



COUNCIL MEETING MINUTES

JANUARY 21, 2025

A Meeting of the Council of the City of Vancouver was held on Tuesday, January 21, 2025, 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
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Lenny Zhou

CITY MANAGER'S OFFICE: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager

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

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 Holocaust Remembrance Day

The Mayor proclaimed January 27, 2025, as International Holocaust Remembrance Day in the city of Vancouver and invited Survivor, Mariette Doduck, Educator and Order of Canada recipient, and Nico Slobinsky, Vice President, CIJA, Pacific Region, to the podium to accept the proclamation and say a few words.

IN CAMERA MEETING

MOVED by Councillor Bligh

SECONDED by Councillor Klassen

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:

- (c) labour relations or other employee relations;
- (d) the security of the property 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. Mayor's Budget Task Force Implementation Oversight Committee – October 15, 2024

MOVED by Councillor Meiszner

SECONDED by Councillor Dominato

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

CARRIED UNANIMOUSLY

2. Nomination Subcommittee – November 15, 2024

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Meiszner

THAT the Minutes of the Nomination Subcommittee meeting of November 15, 2024, be approved.

CARRIED UNANIMOUSLY

3. Auditor General Committee – December 5, 2024

MOVED by Councillor Klassen
SECONDED by Councillor Bligh

THAT the Minutes of the Auditor General Committee meeting of December 5, 2024, be approved.

CARRIED UNANIMOUSLY

4. Council – December 10, 2024

MOVED by Councillor Bligh
SECONDED by Councillor Montague

THAT the Minutes of the Council meeting of December 10, 2024, be approved.

CARRIED UNANIMOUSLY

5. Public Hearing – December 10, 2024

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT the Minutes of the Public Hearing of December 10, 2024, be approved.

CARRIED UNANIMOUSLY

6. Council (City Finance and Services) – December 11 and 12, 2024

MOVED by Councillor Klassen
SECONDED by Councillor Montague

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of December 11 and 12, 2024, be approved.

CARRIED UNANIMOUSLY

7. Special Council – December 18, 2024

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT the Minutes of the Special Council (considering whether to order the demolition of a building) meeting of December 18, 2024, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Bligh
SECONDED by Councillor Klassen

THAT Council adopt Comms 1 and 2, Report 2, and Referral Reports 1 to 4 and 6 to 9, on consent.

CARRIED UNANIMOUSLY

PRESENTATIONS

1. 2025 Assessment Roll – Presentation by BC Assessment Authority

Michael Law, Deputy Assessor, ICI Lower Mainland, and Jason Singbeil, Senior Appraiser, ICI Lower Mainland, both from BC Assessment, provided a presentation and along with Ed Shum, Director, ICI Lower Mainland, BC Assessment, and City staff from Finance and Supply Chain Management, responded to questions.

COMMUNICATIONS

1. Resignations – Members of Council

Council received the memo dated January 15, 2025, entitled “Resignations – Members of Council”, for information.

2. Change to Council Meeting Schedule

THAT Council change the Meeting Reserve on March 13, 2025, to a new Public Hearing, starting at 6 pm.

ADOPTED ON CONSENT (Vote No. 10471)

REPORTS

**1. Local Government By-election 2025
January 15, 2025**

Staff from the City Clerk's Office responded to questions.

* * * * *

During questions to staff, it was

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

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

CARRIED UNANIMOUSLY

* * * * *

MOVED by Councillor Klassen
SECONDED by Councillor Bligh

- A. THAT Council appoint the City Clerk as the Chief Election Officer for the conduct of a by-election to fill two vacancies on Vancouver City Council arising from Councillor resignations.
- B. THAT on behalf of Vancouver City Council, the City Clerk notify the Minister of Housing and Municipal Affairs of the by-election as required by section 10(4) of the *Vancouver Charter*.

