



## **COUNCIL MEETING MINUTES**

**FEBRUARY 4, 2025**

A Meeting of the Council of the City of Vancouver was held on Tuesday, February 4, 2025, at 9:31 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:** Karen Levitt, Deputy City Manager  
Sandra Singh, Deputy City Manager

**CITY CLERK'S OFFICE:** Lesley Matthews, Acting Deputy City Clerk  
Olivia Kam, 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 – Black History Month**

The Mayor proclaimed the month of February 2025 as Black History Month in the city of Vancouver and invited community members to the podium to accept the proclamation and say a few words. The Mayor also invited a representative from Canada Post to present this year's Canada Post Black History Month stamp.

## **IN CAMERA MEETING**

MOVED by Councillor Dominato  
SECONDED by Councillor Zhou

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:

- (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; 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. Council – January 21, 2025

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Montague

THAT the Minutes of the Council meeting of January 21, 2025, be approved.

CARRIED UNANIMOUSLY

2. Public Hearing – January 21, 2025

MOVED by Councillor Klassen  
SECONDED by Councillor Meiszner

THAT the Minutes of the Public Hearing of January 21, 2025, be approved.

CARRIED UNANIMOUSLY

3. Council (Policy and Strategic Priorities) – January 22, 2025

MOVED by Councillor Zhou  
SECONDED by Councillor Montague

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of January 22, 2025, be approved.

CARRIED UNANIMOUSLY

4. Public Hearing – January 23, 2025

MOVED by Councillor Montague  
SECONDED by Councillor Klassen

THAT the Minutes of the Public Hearing of January 23, 2025, be approved.

CARRIED UNANIMOUSLY

5. Mayor's Budget Task Force Implementation Oversight Committee – January 28, 2025

MOVED by Councillor Dominato  
SECONDED by Councillor Meiszner

THAT the Minutes of the Mayor's Budget Task Force Implementation Oversight Committee meeting of January 28, 2025, be approved.

CARRIED UNANIMOUSLY

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Klassen  
SECONDED by Councillor Kirby-Yung

THAT Council adopt Communication 1, Reports 1, 4, and 5, and Referral Reports 1 to 4 and 6 to 12, on consent.

CARRIED UNANIMOUSLY

**COMMUNICATIONS**

**1. Change to Council Meeting Schedule**

THAT Council change the Meeting Reserve on April 17, 2025, to a new Public Hearing, starting at 6 pm.

ADOPTED ON CONSENT (Vote No. 10497)

**REPORTS**

**1. Correction of Dates - Business Licence Hearings for April 2025 and Changes to Business Licence Hearing Panel Assignments – March 2025  
January 17, 2025**

A. THAT Council receive for information a correction to a previous Council decision made at the Council meeting on November 12, 2024, that incorrectly noted the Business Licence Hearings for April 2025 were on April 15 and 16 whereas there

is only one Business Licence Hearing on April 8, which the below recommendation remedies.

- B. THAT due to the resignation of former Councillor Adriane Carr, Council replace the March 4 and 5, 2025, Business Licence Hearing Panels approved on November 12, 2025, delegated to hold hearings under Section 275 or 278, or appeals under Sections 277 of the Vancouver Charter with the below hearing panels on the dates designated by Council to a panel of three Council Members as follows:

**March 4**

Chair – Montague  
Panel – Klassen  
Panel – Kirby-Yung  
Alternate – Zhou

**March 5**

Chair – Meiszner  
Panel – Montague  
Panel – Klassen  
Alternate – Fry

**April 8**

Chair - Dominato  
Panel - Bligh  
Panel - Zhou  
Alternate – Kirby-Yung

Should any of the above members of Council be unable to attend the hearings, the hearings and the power to make a Council decision in relation to those hearings will be delegated to the remaining two Councillors and alternate Councillor.

ADOPTED ON CONSENT (Vote No. 10498)

**2. Mayor’s Budget Task Force Implementation Oversight Committee Transmittal Report  
January 28, 2025**

The Deputy City Manager noted a correction to the report and responded to questions.

Council heard from one speaker that spoke to other aspects of the report.

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

THAT Council approve the recommendation from the January 28, 2025, Mayor’s Budget Task Force Implementation Oversight Committee meeting, as follows:

THAT Council receive the report dated January 22, 2025, entitled “Progress Update on the Mayor’s Budget Task Force Recommendations,” for information.

CARRIED UNANIMOUSLY (Vote No. 10493)

**3. Key Directions for the Healthy Water Plan  
January 21, 2025**

Staff from Engineering Services provided a presentation and responded to questions.

Council heard from one speaker who spoke in support of the report recommendations.

