



COUNCIL MEETING MINUTES

FEBRUARY 25 AND 27, 2025

A Meeting of the Council of the City of Vancouver was held on Tuesday, February 25, 2025, at 9:47 am, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Thursday, February 27, 2025, at 3 pm. 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

CITY CLERK'S OFFICE: Lesley Matthews, Acting Deputy City Clerk
Terri Burke, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

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

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

PROCLAMATION – RAMADAN

The Mayor proclaimed February 28 to March 30, 2025, as Ramadan in the city of Vancouver.

IN CAMERA MEETING

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

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

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

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Special Council (Business Licence Hearing) – January 28, 2025

MOVED by Councillor Zhou
SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Special Council (Business Licence Hearing) meeting of January 28, 2025, be approved.

CARRIED UNANIMOUSLY

2. Special Council (Change the Acting Mayor Roster) – January 28, 2025

MOVED by Councillor Bligh
SECONDED by Councillor Klassen

THAT the Minutes of the Special Council (Change the Acting Mayor Roster) meeting of January 28, 2025, be approved.

CARRIED UNANIMOUSLY

3. Special Council (Business Licence Hearing) – January 29, 2025

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the Minutes of the Special Council (Business Licence Hearing) meeting of January 29, 2025, be approved.

CARRIED UNANIMOUSLY

4. Council – February 4, 2025

MOVED by Councillor Zhou
SECONDED by Councillor Dominato

THAT the Minutes of the Council meeting of February 4, 2025, be approved.

CARRIED UNANIMOUSLY

5. Council (City Finance and Services) – February 5, 2025

MOVED by Councillor Meiszner
SECONDED by Councillor Dominato

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of February 5, 2025, be approved.

CARRIED UNANIMOUSLY

6. Special Council (convening a meeting which is closed to the public) – February 5, 2025

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the Minutes of the Special Council (convening a meeting which is closed to the public) meeting of February 5, 2025, be approved.

CARRIED UNANIMOUSLY

7. Court of Revision (BIA) – February 6, 2025

MOVED by Councillor Zhou
SECONDED by Councillor Dominato

THAT the Minutes of the Court of Revision (BIA) of February 6, 2025, be approved.

CARRIED UNANIMOUSLY

8. Special Council (discuss the subject of tariffs) – February 11, 2025

MOVED by Councillor Klassen
SECONDED by Councillor Meiszner

THAT the Minutes of the Special Council (discuss the subject of tariffs) meeting of February 11, 2025, be approved.

CARRIED UNANIMOUSLY

9. Nomination Subcommittee – February 11, 2025

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the Minutes of the Nomination Subcommittee meeting of February 11, 2025, be approved.

CARRIED UNANIMOUSLY

10. Special Auditor General Committee – February 13, 2025 - **WITHDRAWN**

11. Auditor General Committee – February 13, 2025 - **WITHDRAWN**

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT Council adopt Communication 1, and Reports 4 and 6, on consent.

CARRIED UNANIMOUSLY

COMMUNICATIONS

1. Change to Council Meeting Schedule

A. THAT Council cancel the following meetings:

- a. Council Meeting on April 29, 2025, at 9:30 am;
- b. Public Hearing on April 29, 2025, at 6 pm;
- c. Standing Committee on Policy and Strategic Priorities meeting on April 30, 2025, at 9:30 am;
- d. Auditor General Committee meeting on May 1, 2025, at 9:30 am*;
* (Concurrence received from the Auditor General and AGC Chair)
- e. Meeting Reserve on May 1, 2025, at 3 pm;
- f. Meeting Reserve on May 6, 2025, at 3 pm;

- g. Council Meeting on May 13, 2025, at 9:30 am;
- h. Public Hearing on May 13, 2025, at 6 pm;
- i. Standing Committee on City and Finance Services meeting on May 14, 2025, at 9:30 am;
- j. Meeting Reserve on May 15, 2025, at 3 pm;
- k. Business Licence Hearing on May 20, 2025, at 9:30 am;
- l. Mayor's Budget Task Force Implementation Oversight Committee Meeting on May 20, 2025, at 1 pm;
- m. Council Reserve on May 20, 2025, at 3 pm;
- n. Business License Hearing on May 21, 2025, at 9:30 am; and
- o. Council Reserve on May 21, 2025, at 3 pm.