CARRIED UNANIMOUSLY (Vote No. 10458)

**2. Auditor General Committee Recommendations Transmittal Report
December 13, 2024**

THAT Council approve the recommendations from the December 5, 2024, Auditor General Committee meeting as follows:

- A. THAT the Auditor General Committee meetings be held on the following Thursdays (except when noted), commencing at 9:30 am, in order to discuss the proposed topics:

Proposed Meeting Dates:	Proposed Topics:
February 13, 2025	1. 2024 Annual Report 2. 2024 Whistleblowing Report 3. <i>In camera – Vancouver Charter s 165.2(1), matters</i>

	<i>related to (c) labour relations or other employee relations</i>
April 3, 2025	Placeholder
May 1, 2025	Placeholder
June 5, 2025	1. Follow-up on Previous Recommendations – June 2025
September 18, 2025	Placeholder
October 9, 2025	1. 2026 Budget Request
November 6, 2025	Placeholder
December 4, 2025	1. Follow-up on Previous Recommendations – December 2025 2. Auditor General Committee 2026 Meeting Schedule

FURTHER THAT the Auditor General Committee placeholder meeting dates may be cancelled at the discretion of the Auditor General, in consultation with the Chair.

- B. THAT the Auditor General Committee receive the Auditor General’s Report dated October 2024, entitled “Audit of VPD’s Organizational Performance Management”;

FURTHER THAT the above-noted report’s four recommendations be endorsed.

- C. THAT the Auditor General’s December 2024 report entitled “Follow-Up Report: Update on the Status of Previous Audit Recommendations” be received.

ADOPTED ON CONSENT (Vote No. 10459)

**3. Federal Funding for Cambie Street Bridge Seismic Upgrade Project
January 8, 2025**

Staff from Engineering Services and Finance and Supply Chain Management responded to questions.

MOVED by Councillor Bligh
SECONDED by Councillor Kirby-Yung

THAT Council endorse a funding application in the amount of \$84.4 million submitted to the Disaster Mitigation and Adaptation Fund towards 40% of the \$211.0 million of eligible costs for Cambie Street Bridge Seismic Upgrade Project;

FURTHER THAT, subject to the successful application for funding and completion of the related agreements:

- i. Council approve a \$35.0 million increase to the multi-year capital project budget for the Cambie Bridge Seismic Upgrade to \$68.5 million as described in the

Report dated January 8, 2025, entitled “Federal Funding for Cambie Street Bridge Seismic Upgrade Project”, to enable the next phase of work; and

- ii. Council direct staff to prioritize the City’s remaining funding commitment for the project in development of future capital plans.

CARRIED UNANIMOUSLY (Vote No. 10454)

**4. 2025 Cultural Grants (Projects, Advance, Multiyear, Cultural Spaces)
December 20, 2024**

MOVED by Councillor Bligh
SECONDED by Councillor Zhou

- A. THAT Council approve the first intake of Communities and Artists Shifting Culture (CASC) grants totaling \$489,700 from the 2025 Cultural Grants Operating Budget to the 60 cultural organizations listed in Section A of Appendix A of the Report dated December 20, 2024, entitled “2025 Cultural Grants (Projects, Advance, Multiyear, Cultural Spaces)”, for the amounts recommended for each organization in the “Recomm.” Column.
- B. THAT Council approve the first installment (Q1) of Cultural Operating Funding - Institution (COFI) grants totaling \$960,520 from the 2025 Cultural Grants Operating Budget to the 5 cultural organizations listed in Section B of Appendix A of the Report dated December 20, 2024, entitled “2025 Cultural Grants (Projects, Advance, Multiyear, Cultural Spaces)”, for the amounts recommended for each organization in the “Recomm.” Column.
- C. THAT Council approve advance grants on the Cultural Operating Funding - Annual (COFA) grants totaling \$578,170 from the 2025 Cultural Grants Operating Budget to the 38 cultural organizations listed in Section C of Appendix A of the Report dated December 20, 2024, entitled “2025 Cultural Grants (Projects, Advance, Multiyear, Cultural Spaces)”, for the amounts recommended for each organization in the “Recomm.” Column.
- D. THAT Council approve Cultural Operating Funding - Multiyear (COFM) grants of \$611,000 each year for three years (2025, 2026, 2027) from the Annual Cultural Grants Operating Budget for a total of \$1,833,000 to the 24 cultural organizations listed in Section D of Appendix A of the Report dated December 20, 2024, entitled “2025 Cultural Grants (Projects, Advance, Multiyear, Cultural Spaces)”, for the amounts recommended for each organization in the “Recomm.” Column.
- E. THAT Council approve a maximum allocation of \$100,000 per year for the 2025 and 2026 Critical Assistance Grants, from the respective 2025 and 2026 annual