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Montague

THAT Council adopt the Key Directions for the Healthy Waters Plan (“Key Directions”), as described in the Report dated January 21, 2025, entitled “Key Directions for the Healthy Water Plan”, and direct staff to:

1. report back with an implementation plan and the results of feasibility studies and other work as described in the above-noted report by Q3 2026; and
2. incorporate the Key Directions in future capital planning, including the development of the Public Infrastructure Investment Framework and 2027-2030 Capital Plan.

CARRIED UNANIMOUSLY (Vote No. 10494)

**4. Below Market Lease Extension to Italian Cultural Center Senior Citizens Housing Society for 2610 South Grandview Highway  
January 22, 2025**

- A. THAT Council authorize the Director of Real Estate Services to negotiate and execute an extension to the ground lease (collectively the “Lease”) between the City of Vancouver as lessor (the “City”) and Italian Cultural Centre Senior Citizens Housing Society (“ICCSCHS”) as the lessee for the City-owned property located 2610 Grandview Highway South, legally described as PID: 007-396-082 Lot 6 Block A Section 45 Town of Hastings Suburban Lands Plan 21231 (“Casa Serena”), at below market rates pursuant to the Non-Profit Lease Renewal Framework for Sustaining Affordable Non-Profit Housing on City Land’ (“Non Profit Lease Renewal Framework”) which will provide for:
- i. an extension of term up to December 31, 2040 commencing on May 26, 2028 (the “Commencement Date”);
  - ii. ground rent to be paid annually;

- iii. additional reporting requirements to measure operating performance and affordability delivered; and
- iv. the terms and conditions outlined in this report and such other terms and conditions as approved by the Deputy City Manager, the Director of Finance, General Manager of Real Estate, Environment and Facilities Management and the Director of Legal Services.

The proposed ground rent for the Lease extension determined in accordance with the Non Profit Lease Renewal Framework constitutes a grant and is required to be passed by not less than 2/3 of all Council members, per Section 206(1) of the *Vancouver Charter*.

- B. THAT, pursuant to *Vancouver Charter* section 206(1)(j), Council approve that the Italian Cultural Centre Senior Citizens Housing Society (ICCSCHS), as a society operating housing on City land, be deemed an organization contributing to the welfare of the City.
- C. THAT no legal rights or obligations will arise or be created between the Italian Cultural Centre Senior Citizens Housing Society (ICCSCHS) and the City unless and until a legally binding agreement is executed, referenced in A above, by the City through its authorized signatories as authorized by Council and ICCSCHS.

ADOPTED ON CONSENT AND A  
BY THE REQUIRED MAJORITY (Vote No. 10499)

**5. Licence Arrangements for City-Owned Properties at 453 West 12th Avenue  
January 6, 2025**

THAT Council authorize the Director of Real Estate Services to negotiate and execute a new licence agreement with Vancouver City Hall Community Garden for an approximate 650 square meter portion of City-owned property located at 453 West 12th Avenue, legally described as PID 014-570-505 Block A Except Portions in Explanatory Plan 17642 District Lot 526 Plan 1530, for ongoing use as a community garden subject to the terms and conditions outlined in the report dated January 6, 2025, entitled "Licence Arrangements for City-Owned Properties at 453 West 12th Avenue", including:

- A term of 5 years commencing January 1, 2025;
- A nominal rent of \$10.00 for the term; and
- Subject to an early termination provision in favour of the City upon 90 days notice.

All terms and conditions to be to the satisfaction of the General Manager of Engineering, the General Manager of Real Estate and Facilities Management, and the Director of Legal Services.

- As the rent is at applicable market rate, it constitutes a grant valued at approximately \$45,480 per annum, or \$227,400 for the 5-year term of the licence.

FURTHER THAT no legal rights or obligation is created unless and until all legal documentation has been executed and delivered by the respective parties.

Council approval is required to authorize each licence agreement because grant recommendations require at least 2/3 affirmative votes of all Council members under Section 206 (1) of the Vancouver Charter.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY (Vote No. 10500)

## REFERRAL REPORTS

### 1. **CD-1 Rezoning: 1045 West 14th Avenue January 21, 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 Buttjes Architecture Inc., on behalf of Wall Financial Corporation, the registered owner of the lands located at 1045 West 14th Avenue [*PID 014-667-410; Lot C Block 435 District Lot 526 Plan 1276*], 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 5.95 and the maximum building height from 10.7 m (35 ft.) to 60.4 m (198 ft.), with additional height for the portion with rooftop amenity and mechanical equipment, to permit a 20-storey residential rental building, 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 January 21, 2025, entitled "CD-1 Rezoning: 1045 West 14th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Buttjes Architecture Inc., on behalf of Wall Financial Corporation received January 5, 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 21, 2025, entitled "CD-1 Rezoning: 1045 West 14th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT 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. 10501)

