as Appendix A of the Report dated October 23, 2024, entitled "2511 Carolina Street - Closure of Portions of Street to Accommodate Heritage Building Encroachments".
- B. THAT all those volumetric portions of Roads included within the heavy outline and illustrated isometrically on a plan of survey, a reduced copy of which is attached as Appendix B of the Report dated October 23, 2024, entitled "2511 Carolina Street - Closure of Portions of Street to Accommodate Heritage Building Encroachments", be closed and stopped-up, and that an easement be granted to the owner of abutting [PID: 030-880-777] Lot A Block 156 District Lot 264A Group 1 New Westminster District Plan EPP94804 ("Lot A") to contain the portions of the existing building cornices which encroach onto the Roads, to the satisfaction of the Director of Legal Services.
- C. THAT the fees for the document preparation, registration and use of the easement referred to in B above are to be in accordance with those prescribed under the Encroachment By-law.
- D. THAT the Director of Legal Services be authorized to execute all documents and plans required, as referenced in A to C above.

ADOPTED ON CONSENT (Vote No. 10391)

**5. Community Housing Incentive Program Grant – Three-Point Housing Society  
November 7, 2024**

- A. THAT Council approve a grant of up to \$2,150,000 from the approved multi-year capital budget for the 2023-2026 Community Housing Incentive Program (CHIP) to Three-Point Housing Society to assist with the construction of the 104-unit mixed-use development at 2776 Semlin Drive. [PID: 007-009- 691, Lot C of Lot D Block 163 District Lot 264A PLAN 19457] (the "Semlin Development").
- B. THAT the Grant Agreement disbursing the grant in A above be on the terms generally outlined in this the Report dated November 7, 2024, entitled "Community Housing Incentive Program Grant – Three-Point Housing Society", and otherwise satisfactory to the Deputy City Manager and Director of Legal Services.
- C. THAT the Deputy City Manager (or their designate) be authorized to execute the Grant Agreement described in B above on behalf of the City.
- D. THAT no legal rights or obligations are created by the approval of A and B above, unless and until the Grant Agreement is executed and delivered by the City and

the grant recipient confirms that the funding and financing sources for the Development have been secured to the satisfaction of the Directors of Finance and Legal Services.

ADOPTED ON CONSENT AND A  
BY THE REQUIRED MAJORITY (Vote No. 10392)

## REFERRAL REPORTS

### 1. **Rezoning: 2520-2544 West 16th Avenue and 3223 Larch Street November 26, 2024**

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

#### *RECOMMENDATION FOR PUBLIC HEARING*

A. THAT the application, by Strand Holdings Ltd. on behalf of:

- Terry Atsalakis, the registered owner of 2520 West 16th Avenue [PID 010-802-096; Lot 7 Block 480A District Lot 526 Plan 6819];
- Larch Street West Nominee Inc., the registered owner of 2532 West 16th Avenue [PID 008-997-870; Lot 6 Block 480A District Lot 526 Plan 6819] and 3223 Larch Street [PID 010-802-142; Lot 8 Block 480A District Lot 526 Plan 6819]; and
- Paul Poy Hung Leong, the registered owner of 2544 West 16th Avenue [PID 010-802-045; Lot 5 Block 480A District Lot 526 Plan 6819];

to rezone the lands from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 26, 2024, entitled "Rezoning: 2520-2544 West 16th Avenue and 3223 Larch Street", be approved in principle;

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 November 26, 2024, entitled "Rezoning: 2520-2544 West 16th Avenue and 3223 Larch Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment

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 zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated November 26, 2024, entitled "Rezoning: 2520-2544 West 16th Avenue and 3223 Larch Street".
- D. THAT A to C 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; 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.

ADOPTED ON CONSENT (Vote No. 10394)

**2. CD-1 Rezoning: 1245-1265 West 10th Avenue  
November 26, 2024**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

**RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by Stuart Howard Architects Inc., on behalf of Westridge (W 10th) Holdings Ltd., the registered owner of 1245-1255 West 10th Avenue [Lots 15 and 16 of Block 353 District Lot 526 Plan 991; PIDs 015-019-101 and 015-019-527 respectively], and Westridge (1265) Holdings Ltd., the registered owner of 1265 West 10th Avenue [Lot 17 Block 353 District Lot 526 Plan 991; PID 015-019-543], to rezone a consolidation of the above properties from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.00 to 6.50 and the building height from 36.6 m (120 ft.) to 62.1 m (204 ft.), plus additional height for rooftop amenity, to

permit the development of a 20-storey residential rental building containing 164 rental units, with 20% of the residential floor area for below-market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 26, 2024, entitled "CD-1 Rezoning: 1245-1265 West 10th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Stuart Howard Architects Inc., received December 20, 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 Referral Report dated November 26, 2024, entitled "CD-1 Rezoning: 1245-1265 West 10th Avenue".