B. THAT Council add new meetings as follows:

- a. Council meeting on May 6, 2025, at 9:30 am;
- b. Public Hearing on May 6, 2025, at 6 pm;
- c. Standing Committee on Policy and Strategic Priorities meeting on May 7, 2025, at 9:30 am;
- d. Council reserves on May 8, 2025, at 6 pm, May 13, 2025, at 3 pm, May 14, 2025, at 3 pm;
- e. Business Licence Hearing on May 13 and 14, 2025, both at 9:30 am;
- f. Mayor's Budget Task Force Implementation Oversight Committee Meeting on May 13, 2025, at 1 pm;
- g. Public Hearing on May 15, 2025, at 6 pm;
- h. Council meeting on May 20, 2025, at 9:30 am;
- i. Public Hearing on May 20, 2025, at 6 pm; and
- j. Standing Committee on City Finance and Services meeting on May 21, 2025, at 9:30 am.

ADOPTED ON CONSENT (Vote No. 10528)

REPORTS

**1. Uplifting the Downtown Eastside and Building Inclusive Communities that Work for All Residents Motion: Progress Update
February 14, 2025**

Staff from the City Manager's Office provided a presentation, and along with staff from Arts, Culture and Community Services, responded to questions.

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During questions to staff, it was

*MOVED by Councillor Dominato
SECONDED by Councillor Fry*

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

Following the second round of questions to staff, it was

*MOVED by Councillor Bligh
SECONDED by Councillor Fry*

THAT, under section 5.5 of the Procedure By-law, the Committee suspend the rules of section 5.4 to permit a third round of questions to staff.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

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*MOVED by Councillor Montague
SECONDED by Councillor Meiszner*

THAT Council receive the updates in the Report dated February 14, 2025, entitled "Uplifting the Downtown Eastside and Building Inclusive Communities that Work for All Residents Motion: Progress Update", for information;

FURTHER THAT Council direct staff to collaborate directly with their Provincial government counterparts to compile a comprehensive list of non-profit and non-governmental organizations operating in the DTES and the total funding allocated from all sources (Provincial and City and other) with the goal of gaining a comprehensive understanding of service provision and service delivery outcomes, including those that align with the goals of enabling recovery and improving mental health, in order to best support and improve the lives of those in need.

carried

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At this point in the proceedings, Mayor Sim relinquished the Chair to Acting Mayor Meiszner to participate in debate. Following his comments he resumed the Chair.

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During debate on the motion, it was

*MOVED by Councillor Klassen
SECONDED by Councillor Meiszner*

THAT per section 2.8 (a) of the Procedure By-law, the Committee extend the meeting

past noon in order to complete Report 1.

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

* * * * *

Council agreed to separate the vote on the components of the motion. The THAT clause was put and CARRIED UNANIMOUSLY (Vote No. 10526), the FURTHER THAT clause was then put and CARRIED (Vote No. 10527), with Councillors Bligh, Dominato and Fry opposed.

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Council recessed at 12:04 pm on February 25, 2025, and reconvened at 3:28 pm.

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**2. Report Back: Gastown Water Street Pedestrian Zone Pilot Update
January 28, 2025**

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

Council heard from fourteen speakers, six who spoke in support of the report recommendations, one who spoke in opposition, and seven who spoke to other aspects of the report.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT Council direct staff to implement a 2025 Water Street Pedestrian Zone pilot from early June to early September after the September long-weekend as detailed in the Report dated January 28, 2025, entitled "Report Back: Gastown Water Street Pedestrian Zone Pilot Update", including:

- a. Improvements to the Water Street Experience;
- b. Implementation of two-way traffic on Cordova Street from Richards Street to Gore Avenue; and,
- c. Delivery of Pedestrian Zone on Water Street from Columbia Street to Richards Street, on Sundays notionally from 10 am to 6 pm subject to alignment with the implementation of two-way traffic on Cordova Street in "b" above;

FURTHER THAT staff continue to advance the Gastown Public Spaces Plan and near-term investments, including Trounce Alley rehabilitation, brick sidewalk repairs, and the installation of a public washroom;

AND FURTHER THAT consideration be given to extending the Water Street Pedestrian Zone pilot through to the end of September, at the discretion of the City Engineer and in consultation with the Gastown BIA and stakeholder community.

CARRIED UNANIMOUSLY (Vote No. 10531)

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*MOVED by Councillor Montague
SECONDED by Councillor Klassen*

THAT the Council meeting recess and reconvene on Thursday, February 27, 2025, at 3 pm.

CARRIED UNANIMOUSLY

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Council recessed at 5:10 pm on February 25, 2025, and reconvened at 3 pm on February 27, 2025.