**2. CD-1 Rezoning: 396 East 2nd Avenue  
January 21, 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 Colliers International on behalf of 396 East 2nd Avenue Holdings Ltd, the registered owner of the lands located at 396 East 2nd Avenue [PID 007-473-036; Lot 1 Block 27 District Lot 200A Plan 16479], to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 6.4 and the building



height from 10.7 m (35 ft.) to 65.9 m (216 ft.) with additional height for rooftop amenity space, to permit a 22-storey rental residential building containing 273 rental 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 21, 2025, entitled "CD-1 Rezoning: 396 East 2nd Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Kasian Architecture, Interior Design and Planning, received March 6, 2024, with revisions received June 26, 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 21, 2025, entitled "CD-1 Rezoning: 396 East 2nd 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. 10502)

**3. CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street  
January 21, 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 Wall Financial Corporation, on behalf of W.F.C. Properties (Broadway) Inc., the registered owner of the lands located at 648-680 East Broadway and 2505 Fraser Street [*PID 032-148-267; Lot A Block 156 District Lot 264A Group 1 New Westminster District Plan EPP134657*], to rezone the lands from C-2C (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 3.0 to 6.0 and the building height from 10.7 m (35 ft.) to 59 m (194 ft.) to permit a 16-storey mixed-use building with additional height for the portion with rooftop amenity, containing 137 strata-residential units, of which a minimum of 20% of the residential floor area or 2,262.1 sq. m (24,349 sq. ft.), whichever is greater, must be used for social housing, 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 21, 2025, entitled "CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Bingham Hill Architects, received March 25, 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 21, 2025, entitled "CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser Street", 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 new CD-1, generally as set out in Appendix C of the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser 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 21, 2025, entitled "CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser 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 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. 10503)

**4. Rezoning: 4471-4485 Fraser Street and 691 East 29th Avenue  
January 21, 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 Neeru Sharma, on behalf of:
- 1288912 B.C. Ltd<sup>1</sup>, the registered owner of 4485 Fraser Street [PID: 014-809-711; Lot 8, except the east 7 feet now road, of Lots 172 to 174 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 1392] and 691 East 29th Avenue [PID: 014-809-729; Lot 9, except the east 7 feet now road, of Lots

*172 to 174 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 1392],*  
and

- 1476918 B.C. Ltd., the registered owner of 4471 Fraser Street [*PID 014-809-702; Lot 7, except the east 7 feet now road, of Lots 172 to 174 Blocks 10 to 13 and 22 to 25 District Lots 391 and 392 Plan 1392*],

to rezone the lands from RT-2 (Residential) District to RR-3A (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 21, 2025, entitled "Rezoning: 4471-4485 Fraser Street and 691 East 29th 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 21, 2025, entitled "Rezoning: 4471-4485 Fraser Street and 691 East 29th Avenue", 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 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. 10504)

**5. CD-1 (836) Text Amendment: 1075 Nelson Street (Formerly 1059-1083 Nelson Street)  
January 21, 2025**

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

MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

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 Brivia Group, on behalf of 1075 Nelson Development Holdings Ltd., the registered owner of the lands located at 1075 Nelson Street [PID 031-725-953; Lot A Block 7 District Lot 185 Group 1 New Westminster District Plan EPP118708], to amend CD-1 (Comprehensive Development) District (836 By-law No. 13488 to permit the conversion of floor area originally intended for social housing into market rental housing and to allow for balconies on the building's east and west elevations to be enclosed and excluded from floor space ratio (FSR) calculations, for the purpose of meeting Passive House standards, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (836) By-law No.13488, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 21, 2025, entitled "CD-1 (836) Text Amendment: 1075 Nelson Street (Formerly 1059-1083 Nelson 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 21, 2025, entitled "CD-1 (836) Text Amendment: 1075 Nelson Street (Formerly 1059-1083 Nelson Street)", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

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

CARRIED UNANIMOUSLY (Vote No. 10495)

**6. Minor Industrial Zoning Amendments  
January 22, 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, an application to amend the Zoning and Development By-law to clarify definitions for “Animal Clinic or Shelter” and “Animal Services” to align with the Licence By-law, and standardize permitted uses in the I-1A and I-1B District Schedules to align with the I-1 and I-1C District Schedules, generally as presented in Appendix A of the Referral Report dated January 22, 2025, entitled “Minor Industrial Zoning Amendments”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law generally as presented in Appendix A of the above-noted report.