- 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 November 26, 2024, entitled "CD-1 Rezoning: 1245-1265 West 10th 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.

ADOPTED ON CONSENT (Vote No. 10395)

**3. Rezoning: 626 West 32nd Avenue  
November 26, 2024**

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

*RECOMMENDATION FOR PUBLIC HEARING*

- A. THAT the application by Matthew Cheng Architect Inc., on behalf of 1454625 B.C. Ltd.<sup>1</sup>, the registered owners of the lands located at 626 West 32nd Avenue [PID 010-758-941; Lot 5 Block 819 District Lot 526 Plan 7221], to rezone the lands from R1-1 (Residential Inclusive) District to RM-8A (Multiple Dwelling) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 26, 2024, entitled "Rezoning: 626 West 32nd Avenue", be approved in principle;

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 of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated November 26, 2024, entitled "Rezoning: 626 West 32nd Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning amendment by-law.

- 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; 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 bylaw 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

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<sup>1</sup> Represented by Mohammed Sohail

discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 10396)

**4. Rezoning: 5889-5925 Dunbar Street  
November 26, 2024**

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

*RECOMMENDATION FOR PUBLIC HEARING*

A. THAT the application, by Steve Peng Architect on behalf of:

- Hua Ming Luo, the registered owner of 5889 Dunbar Street [PID 014-650-851; The North 1/2 of Lot 30, Except the West 10 Feet Now Lane, Block 4 District Lot 320 Plan 1847]; and
- 1079202 B.C. Ltd, the registered owner of 5925 Dunbar Street [PID 014-650-878; The South 1/2 of Lot 30, Except the West 10 Feet Now Lane, Block 4 District Lot 320 Plan 1847];

to rezone the lands from R1-1 (Residential) District to RR-2B (Residential Rental) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 26, 2024, entitled "Rezoning: 5889-5925 Dunbar Street", be approved in principle;

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 November 26, 2024, entitled "Rezoning: 5889-5925 Dunbar Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment 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 zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated November 26, 2024, entitled "Rezoning: 5889-5925 Dunbar Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning amendment by-law.

- D. THAT A to C 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; 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.

ADOPTED ON CONSENT (Vote No. 10397)

**5. Miscellaneous Amendments Concerning Various CD-1 By-laws and Schedule E of the Zoning and Development By-law November 26, 2024**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to bring forward the zoning by-law amendments. as described below and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

*RECOMMENDATION FOR PUBLIC HEARING*

- A. THAT Council approves the application to:
- (i) amend CD-1 (369) By-law No. 7673 for 901-967 and 940-990 Seymour Street, to permit a wider range of commercial uses, generally as presented in Appendix A of the Referral Report dated November 26, 2024, entitled "Miscellaneous Amendments Concerning Various CD-1 By-laws and Schedule E of the Zoning and Development By-law";
  - (ii) amend CD-1 (696) By-law No. 12105 for 500-650 West 57th Avenue, to permit a wider range of commercial uses, generally as presented in Appendix B of the above-noted report;



- (iii) amend CD-1 (876) By-law No. 14147 for 1961-1995 East Broadway and 2465 Semlin Drive to increase building height and permit an additional residential use, generally as presented in Appendix C of the above-noted report;
- (iv) amend CD-1 (305) By-law No. 7174 for 1899 West 1st Avenue to permit a wider range of commercial uses, generally as presented in Appendix D of the above-noted report;
- (v) amend Schedule E of the Zoning and Development By-law to remove the current building line for 2096 West Broadway and 2560-2576 Arbutus Street, generally as presented in Appendix E of the above-noted report.