Cultural Capital Grants budgets, and disbursed to organizations that meet the criteria outlined in the Report dated December 20, 2024, entitled “2025 Cultural Grants (Projects, Advance, Multiyear, Cultural Spaces)” and specified in Appendix C of the same report, as approved by the City’s General Manager of Arts, Culture, and Community Services (or their designate), with individual grants not exceeding \$25,000.

- F. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with the Report dated December 20, 2024, entitled “2025 Cultural Grants (Projects, Advance, Multiyear, Cultural Spaces)”, that satisfy the City’s Director of Legal Services, and that disburse the grants described in the above-noted Report to the City’s General Manager of Arts, Culture, and Community Services (or their designate).
- G. THAT pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A of the Report dated December 20, 2024, entitled “2025 Cultural Grants (Projects, Advance, Multiyear, Cultural Spaces)”, and any organization meeting the criteria in Appendix C of the above-noted Report that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the culture of Vancouver.

CARRIED UNANIMOUSLY AND A TO E
BY THE REQUIRED MAJORITY (Vote No. 10455)

REFERRAL REPORTS

1. **CD-1 Rezoning: 2535 Carolina Street and 557-569 East 10th Avenue January 7, 2025**

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, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by HAVN Developments Ltd., on behalf of:
 - Donald McLeod Anderson, the registered owner of 2535 Carolina Street [PID 007-733-364 and PID 007-733-496; Lot 13 and the East 7 Feet of Lot 14 of Lot A Block 156 District Lot 264A Plans 390 and 1771],

- Kyung Sook Park, the registered owner of 557 East 10th Avenue and 559 East 10th Avenue [*PID 005-294-436 and PID 005-294-034, The West ½ of Lot 15 and Lot 16 of Lot A Block 156 District Lot 264A Plans 390 and 1771*], and
- Adrian Yiu-Hei Lai and Vicky S Y Kwan, as joint tenants, the registered owners of 569 East 10th Avenue [*PID 015-315-916 and PID 015-315-924, Lot 14, Except the East 7 Feet and the East ½ of Lot 15 of Lot A Block 156 District Lot 264A Plans 390 and 1771*],

to rezone a consolidation of the above properties from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 5.8 and the maximum building height from 10.7 m (35 ft.) to 54 m (177 ft.) with additional height for the portion of the rooftop amenity, to permit the development of an 18-storey mixed-use rental building with 20% of the residential floor area for below-market rental units, and commercial use 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 January 7, 2025, entitled “CD-1 Rezoning: 2535 Carolina Street and 557-569 East 10th Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell Mackey Architects, on behalf of HAVN Developments Ltd. received October 5, 2023;

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 January 7, 2025, entitled “CD-1 Rezoning: 2535 Carolina Street and 557-569 East 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 January 7, 2025, entitled “CD-1 Rezoning: 2535 Carolina Street and 557-569 East 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 January 7, 2025, entitled “CD-1 Rezoning: 2535 Carolina Street and 557-569 East 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. 10460)

**2. Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents
January 6, 2025**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the 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 approve, in principle, the application to amend the Zoning and Development By-law to correct errors and omissions, update wording to align with writing standards and to clarify the intent of regulations, generally as presented in Appendix A of the Referral Report dated January 6, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A of the above-noted Report.

- B. THAT Council approve, in principle, the application to amend the False Creek Official and Area Development Plan to update Parking Provisions to remove references to outdated parking requirements to align with the Parking By-law, generally as presented in Appendix B of the Referral Report dated January 6, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the False Creek Official and Area Development Plan generally in accordance with Appendix B of the above-noted Report.