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**3. Amendments to Street Vending By-law to Support Water Street Pedestrian Zone Pilot and Granville Public Realm Improvements
February 11, 2025**

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Bligh

- A. THAT Council approve, in principle, amendments to the Street Vending By-Law to allow the temporary waiving of permit and application fees for summer patios and small sidewalk patios between April 1 and October 31, 2025, in the 2025 Water Pedestrian Zone Pilot (Option A as described in the 'Report Back: Gastown Water Street Pedestrian Zone Pilot Update' report), and as described in the Report dated February 11, 2025, entitled "Amendments to Street Vending By-law to Support Water Street Pedestrian Zone Pilot and Granville Public Realm Improvements", and generally in accordance with Appendix A of the same report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the necessary amendments to the Street Vending By-law, generally in accordance with Appendix A of the above-noted report.
- B. THAT Council approve, in principle, amendments to the Street Vending By-Law to allow the temporary waiving of the permit and application fees for summer patios and small sidewalk patios between April 1 and October 31, 2025, in the 2025 Granville Street Public Realm Improvements project area, as described in

the Report dated February 11, 2025, entitled “Amendments to Street Vending By-law to Support Water Street Pedestrian Zone Pilot and Granville Public Realm Improvements”, and generally in accordance with Appendix A of the same report;

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

CARRIED UNANIMOUSLY (Vote No. 10545)

**4. Approval of Business Improvement Areas (BIA) Renewals and Expansion 2025
February 14, 2025**

- A. THAT Council approve the application of the Cambie Village Business Association as described in the Report dated February 14, 2025, entitled “Approval of Business Improvement Areas (BIA) Renewals and Expansion 2025”;

FURTHER THAT Council instruct the Director of Legal Services, in consultation with the General Manager of Planning, Urban Design and Sustainability, to bring forward by-laws to re-establish the Cambie Village BIA, to establish a new funding ceiling, and to remit monies for the business promotion scheme.

- B. THAT Council approve the application of the Collingwood Business Improvement Society as described in the Report dated February 14, 2025, entitled “Approval of Business Improvement Areas (BIA) Renewals and Expansion 2025”;

FURTHER THAT Council instruct the Director of Legal Services, in consultation with the General Manager of Planning, Urban Design and Sustainability, to bring forward by-laws to re-establish and expand the Collingwood BIA, to establish a new funding ceiling, and to remit monies for the business promotion scheme.

- C. THAT Council approve the application of the Hastings North Business Improvement Association as described in the Report dated February 14, 2025, entitled “Approval of Business Improvement Areas (BIA) Renewals and Expansion 2025”;

FURTHER THAT Council instruct the Director of Legal Services, in consultation with the General Manager of Planning, Urban Design and Sustainability, to bring forward by-laws to re-establish and consolidate the Hastings North BIA to establish a new funding ceiling, and to remit monies for the business promotion scheme.

ADOPTED ON CONSENT (Vote No. 10529)

**5. Housing and Homelessness Services 2025 Grants: Renter Services Grants and Update to SRO Upgrading Grant Recipient
January 28, 2025**

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

- A. THAT Council approve 14 Renter Services Grants totalling \$500,000 from the 2025 Housing and Homelessness Services Operating Budget (“EHT Allocation”), to the organizations listed in Appendix A of the Report dated January 28, 2025, entitled “Housing and Homelessness Services 2025 Grants: Renter Services Grants and Update to SRO Upgrading Grant Recipient”, for the amounts recommended for each organization in the “2025 Recommend” column.
- B. THAT Council allocate \$500,000 from the Empty Homes Tax Reserve to continue the Renter Services Grants program for 2026 to enable non-profit organizations to provide critical programs and services to Vancouver renters at risk of displacement from their homes.
- C. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization that is to receive a grant pursuant to the above recommendations, which is not a registered charity with Canada Revenue Agency, to be an organization contributing to the health and welfare of the City.
- D. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with the Report dated January 28, 2025, entitled “Housing and Homelessness Services 2025 Grants: Renter Services Grants and Update to SRO Upgrading Grant Recipient”, that satisfy the City’s Director of Legal Services, and that disburse the grants described in this report, to the City’s General Manager of Arts, Culture, and Community Services (or their designate).
- E. THAT pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deem the Natives of Toi Shan Benevolent Society (“Toi Shan”) to be an organization contributing to the health and welfare of Vancouver.
- F. THAT no legal rights or obligations will arise or be created by Council’s adoption of A through C above unless and until all legal documentation has been executed and delivered by the respective parties.

carried

Prior to the vote, Council agreed to separate the vote on the components of the motion. A and C were put and CARRIED AND A BY THE REQUIRED MAJORITY (Vote No. 10546), with Councillor Montague opposed, and B, D, E and F were then put and CARRIED UNANIMOUSLY AND B AND E BY THE REQUIRED MAJORITY (Vote No. 10547).