- B. THAT A above be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any 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 any rezoning by-laws; 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. 10505)

**7. CD-1 Rezoning: 121-129 West 11th Avenue  
January 21, 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 HAVN Developments Ltd., on behalf of:

- Aztec Marketing Ltd. and 0775752 B.C. Ltd.<sup>1</sup>, the registered owners of the lands located at 121 West 11th Avenue [*PID 015-549-135; Lot 14, Except the North 10 Feet Now Lane, Block 34 District Lot 302 Plan 198*],
- Brian Douglas Morgenstern, the registered owner of the lands located at 123 West 11th Avenue [*PID 010-739-645; Lot 15 Block 34 District Lot 302 Plan 198*], and
- Treble Holdings Ltd., the registered owner of the lands located at 127-129 West 11th Avenue [*PID 031-411-371; Lot A District Lot 302 Group 1 New Westminster District Plan EPP104739*],

to rezone the lands from RT-6 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 5.80 and increase the maximum building height from 10.7 m (35 ft.) to 59.0 m (194 ft.) to permit the development of an 18-storey mixed-use building containing 165 rental units, of which 20% of the residential floor area will be secured as below-market rental units, and ground-floor commercial be approved in principle;

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<sup>1</sup> Represented by Libor Henar.

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 121-129 West 11th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Shape Architecture Inc., received December 15, 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 21, 2025, entitled "CD-1 Rezoning: 121-129 West 11th 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 January 21, 2025, entitled "CD-1 Rezoning: 121-129 West 11th 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 set out in Appendix C of the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 121-129 West 11th 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. 10506)

**8. Regulatory Changes Toward 3-3-3-1 Permitting Targets  
January 21, 2025**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the application 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, an application to amend the Zoning and Development By-law to remove and update regulations that impede permitting generally as presented in Appendix A of the Referral Report dated January 21, 2025, entitled "Regulatory Changes Toward 3-3-3-1 Permitting Targets", and including the following changes:
- Simplify Horizontal Angle of Daylight regulations and rename the section to "Access to Natural Light";
  - Remove the 10% maximum area limit for building roof elements that are permitted to exceed maximum building height;
  - Remove the acoustic report requirement from various district schedules and as a consequential amendment consolidate the district schedules with N in their title with their base district schedule;
  - Revise the existing FSR incentive for Zero Emission buildings in the RA, R1 and RT districts to simplify the calculation and remove the size limit for eligible buildings to increase access;
  - Add a new provision to clarify previously excluded floor area for in-suite storage will continue to be excluded for renovations;
  - Allow relaxations for certain public uses to expedite the delivery of capital projects;

- Revise the existing home-based business regulations to restrict the sale of tobacco and electronic cigarette products to align with regulations set by senior levels of government;

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

- B. THAT Council also approve, in principle, related amendments to the Parking By-law, Subdivision By-law, Street and Traffic By-law and Sign By-law to update references to N districts generally as presented in Appendix B of the Referral Report dated January 21, 2025, entitled “Regulatory Changes Toward 3-3-3-1 Permitting Targets” through Appendix E of the same report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Parking By-law, Subdivision By-law, Street and Traffic By-law and Sign By-law generally as presented in Appendix B through E of the above-noted report.

- C. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council consequential amendments to land use documents generally as presented in Appendix G of the Referral Report dated January 21, 2025, entitled “Regulatory Changes Toward 3-3-3-1 Permitting Targets”.

- D. THAT A through 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; 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 any rezoning by-law; 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. 10507)

**9. CD-1 Rezoning: 2111 Main Street  
January 21, 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 Musson Cattell Mackey Partnership, on behalf of 1333265 B.C. Ltd.<sup>2</sup>, the registered owner of the lands located at 2111 Main Street [*Lots 6 to 11, all of Block 30 District Lot 200A Plan 197; PIDs 014-878-194, 014-878-208, 014-878-232, 014-878-241, 014-878-356, and 014-878-364 respectively*], to rezone the lands from IC-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.00 to 10.05 and the maximum building height from 18.3 m (60 ft.) to 70.4 m (231 ft.) with additional height for the rooftop amenity, to permit the development of a 22- and 24-storey mixed-use building containing 446 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, with commercial space and a cultural amenity space, 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 21, 2025, entitled "CD-1 Rezoning: 2111 Main Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCMP Architects, received May 3, 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 21, 2025, entitled "CD-1 Rezoning: 2111 Main Street", 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 this CD-1, generally as set out in Appendix C of the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 2111 Main Street", be approved.

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<sup>2</sup> Represented by Nicola Wealth Real Estate Acquisitions Ltd.

- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated January 21, 2025, entitled “CD-1 Rezoning: 2111 Main 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 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. 10508)

**10. CD-1 Rezoning: 4910-4950 Willow Street  
January 21, 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-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

**RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by Michael Green Architecture on behalf of The Children’s Family House Society of B.C., the registered owner of the lands located at 4910-4950 Willow Street [*Lots 1 to 3 Block 837 District Lot 526 Plan 7686; PIDs 010-352-082, 010-352-104 and 010-352-121 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.70 to 3.78 and the maximum building height from 11.5 m (38 ft.) to 55.8 m (183 ft.), to permit the development of a 14-storey institutional 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 21, 2025, entitled "CD-1 Rezoning: 4910-4950 Willow Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle for the CD-1 By-law, generally as prepared by Michael Green Architecture, received July 12, 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 21, 2025, entitled "CD-1 Rezoning: 4910-4950 Willow Street", 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 Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 4910-4950 Willow 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 CD-1 By-law.

D. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and Vancouver Utilities Development Cost Levy By-law be amended to introduce a new use, definition and rate for "temporary accommodation for medical care", generally as set out in Appendix C of the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 4910-4950 Willow Street";

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. 10509)

**11. CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)  
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 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 Musqueam Capital Corp., on behalf of YMCA BC Properties Foundation, the registered owner of the lands located at 282 West 49th Avenue [PID 007-595-573; Lot 4 Block 1165 District Lot 526 Plan 16033], to rezone the lands from CD-1 (103) By-law No. 4900 to a new CD-1 (Comprehensive Development) District to permit a mixed-use development with a total floor area of 53,928 sq. m (580,472 sq. ft.); building heights of 8, 33 and 37 storeys; and residential, retail, service, institutional and cultural and recreational uses, be approved in principle;

FURTHER THAT the draft CD-1 By-law, be prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Boniface Oleksiuk Politano Architects, received September 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 subject to approval in principle of the rezoning and the Housing Agreement(s) described in Part 2 of Appendix B of the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law(s) 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 January 7, 2025, entitled “CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)”, 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: 282 West 49th Avenue (Langara Family YMCA)”;

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, subject to the enactment of proposed new CD-1 By-law, CD-1 (103) By-law No. 4900, be amended to remove 282 West 49th Avenue generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled “CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)”;

FURTHER THAT the draft CD-1 (103) by-law amendments, prepared for the Public Hearing in accordance with Appendix C of the above-noted report, be approved in principle.

- 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. 10510)

**12. CD-1 Rezoning: 2950 Prince Edward Street  
January 21, 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 QuadReal Property Group, on behalf of 2950 PE Holdings Inc, the registered owners of the lands located at 2950 Prince Edward Street [*PID 031-005-888; Lot A District Lot 264A Group 1 New Westminster District Plan EPP97528*], to rezone the lands from from C-2 (Commercial) and RM-4 (Residential) to CD-1 (Comprehensive Development) District to permit a mixed-use development with two towers of 32 storeys and 25 storeys containing 542 secured rental units, of which 20% of the residential floor area will be below-market rental units, a private child day care facility, commercial space, a floor space ratio (FSR) of 8.50, and building heights of 100.6 m (330 ft.) and 81.0 m (266 ft.) with additional height for roof top amenities and elevator rooms, 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 21, 2025, entitled "CD-1 Rezoning: 2950 Prince Edward Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Acton Ostry Architects, received January 19, 2024;

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 21, 2025, entitled "CD-1 Rezoning: 2950 Prince Edward Street", 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 new CD-1, generally as set out in Appendix C of the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 2950 Prince Edward 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 B, generally as set out in Appendix C of the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 2950 Prince Edward 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 A to D 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. 10511)

### BY-LAWS

Councillors Klassen, Meiszner, Montague and Zhou advised they had reviewed the proceedings related to by-laws 1 to 4 and were therefore eligible to vote.

MOVED by Councillor Montague  
SECONDED by Councillor Meiszner

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

CARRIED UNANIMOUSLY

1. A By-law to amend CD-1 (52A) By-law No. 4393 (657-707 West 37th Avenue) (By-law No. 14245)  
*(Mayor Sim ineligible to vote)*
2. A By-law to amend CD-1 (80) By-law No. 4665 (4949-4951 Heather Street) (By-law No. 14246)  
*(Mayor Sim ineligible to vote)*

3. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (4949-5255 Heather Street and 657 West 37th Avenue (South) (By-law No. 14247)  
*(Mayor Sim ineligible to vote)*
4. A By-law to repeal CD-1 (52A) By-law No. 4393 (657-707 West 37th Avenue) (By-law No. 14248)  
*(Mayor Sim ineligible to vote)*
5. A By-law to amend CD-1 (369) By-law No. 7673 (901-967 and 940-990 Seymour Street) (By-law No. 14249)  
*(Mayor Sim ineligible to vote)*
6. A By-law to amend CD-1 (696) By-law No. 12105 (500-650 West 57th Avenue) (By-law No. 14250)  
*(Mayor Sim ineligible to vote)*
7. A By-law to amend CD-1 (876) By-law No. 14147 (1961-1995 East Broadway and 2465 Semlin Drive) (By-law No. 14251)  
*(Mayor Sim ineligible to vote)*
8. A By-law to amend CD-1 (305) By-law No. 7174 (1899 West 1st Avenue) (By-law No. 14252)  
*(Mayor Sim ineligible to vote)*
9. A By-law to amend Zoning and Development By-law No. 3575 regarding building lines (2096 West Broadway and 2560-2576 Arbutus Street) (By-law No. 14253)  
*(Mayor Sim ineligible to vote)*
10. A By-law to amend Sign By-law No.11879 (625-777 Pacific Street and 1390 Granville Street) (By-law No. 14254)  
*(Mayor Sim ineligible to vote)*
11. A By-law to amend Noise Control By-law No. 6555 (625-777 Pacific Street and 1390 Granville Street) (By-law No. 14255)
12. A By-law to enact a Housing Agreement for 237 East Hastings Street (By-law No. 14256)

### **ADMINISTRATIVE MOTIONS**

#### **1. Adoption of Heather Lands Design Guidelines**

MOVED by Councillor Zhou  
SECONDED by Councillor Montague

WHEREAS on May 24, 2022, Council approved, in principle, zoning by-law amendments regarding the Heather Lands including CD-1 North and CD-1 South;

WHEREAS at the time of the enactment of either CD-1 North or CD-1 South, the General Manager of Planning, Urban Design and Sustainability was instructed to bring forward for approval by Council the Heather Lands Design Guidelines;

AND WHEREAS CD-1 South was enacted by Council on February 4, 2025.

THEREFORE BE IT RESOLVED THAT the Heather Lands Design Guidelines attached as Appendix A to the motion entitled "Adoption of Heather Lands Design Guidelines", are hereby adopted and are to come into effect on February 4, 2025.

CARRIED UNANIMOUSLY

### **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 Policy and Strategic Priorities meeting agenda of February 26, 2025, as a Council Members' Motion.

**2. Deferring the Collection of Development Cost Levies (DCLs) and Related Development Charges to Support New Housing and Job Supply**

Councillor Bligh 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 February 26, 2025, as a Council Members' Motion.

**3. Sailing Past Gridlock Towards Sustainable Transportation Options**

Councillor Bligh 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 February 26, 2025, as a Council Members' Motion.

**4. Temporarily Pausing Net-New Supportive Housing Investments in Vancouver to Prioritize Replacing Existing Stock and Promoting Regional Equity**

Mayor Sim 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 February 26, 2025, as a Council Members' Motion.

### **NEW BUSINESS**

**1. Requests for Leaves of Absence**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on February 13, 2025, from 3 pm to 7 pm.

CARRIED UNANIMOUSLY

## **2. Requests for Leaves of Absence – Councillor Dominato**

MOVED by Councillor Dominato  
SECONDED by Councillor Meiszner

THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on February 25, 2025, from 10 am to 11:30 am, and April 1 to 3, 2025, all day;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on February 27, 2025, from 6 pm onwards.

CARRIED UNANIMOUSLY

## **3. Requests for Leaves of Absence – Councillor Kirby-Yung**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Fry

THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on February 27, 2025, from 6 pm onwards, March 6, 2025, from 6 pm onwards, and April 3, 2025, from 3 pm to 6 pm.

CARRIED UNANIMOUSLY

## **4. Choose Canada, Tariffs and Buy Local Imperative**

MOVED by Councillor Fry  
SECONDED by Councillor Bligh

WHEREAS

1. President Donald Trump has threatened to impose unilateral 25% tariffs on Canadian exports to the US, and further punitive tariffs in the event of any Canadian retaliation, Trump's tariffs are anticipated to destabilize the North American trading block and Canadian economy.
2. Experts suggest Trump's tariffs could cost the Canadian economy \$275 billion in GDP by 2030 and more than 200,000 in lost jobs.