- C. THAT Council approve, in principle, the application to amend the Southeast Granville Slopes Official Development Plan to update 6.4 Off-Street Parking and Loading to remove outdated section references to align with the Parking By-law, generally as presented in Appendix C of the Referral Report dated January 6, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Southeast Granville Slopes Official Development Plan generally in accordance with Appendix C of the above-noted Report.

- D. THAT Council approve, in principle, the application to amend the Parking By-law to remove a map from Section 4 and replace it with a reference in Section 2 to the correct map in the Downtown-Eastside/Oppenheimer Official Development Plan, generally as presented in Appendix D of the Referral Report dated January 6, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Parking By-law generally in accordance with Appendix D of the above-noted Report.

- E. THAT at the time of enactment of the amendments to the above by-laws, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to various land use documents to correct errors, omissions and references, align with writing standards, clarify the intent of guidelines and remove references to outdated parking and loading requirements to align with the Parking By-law, generally as presented in Appendix F of the Referral Report dated January 6, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents”.

ADOPTED ON CONSENT (Vote No. 10461)

**3. CD-1 Rezoning: 210-220 West 6th Avenue and 2224 Alberta Street
January 7, 2025**

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 PC Urban Properties, on behalf of Nicola 6th and Alberta Nominee Inc. (formerly, PC Urban (6th and Alberta) Holdings Corp.), the registered owners of the lands located at:

- 210 West 6th Avenue [*The East 33 Feet of Lot 4 Block 15 District Lot 302 Plan 5832 and Lot A (See 653854L) of Lots 3 and 4 Block 15 District Lot 302 Plan 5832; PIDs 011-067-608 and 011-067-586 respectively*],
- 220 West 6th Avenue [*The East 33 Feet of Lot 2 Block 15 District Lot 302 Plan 5832 and Lot 3, Except The East 16.5 Feet, Block 15 District Lot 302 Plan 5832; PIDs 004-471-890 and 004-471-954 respectively*], and
- 2224 Alberta Street [*Lot 1 Block 15 District Lot 302 Plan 5832 and The West 16.5 Feet of Lot 2 Block 15 District Lot 302 Plan 5832; PIDs 011-067-659 and 011-067-667 respectively*],

to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 3.0 to 6.60 and the building height from 30.5 m (100 ft.) to 46.1 m (151 ft.), to permit a 10-storey mixed-use industrial building, 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 January 7, 2025, entitled "CD-1 Rezoning: 210-220 West 6th Avenue and 2224 Alberta Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Proscenium Architecture + Interiors Inc., received January 9, 2024;

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

B. THAT the heritage designation of exterior facades ("heritage facades") of Alma Court (the "heritage building") at 2224 Alberta Street [*Lot 1 Block 15 District Lot*

302 Plan 5832 and The West 16.5 Feet of Lot 2 Block 15 District Lot 302 Plan 5832; PIDs 011-067-659 and 011 067-667 respectively], be approved in principle as protected heritage property;

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward the Heritage Designation By-law, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 210-220 West 6th Avenue and 2224 Alberta Street", prior to enactment of the CD-1 By-law.

- C. THAT subject to 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 January 7, 2025, entitled "CD-1 Rezoning: 210-220 West 6th Avenue and 2224 Alberta Street", 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 in Schedule A, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 210-220 West 6th Avenue and 2224 Alberta Street";

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 new CD-1 By-law.

- E. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of "mixed-employment (light industrial)", generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 210-220 West 6th Avenue and 2224 Alberta Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new CD-1 By-law.

- F. THAT A to E above be adopted on the following conditions:
 - (i) THAT the passage of the above resolution 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. 10462)

**4. CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th Avenue
January 7, 2025**

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 PCI Developments, on behalf of:

- PCI West 3rd Holdings Ltd., the registered owner of
 - 4 West 3rd Avenue [*PID 015-525-481; Lot 8 Block 19 District Lot 200A Plan 197*],
 - 16-36 West 3rd Avenue [*PID 015-525-546; Lot F (Explanatory Plan 7225) Block 19 District Lot 200A Plan 197*], and
- PCI West 4th Holdings Ltd., the registered owner of 5 West 4th Avenue
 - *PID 014-893-169; Lot A Block 19 District Lot 200A Plan 1204, and*
 - *PID 009-052-836; Lot G Block 19 District Lot 200A Plan 11526*

to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 6.62 and the maximum building height from 30.5 m (100 ft.) to 51.8 m (170 ft.) (south building) and 55.6 m (182 ft.) (north building) to permit a mixed-use development with industrial, office, private child day care facility and ground-floor retail space in two 10- and 11-storey buildings, 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 January 7, 2025, entitled "CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins+Will, received December 5, 2023;

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 CD-1 By-law, the heritage designation of all exterior facades (“heritage facades”) of the Nelson’s Laundry Building (the “heritage building”) at 5 West 4th Avenue [*PID 014-893-169; Lot A Block 19 District Lot 200A Plan 1204 and PID 009-052-836; Lot G Block 19 District Lot 200A Plan 11526*], as protected heritage property, be approved.
- C. THAT, subject to 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 January 7, 2025, entitled “CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th Avenue”, 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 in Schedule A, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled “CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th 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 new CD-1 By-law.

- E. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of “mixed-employment (light industrial)”, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled “CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th Avenue”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new CD-1 By-law.

- F. THAT A through E 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. 10463)

5. CD-1 Rezoning: 1551-1581 West 7th Avenue – WITHDRAWN

This item was withdrawn at the request of staff.

**6. Rezoning: 767-791 West 28th Avenue
January 7, 2025**

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 Forme Development, on behalf of:

- Penako Holdings Ltd., the registered owner of 767 West 28th Avenue [PID 010-721-134; Lot 14 Block 718 District Lot 526 Plan 7090], and
- Petar Joseph Kokan, the registered owner of 777-791 West 28th Avenue [Lots 15 and 16 Block 718 District Lot 526 Plan 7090; PIDs 010-721-142 and 010-721-169 respectively],

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 January 7, 2025, entitled “Rezoning: 767-791 West 28th 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 January 7, 2025, entitled “Rezoning: 767-791 West 28th 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 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. 10465)

**7. Rezoning: 8366-8380 Beatrice Street
January 7, 2025**

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 Stuart Howard Architects on behalf of:
- 1406429 B.C. LTD.¹, the registered owner of 8366 Beatrice Street [PID 013-330-012; Lot 8, Except Part in Explanatory Plan 4829, Block K District Lot 328 Plan 2917], and

¹ Beneficially owned and controlled by Deepak Azad Choda and Punam Choda.

- Deepak Azad Chodha and Punam Chodha, the registered owners of 8380 Beatrice Street [*PID 013-330-021; Lot 9, Except the East 10 Feet now Lane, Block K District Lot 328 Plan 2917*],

to rezone the lands from R1-1 (Residential inclusive) District to RR-2A (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 January 7, 2025, entitled "Rezoning: 8366-8380 Beatrice 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 January 7, 2025, entitled "Rezoning: 8366-8380 Beatrice 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 January 7, 2025, entitled "Rezoning: 8366-8380 Beatrice 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. 10466)

**8. CD-1 Rezoning: 43-95 East 3rd Avenue
January 7, 2025**

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 Gensler Architecture & Design Canada Inc. on behalf of

- Atelier Phoenix II Holdings Ltd., the registered owner of
 - 43 East 3rd Avenue [*Lots 11 and 12 Block 13 District Lot 200A Plan 197; PIDs 016-950-020 and 016-950-038 respectively*], and
- Atelier Phoenix I Holdings Ltd., the registered owner of
 - 65-95 East 3rd Avenue [*Lots 9 and 10 Block 13 District Lot 200A Plan 197; PIDs 015-342-492 and 015-343-731 respectively*],

to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 6.0 and the building height from 30.5 m (100 ft.) to 41.4 m (136 ft.) to permit a mixed-use development with industrial, office and ground floor retail space in an eight-storey building with additional height for the portion with rooftop amenity, 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 January 7, 2025, entitled "CD-1 Rezoning: 43-95 East 3rd Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Gensler Architecture & Design Canada Inc., received February 16, 2024;

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 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 January 7, 2025, entitled "CD-1 Rezoning: 43-95 East 3rd Avenue", be approved.

- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled “CD-1 Rezoning: 43-95 East 3rd 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 new CD-1 By-law.

- D. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of “mixed-employment (light industrial)”, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled “CD-1 Rezoning: 43-95 East 3rd Avenue”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new CD-1 By-law.

- E. THAT A through 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 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
- (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.

ADOPTED ON CONSENT (Vote No. 10467)

**9. CD-1 Rezoning: 1171 West 12th Avenue
January 7, 2025**

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 on behalf of Queensgate Apartment Ltd., the registered owner of the lands located at 1171 West 12th Avenue [*Lots 17 and 18 of Block 394 District Lot 526 Plan 1276; PIDs 014-684-594 and 014-684-608, respectively*], to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.0 to 6.52 and the building height from 36.6 m (120 ft.) to 55 m (180 ft.) to permit a 17-storey residential building, containing 111 rental housing units, of which 20% of the residential floor area will be secured as 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 January 7, 2025, entitled "CD-1 Rezoning: 1171 West 12th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Stuart Howard Architects, received March 19, 2024;

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 January 7, 2025, entitled "CD-1 Rezoning: 1171 West 12th 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. 10468)

**10. CD-1 Rezoning: 4545-4575 West 10th Avenue
January 7, 2025**

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

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

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, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by BentallGreenOak (Canada) LP, on behalf of Sun Life Assurance Company of Canada, the registered owner of the lands located at 4545-4575 West 10th Avenue [PID 008-735-972; Lot B of Lots 3 and 4 Block 150 District Lot 540 Plan 13082] to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.50 to 3.92 and the maximum building height from 22.0 m (72 ft.) to 68.3 m (224 ft.), plus additional height for rooftop amenity, to permit a mixed-use development with two towers (19 and 21 storeys) and two six-storey residential buildings, containing 571 rental units, with 20% of the residential floor area for below-market rental units, with 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 January 7, 2025, entitled "CD-1 Rezoning: 4545-4575 West 10th 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 November 14, 2023, with revisions submitted on July 29, 2024;

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 January 7, 2025, entitled "CD-1 Rezoning: 4545-4575 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 January 7, 2025, entitled "CD-1 Rezoning: 4545-4575 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 January 7, 2025, entitled "CD-1 Rezoning: 4545-4575 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
 - (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. 10456)

BY-LAWS

Councillors Bligh, Klassen, Meiszner, Montague and Zhou advised they had reviewed the proceedings related to By-law 1 and would therefore be voting on the enactment.

Councillor Dominato advised she had reviewed the proceedings related to By-law 2 and would therefore be voting on the enactment.

Councillors Klassen and Meiszner advised they had reviewed the proceedings related to By-law 3 and would therefore be voting on the enactment.

Councillors Klassen, Meiszner, Montague and Zhou advised they had reviewed the proceedings related to By-laws 4 and 5 and would therefore be voting on the enactments.

Councillor Kirby-Yung advised she had reviewed the proceedings related to By-law 6 and would therefore be voting on the enactment.

Councillors Bligh, Dominato and Kirby-Yung advised they had reviewed the proceedings related to By-law 7 and would therefore be voting on the enactment.

Councillor Bligh advised she had reviewed the proceedings related to By-law 9 and would therefore be voting on the enactment.

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 11 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from R1-1 to RM-8A (514 West 61st Avenue) (By-law No. 14234)
(Mayor Sim ineligible to vote)
2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (5350-5430 Heather Street) (By-law No. 14235)
(Mayor Sim ineligible to vote)
3. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RT-2 district to RR-2B district (2726-2734 West 16th Avenue) (By-law No. 14236)
(Mayor Sim ineligible to vote)
4. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (625-777 Pacific Street and 1390 Granville Street) (By-law No. 14237)
(Mayor Sim ineligible to vote)
5. A By-law to amend CD-1 (503) By-law No. 10249 regarding 1304 Howe Street (By-law No. 14238)
(Mayor Sim ineligible to vote)

6. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (3329-3429 West 41st Avenue and 5649-5683 Blenheim Street) (By-law No. 14239)
(Mayor Sim ineligible to vote)
7. A By-law to designate certain real property as protected heritage property regarding 2610 Marine Crescent (Heathfield House) (By-law No. 14240)
(Mayor Sim ineligible to vote)
8. A By-law to enact a Housing Agreement for 325-343 West 41st Avenue (By-law No. 14241)
9. A By-law to amend Sign By-law No.11879 regarding 5-15 West 2nd Avenue and 1751 Ontario Street (By-law No. 14242)
(Mayor Sim ineligible to vote)
10. A By-law to amend Noise Control By-law No. 6555 regarding 5-15 West 2nd Avenue and 1751 Ontario Street (By-law No. 14243)
11. A By-law to enact a Housing Agreement for 5504 - 5536 Victoria Drive (By-law No. 14244)

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. **Bringing Back The Block Party: Supporting Davie Village and Vancouver Pride Celebrations**

Councillor Meiszner 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 February 5, 2025, as a Council Members' Motion.

NEW BUSINESS

1. **Requests for Leaves of Absence**

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on February 18, 2025, from 3 pm onwards, and on January 21, 2025, from 4 pm onwards;

FURTHER THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on January 23, 2025, from 6 pm onwards;

FURTHER THAT Councillor Zhou be granted a Leave of Absence for civic business from meetings on February 6, 2025, from 3 pm to 5 pm;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for personal reasons from meetings on February 19 and 20, 2025, from 3 pm onwards, October 1, 2 and 9, 2025, from 3 pm onwards and October 7, 8, 14, and 15, 2025, all day;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on January 30, 2025, all day;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on January 23, 2025, from 6 pm onwards; and January 30, 2025, from 3 pm onwards;

FURTHER THAT Councillor Fry be granted a Leave of Absence for personal reasons from meetings on January 30, 2025, and February 26, 2025, both from 5 pm onwards;

FURTHER THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on January 29, 2025, and February 20, 2025, both from 3 pm onwards, and on February 27, 2025, from 6 pm onwards;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for personal reasons from meetings on February 6, 2025, from 4 pm onwards, and April 8 to 25, 2025, all day;

AND FURTHER THAT Councillor Montague be granted a Leave of Absence for personal reasons from meetings on May 13 and 14, 2025, all day.

CARRIED UNANIMOUSLY

2. Change to Business Licence Hearing Panel

MOVED by Councillor Bligh
SECONDED by Councillor Klassen

THAT Councillor Zhou replace former Councillor Carr as an Alternate member at the Business Licence Hearing meeting to be held on Tuesday, January 28, 2025.

CARRIED UNANIMOUSLY

3. Requests for Leaves of Absence – Councillor Dominato

MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on January 29, 2025, from 3 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on February 20, 2025, from 3 pm onwards.

CARRIED UNANIMOUSLY

4. Change to Business Licence Hearing Panel

MOVED by Councillor Meiszner
SECONDED by Councillor Dominato

THAT Councillor Meiszner replace Councillor Dominato as a Panel member at the Business Licence Hearing to be held on Tuesday, January 28, 2025;

FURTHER THAT Councillor Dominato replace Councillor Meiszner as a Panel member at the Business Licence Hearing to be held on Wednesday, January 29, 2025.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Demolition at 500 Dunsmuir Street

Councillor Bligh noted that on December 18, 2024, Vancouver City Council passed a motion to approve the demolition of the building at 500 Dunsmuir Street due to the danger it posed. She also noted that Council was not advised during the meeting of the financial impact and inconvenience that it would have on local small businesses near the site as they were forced to close for three days while the building was being demolished. She asked if the current owner of the site could be advised of the financial loss of businesses over the three days of closures. She asked the City Manager to continue the conversations with the small business owners until the matter was resolved and to advise them that the City is aspiring to have the best communication possible in situations like these to support the local small business sector. The City Manager noted the matter would be pursued further and an update would be provided to Council.

ADJOURNMENT

MOVED by Councillor Montague
SECONDED by Councillor Bligh

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 11:49 am.

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