B. THAT A 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; 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.

ADOPTED ON CONSENT (Vote No. 10398)

**6. CD-1 Rezoning: 1190 West 10th Avenue  
November 26, 2024**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

*RECOMMENDATION FOR PUBLIC HEARING*

- A. THAT the application by JTA Development Consultants, on behalf of Beverly Manor Ltd., the registered owner of the lands located at 1190 West 10th Avenue:
  - *PID 015-014-509; Lot 3 Block 374 District Lot 526 Plan 991;*

- *PID 015-014-754; Lot A, Except the South 40 Feet, Block 374 District Lot 526 Plan 991; and*
- *PID 015-014-711; The South 40 Feet of Lot A Block 374 District Lot 526 Plan 991;*

to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.0 to 6.8 and the maximum building height from 36.6 m (120 ft.) to 66.6 m (218 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 21-storey mixed-use rental building with 20% of the residential floor area for below-market rental units and commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 26, 2024, entitled "CD-1 Rezoning: 1190 West 10th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Studio One Architecture, received January 9, 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 November 26, 2024, entitled "CD-1 Rezoning: 1190 West 10th 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 the approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated November 26, 2024, entitled "CD-1 Rezoning: 1190 West 10th 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 November 26, 2024, entitled "CD-1 Rezoning: 1190 West 10th 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.

ADOPTED ON CONSENT (Vote No. 10399)

**7. CD-1 Rezoning: 1434-1456 West 8th Avenue  
November 26, 2024**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

*RECOMMENDATION FOR PUBLIC HEARING*

A. THAT the application by PCI Developments, on behalf of:

- 1434 West Eighth Nominee Corp., the registered owner of the lands located at 1434 West 8th Avenue [*PIDs 015-201-309 and 015-201-333; Lot 22 and 23 respectively, Except (A) Part in Plan 4379 and (B) Part in Explanatory Plan 5167, Block 331 District Lot 526 Plan 590*]; and
- 1456 West Eighth Nominee Corp., the registered owner of the lands located at 1456 West 8th Avenue [*PID 030-624-665; Lot A District Lot 526 Group 1 New Westminster District Plan EPP86917*];

to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 3.0 to 8.0 and the maximum building height from 9.2 m (30 ft.) to 77.8 m (255 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 25-storey mixed-use building containing 154 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 second level, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 26, 2024, entitled "CD-1 Rezoning: 1434-1456 West 8th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell Mackey Partnership, received September 21, 2023 and supplemental plans received March 19, 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 November 26, 2024, entitled "CD-1 Rezoning: 1434-1456 West 8th 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 November 26, 2024, entitled "CD-1 Rezoning: 1434-1456 West 8th 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;

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.

ADOPTED ON CONSENT (Vote No. 10400)

## BY-LAWS

Councillors Klassen, Meiszner, Montague and Zhou advised they had reviewed the proceedings related to By-laws 29 and 33 and were therefore eligible to vote on the enactments.

Councillors Fry, Kirby-Yung and Meiszner advised they had reviewed the proceedings related to By-law 31 and were therefore eligible to vote on the enactment.

Councillors Kirby-Yung, Klassen, Meiszner, Montague and Zhou advised they had reviewed the proceedings related to By-law 32 and were therefore eligible to vote on the enactment.

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

THAT Council, except for those members ineligible to vote as noted below, enact the by-law listed on the agenda for this meeting as number 29, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)

MOVED by Councillor Zhou  
SECONDED by Councillor Montague

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 28 inclusive, and 30 to 44, 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 Zoning and Development By-law No. 3575 regarding delegation of authority to grant the approval of the form of development (By-law No. 14190)  
*(Mayor Sim ineligible to vote)*
2. A By-law to amend Zoning and Development Fee By-law No. 5585 regarding fees for 2025 and miscellaneous amendments (By-law No. 14191)
3. A By-law to amend Miscellaneous Fees By-law No. 5664 regarding fees for 2025 and a miscellaneous amendment (By-law No. 14192)
4. A By-law to amend Electrical By-law No. 5563 regarding fees for 2025 (By-law No. 14193)
5. A By-law to amend Building By-law No. 12511 regarding fees for 2025 (By-law No. 14194)
6. A By-law to amend Gas Fitting By-law No. 3507 regarding fees for 2025 (By-law No. 14195)
7. A By-law to amend Noise Control By-law No. 6555 regarding fees for 2025 (By-law No. 14196)