3. On February 2, while proposing a temporary pause to his tariff agenda, President Trump reiterated his desire to see Canada become part of the United States. “What I’d like to see— Canada become our 51st state,’ Trump said in the Oval Office when asked what concessions Canada could offer to stave off tariffs.” <sup>[1]</sup>
4. Prime Minister Trudeau has announced the federal government’s response to any Trump tariffs with phased and targeted retaliatory tariffs, and a consumer call to action urging Canadians to “choose Canada”.
5. Provincial, territorial, municipal, regional, and First Nations governments from coast to coast are united in a collective Team Canada approach to respond to US economic threats and aggression.
6. Canada’s premiers have agreed to measures to strengthen internal trade and economic cooperation, and in BC, Premier Eby has suggested Crown Corporations halt buying American goods and services and instead buy Canadian goods and services first.
7. In response to tariff threats the Greater Vancouver Board of Trade (GVBOT) has challenged B.C. politicians of all political stripes to adopt a three-per-cent annual GDP growth target.
8. The benefits of buying local are well documented, according to Canadian Federation of Independent Businesses (CFIB), 66 cents on average stay local for every dollar spent at a local business as the greatest share goes to procuring goods from other local, independent businesses, while according to the Independent BC report local businesses return 63% of revenue back in BC’s economy compared to 14% for multi-national companies, and according to the City’s own Retail-Commercial District Small Business Study, local independent businesses contribute to more vibrant Local Shopping Areas and play an important role in the livability and sustainability of the City’s neighbourhoods.

THEREFORE BE IT RESOLVED

- A. THAT Council affirms and signals the City of Vancouver supports the Team Canada approach to align local, provincial, and national priorities as necessary to counter foreign policies designed to harm the Canadian economy or sovereignty.
- B. THAT Council directs staff to initiate an urgent high-level review of capital projects, suppliers, procurement, and trade agreement exposure and opportunities to Buy Local / Buy Canadian and report back as soon as possible with immediate and long-term strategies supporting the Team Canada approach.
- C. THAT Council directs the City’s Business and Economy Office to immediately begin work with local business and community economic development organizations (including but not limited to the BIA Partnership, LOCO BC,

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<sup>[1]</sup> TheHill.com, February 3 | [Trump doubles down on floating Canada as 51st state amid tariff dispute](#)

GVBOT, CFIB, Destination Vancouver) to explore opportunities to initiate and promote a new targeted Buy Local / Buy Canadian campaign in response to tariffs;

FURTHER THAT the office is tasked to identify and report back with recommendations for streamlined, transparent and nimble City regulation for changes of use, and adaptation of business models to respond to tariffs, supply chain disruption, and GDP growth targets.

postponed

\* \* \* \* \*

*At this point in the proceedings, Mayor Sim relinquished the Chair to Acting Mayor Meiszner to participate in debate.*

\* \* \* \* \*

During discussion on the motion to postpone below, Councillor Kirby-Yung rose on a point of order stating that Council members may only speak to the merits of the postponement and not the motion itself. After a brief recess, Acting Mayor Meiszner ruled in favour of Councillor Kirby-Yung and stated that Mayor Sim moved a subsidiary motion to postpone the main motion until after a certain event or condition under section 8.5(b)(v) of the *Procedure By-law*, therefore, the postponement of the motion is debatable but not the substance of the motion itself.

POSTPONEMENT MOVED by Mayor Sim  
SECONDED by Councillor Kirby-Yung

THAT Council postpone consideration of the motion entitled “Choose Canada, Tariffs and Buy Local Imperative”, until a Special Council meeting is called to address the issue of future potential tariffs, to be held in advance of the next scheduled Council meeting on February 25, 2025, under section 8.5(b)(v) of the *Procedure By-law*.

CARRIED UNANIMOUSLY (Vote No. 10496)

\* \* \* \* \*

*At this point in the proceedings, Mayor Sim resumed the Chair.*

\* \* \* \* \*

## **5. Requests for Leaves of Absence – Councillor Bligh**

MOVED by Councillor Bligh  
SECONDED by Councillor Kirby-Yung

THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings from April 1 to April 4, 2025.

CARRIED UNANIMOUSLY

## **6. Consultation with the Ministry of Housing and BC Housing at a Public Meeting**

Councillor Bligh submitted the following motion and prior to receiving a seconder, Councillor Kirby-Yung called notice under Section 9.4 of the *Procedure By-law*. Per section 9.4(d) of the *Procedure By-law*, the motion will be placed on the Standing Committee on Policy and Strategic Priorities agenda on February 26, 2025.

MOVED by Councillor Bligh

### WHEREAS

1. Council unanimously approved a plan to acquire 105 SROs with support from the provincial and federal governments;<sup>[1]</sup>
2. 15 months ago, Council unanimously approved a motion to UPLIFT the Downtown Eastside, which committed to updating the DTES Area Plan to deliver “a greater number of housing including market rental, social and supportive housing units in the DEOD to meet the needs of residents”, options to create more below-market commercial spaces and a direction to harmonize the city’s definition of supportive and social housing with the provinces definition, more opportunities to provide housing choices;<sup>[2]</sup>
3. A proposed freeze (“freeze”) discussed recently at the Save Our Streets Forum appears to contradict those goals and suspend net new supportive housing construction indefinitely, which will decrease the supply of housing available to Vancouverites once projects currently underway are complete;
4. Less supportive housing for low-income Vancouverites will likely increase homelessness, mental health illness, addictions, and crime;
5. The Ministry of Housing and Municipal Affairs, with support from the Canada Mortgage and Housing Corporation, have been working with the City to acquire new supportive housing units; and
6. This freeze discourages new investment in housing in the city.

THEREFORE BE IT RESOLVED THAT Council direct City staff to invite a delegation from the Ministry of Housing and Municipal Affairs (“GoBC”) and/or the CEO of BC Housing and BC Housing staff to a meeting of Council, with considerations to go In-Camera as necessary, to discuss implications of a freeze on net new supportive housing on or before February 26, 2025;

<sup>[1]</sup> <https://council.vancouver.ca/20201007/documents/pspc1a.pdf>.

<sup>[2]</sup> <https://council.vancouver.ca/20231129/documents/pspcA4.pdf>

FURTHER THAT staff work with GoBC and BC Housing to determine how many supportive housing units would need to be built in Vancouver and across Metro Vancouver to end chronic homelessness and in which municipalities those units are needed and report back to Council.

notice

Following the calling of notice on the motion, Councillor Dominato rose on a point of order stating that she seconded the motion prior to Councillor Kirby-Yung calling notice and sought clarification from the Chair if procedurally that meant that the motion was on the floor and open for debate and past the point at which notice can be called.

\* \* \* \* \*

*At this point in the proceedings,*

*MOVED by Councillor Bligh  
SECONDED by Councillor Meiszner*

*THAT Council extend the meeting past noon to complete the agenda.*

*LOST  
(Councillors Kirby-Yung, Klassen, Zhou, and Mayor Sim opposed)*

*Council recessed at 11:57 am and reconvened at 3:12 pm.*

\* \* \* \* \*

Following the recess, the Mayor stated that upon reviewing the recording of the proceedings and conferring with the Clerk, the Chair did not acknowledge a seconder to Councillor Bligh's motion nor state that the motion was seconded, however, the Chair did acknowledge Councillor Kirby-Yung's calling of notice and stated that the motion would be added to the agenda of the next Standing Committee meeting on February 26, 2025. The Chair also stated that the *Procedure By-law* is silent on when a matter is on the floor for debate and the Clerk referred to section 4:3 of Robert's Rules of Order which states that neither the making nor the seconding of a motion places it before the assembly, only the Chair can do that by a third step of stating the question. As such, the Mayor ruled that because the Chair did not state the question on the floor, the motion was not yet open for debate despite members of Council calling to second the motion.

Subsequently, Councillor Bligh rose on a point of order to clarify the ruling and inquired whether the calling of notice on a motion was debatable. The Mayor cited section 9.4(c) of the *Procedure By-law* that states, "the calling of the notice is not debatable".

Councillor Bligh then rose on another point of order and enquired if a delegation of BC Housing or the Ministry of Housing would be bound by the same 3-minute time limit as public speakers. The Clerk affirmed that under section 7.5(a) of the *Procedure By-law*, they would have 3 minutes to speak.



## ENQUIRIES AND OTHER MATTERS

### 1. Potential Impact of US tariffs

Councillor Dominato noted the recent news of potential US tariffs and recognized a Special Council meeting is forthcoming to further discuss the topic. Councillor Dominato enquired if the public will have the opportunity to speak at the meeting. The Clerk affirmed that under section 7.5(a) of the *Procedure By-law*, members of the public may speak at Special Council meetings for no more than 3 minutes.

### 2. Vancouver Coastal Health – Mental Health Nurses

Councillor Dominato noted the recent round table meeting that several Council members attended with Vancouver Coastal Health and enquired about updates regarding conversations with the Provincial Government on uploading costs of mental health nurses. The Deputy City Manager agreed to follow up.

### 3. Growing Food Insecurity

Councillor Fry noted surging food bank use and growing food insecurity and enquired about an update on the member motion passed July 2024, entitled “Closing the Gap: Investing in the City of Vancouver’s Food System to Increase Food Access and Support a Resilient, Equitable, and Sustainable Food System for All”. The Deputy City Manager agreed to follow up.

## ADJOURNMENT

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 3:33 pm.

\* \* \* \* \*