8. A By-law to amend Secondary Suite Inspection Fee By-law No. 6553 regarding fees for 2025 (By-law No. 14197)
9. A By-law to amend Protection of Trees By-law No. 9958 regarding fees for 2025 (By-law No. 14198)
10. A By-law to amend the Green Demolition By-law No. 11023 regarding fees for 2025 (By-law No. 14199)
11. A By-law to amend Sign Fee By-law No. 11880 regarding fees for 2025 (By-law No. 14200)
12. A By-law to amend Subdivision By-law No. 5208 regarding fees for 2025 (By-law No. 14201)
13. A By-law to amend Energy Utility System By-law No. 9552 regarding 2025 fees and other miscellaneous amendments (By-law No. 14202)
14. A By-law to amend Water Works By-law No. 4848 regarding 2025 water rates and fees and miscellaneous amendments (By-law No. 14203)
15. A By-law to amend Sewer and Watercourse By-law No. 8093 regarding 2025 fee increases and other miscellaneous amendments (By-law No. 14204)
16. A By-law to amend Solid Waste By-law No. 8417 regarding 2025 fee increases and miscellaneous amendments (By-law No. 14205)
17. A By-law to amend Mountain View Cemetery By-law No. 8719 regarding 2025 Mountain View Cemetery fees and charges (By-law No. 14206)
18. A By-law to amend Street and Traffic By-law No. 2849 regarding 2025 fee increases and miscellaneous amendments (By-law No. 14207)
19. A By-law to amend Granville Mall By-law No. 9978 regarding 2025 fee increases (By-law No. 14208)
20. A By-law to amend Encroachment By-law No. 4243 regarding 2025 fee increases and miscellaneous amendments (By-law No. 14209)
21. A By-law to amend Street Vending By-law No. 10868 regarding 2025 fee increases (By-law No. 14210)
22. A By-law to amend Street Distribution of Publications By-law No. 9350 regarding 2025 fee increases (By-law No. 14211)
23. A By-law to amend the Street Utilities By-law No. 10361 regarding 2025 fee increases (By-law No. 14212)
24. A By-law to amend the Latecomer Charge Interest Rate By-law No. 13152 regarding annual interest rate (By-law No. 14213)

25. A By-law to amend the Vancouver Development Cost Levy By-law No. 9755 regarding a miscellaneous amendment (By-law No. 14214)
26. A By-law to amend the Vancouver Utilities Development Cost Levy By-law No. 12183 regarding a miscellaneous amendment (By-law No.14215)
27. A By-law to amend Parking Meter By-law No. 2952 regarding miscellaneous amendments (By-law No. 14216)
28. By-law to amend Street and Traffic By-law No. 2849 regarding miscellaneous amendments (By-law No. 14217)
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) (By-law No. 14218)  
*(Mayor Sim ineligible 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) (By-law No. 14219)
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) (By-law No. 14220)  
*(Mayor Sim in 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) (By-law No. 14221)  
*(Councillor Bligh and Mayor Sim ineligible 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) (By-law No. 14222)  
*(Mayor Sim ineligible to vote)*
34. A By-law to enact a Housing Agreement for 2010 Harrison Drive (By-law No. 14223)
35. A By-law to enact a Housing Agreement for 625 Pacific Street, 777 Pacific Street and 1390 Granville Street (Sub-Area B) (By-law No. 14224)
36. A By-law to enact a Housing Agreement for 625 Pacific Street, 777 Pacific Street and 1390 Granville Street (Sub-Area C) (By-law No. 14225)
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) (By-law No. 14226)
38. A By-law to enact a Housing Agreement for 5350 – 5430 Heather Street (By-law No. 14227)
39. A By-law to enact a Housing Agreement for 1785 Haro Street (By-law No. 14228)
40. A By-law to amend Subdivision By-law No. 5208 (1749-1769 East 33rd Avenue) (By-law No. 14229)

41. A By-law to amend Subdivision By-law No. 5208 (1522 West 45th Avenue and 6137 Granville Street (By-law No. 14230)
42. A By-law to amend Subdivision By-law No. 5208 (6065-6075 Collingwood Place) (By-law No. 14231)
43. A By-law to amend Subdivision By-law No. 5208 (357-475 West 41st Avenue) (By-law No. 14232)
44. A By-law to provide for a declaration regarding tax relief from development potential for 2025 (By-law No. 14233)

### **ADMINISTRATIVE MOTIONS**

#### **1. Resolution - 2511 Carolina Street – Closure of Portions of Street for Heritage Encroachments**

MOVED by Councillor Montague  
SECONDED by Councillor Meiszner

#### WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. Portions of the first floor and roof level building cornices of the heritage building on Lot A Block 156 District Lot 264A Group 1 New Westminster District Plan EPP94804 (“Lot A”) encroach onto Carolina Street and East Broadway (the “Roads”);
3. The Roads which are encroached upon, abutting said Lot A, were dedicated by the deposit of Plan 185 and Plan 390;
4. To provide for the registration of an easement to contain the said encroachments onto the Roads, as required by Section 244 of the Strata Property Act, it is necessary to raise title to the portions of the Roads that are encroached upon; and
5. To enable Council to grant the required easement to contain the said encroachments, it is necessary for Council to close and stop-up the volumetric portions of the Roads that are encroached upon.

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be authorized to make application on behalf of the City of Vancouver to raise title in the name of the City of Vancouver to that portion of road dedicated by the deposit of Plan 185, and that portion of road dedicated by the deposit of Plan 390, included within the heavy bold outline on the Reference Plan, Plan EPP141264, completed by Jesse Morin, BCLS, on the 7<sup>th</sup> day of November, 2024, and numbered 5463-RD1, a reduced copy of which is attached to the Administrative Motion entitled “Resolution - 2511 Carolina Street – Closure of Portions of Street for Heritage Encroachments”; and



BE IT FURTHER RESOLVED THAT all that volumetric portion of Carolina Street and East Broadway included within heavy bold outline and illustrated isometrically on the Explanatory Plan, Plan EPP141265, completed by Jesse Morin, BCLS, on the 12<sup>th</sup> day of November, 2024, and numbered 5463-VOL-EASE-Rev2, a reduced copy of which is also attached, be closed, stopped-up and that an easement be granted to the owner of abutting Lot A Block 156 District Lot 264A Group 1 New Westminster District Plan EPP94804 to contain the portions of the first floor and roof level building cornices of the heritage building which encroach onto Carolina Street and East Broadway; the said easement to be to the satisfaction of the Director of Legal Services.

CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)

## **2. Approval of Form of Development - 377 Semlin Drive**

MOVED by Councillor Zhou  
SECONDED by Councillor Kirby-Yung

THAT the form of development for this portion of the site known as 377 Semlin Drive be approved generally as illustrated in the Development Application Number DP-2022-00157 prepared by Boniface Olekseik Politano Architects, and submitted electronically on December 21, 2023, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)

## **3. Approval of Form of Development - 2055 East Broadway**

MOVED by Councillor Klassen  
SECONDED by Councillor Meiszner

THAT the form of development for this portion of the site known as 2055 East Broadway be approved generally as illustrated in the Development Application Number DP-2022-00309, prepared by RH Architects, and submitted electronically on July 10, 2023, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)

#### **4. Approval of Form of Development – 1755 Ontario Street**

MOVED by Councillor Klassen

SECONDED by Councillor Montague

THAT the form of development for this portion of the site known as 1755 Ontario Street be approved generally as illustrated in the Development Application Number DP-2023-00493 prepared by Studio One Architecture and submitted electronically on September 17, 2024, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

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

#### **1. Effective Water Use in the City of Vancouver**

Councillor Kirby-Yung submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of January 22, 2025, as a Council Members' Motion.

### **NEW BUSINESS**

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

MOVED by Councillor Klassen

SECONDED by Councillor Meiszner

THAT Councillor Kirby-Yung be granted Leaves of Absence for civic business from meetings on December 10, 2024, from 6 pm to 7 pm, and December 12, 2024, from 6 pm to 8 pm;

FURTHER THAT Councillor Bligh be granted Leaves of Absence for civic business from meetings on February 6 and 27, 2025, all day;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for personal reasons from meetings on December 11 and 12, 2024, all day;

AND FURTHER THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on December 10, 2024, from 3 pm onwards.

CARRIED UNANIMOUSLY

### **ENQUIRIES AND OTHER MATTERS**

None.

**ADJOURNMENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 12:09 pm.

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