**6. Chinatown Advisory Committee – Revision to Terms of Reference
February 12, 2025**

THAT Council approve a revision to the Chinatown Advisory Committee terms of reference as outlined in the Report dated February 12, 2025, entitled “Chinatown Advisory Committee – Revision to Terms of Reference”.

ADOPTED ON CONSENT (Vote No. 10530)

BY-LAWS

Councillors Bligh and Montague advised they had reviewed the proceedings related to By-law 2 and would therefore be voting on the enactment.

Councillors Klassen, Meiszner, Montague, Zhou advised they had reviewed the proceedings related to By-laws 5, 7 and 9 and would therefore be voting on the enactments.

MOVED by Councillor Dominato
SECONDED by Councillor Bligh

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

CARRIED UNANIMOUSLY

1. A By-law to amend Building By-law No.12511 regarding gas heating and hot water in new construction (By-law No. 14257)
2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (314-328 West Hastings Street) (By-law No. 14258)
(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 (4330-4408 Arbutus Street and 2092 Nanton Avenue) (By-law No. 14259)
(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 (8302 Beatrice Street (formerly 1925 Southeast Marine Drive)) (By-law No. 14260)
5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1290 Hornby Street) (By-law No. 14261)
(Mayor Sim ineligible to vote)
6. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RT-2 to RR-3B (5504-5536 Victoria Drive) (By-law No. 14262)

7. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (325-343 West 41st Avenue) (By-law No. 14263)
(Mayor Sim ineligible to vote)
8. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2776 Semlin Drive and 2025 East 12th Avenue) (By-law No. 14264)
(Mayor Sim ineligible to vote)
9. A By-law to amend Sign By-law No.11879 (657 West 37th Avenue) (By-law No. 14265)
(Mayor Sim ineligible to vote)
10. A By-law to amend Noise Control By-law No. 6555 (657 West 37th Avenue) (By-law No. 14266)
11. A By-law to amend Subdivision By-law No. 5208 (3529-3589 Arbutus Street and 2106 West 19th Avenue) (By-law No. 14267)
12. A By-law to amend Subdivision By-law No. 5208 (514 West 61st Avenue) (By-law No. 14268)
13. A By-law to amend Subdivision By-law No. 5208 (3329-3429 West 41st Avenue and 5649-5683 Blenheim Street) (By-law No. 14269)
14. A By-law to amend Subdivision By-law No. 5208 (5350-5430 Heather Street) (By-law No. 14270)
15. A By-law to enact a Housing Agreement for 1517 Frances Street (By-law No. 14271)
16. A By-law to enact a Housing Agreement for 430-440 West Pender Street (By-law No. 14272)

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. 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 City Finance and Services meeting agenda of March 12, 2025, as a Council Members' Motion.

2. 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 City Finance and Services meeting agenda of March 12, 2025, as a Council Members' Motion.

3. Enhanced Tools for Standards of Property Maintenance

Councillor Fry submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of March 12, 2025, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Bligh
SECONDED by Councillor Klassen

THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on March 11, 2025, from 9:30 am to noon;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on April 16, 2025, from 6 pm onwards;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for personal reasons from meetings on February 25, 2025, from 6 pm onwards;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for personal reasons from meetings on March 13, 2025, from 5 pm onwards, and June 3, 2025, all day;

AND FURTHER THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on March 11, 2025, from 6 pm onwards.

CARRIED UNANIMOUSLY

2. Change to Business Licence Hearing Panel

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT Councillor Zhou replace Councillor Kirby-Yung as a panel member at the Business Licence Hearing meeting held on Tuesday, March 4, 2025;

FURTHER THAT Councillor Meiszner replace Councillor Zhou as an Alternate panel member at the Business Licence Hearing held on Tuesday, March 4;

AND FURTHER THAT Councillor Kirby-Yung replace Councillor Zhou as Chair at the Business Licence Hearing meeting held on Wednesday, June 25, 2025.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Cottage Hospice

Councillor Dominato advised that Cottage Hospice has been closed for several months and that Vancouver Coastal Health (VCH) would be taking over the space. She also noted the General Manager of Park Board has been providing updates and asked for further coordination with VCH because residents are asking and getting mixed messages in terms of communications from Park Board and communications from VCH. She enquired if there could be a streamlined coordinated response to residents who have been asking for updates. The City Manager agreed to follow-up with Vancouver Coastal Health.

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 3:19 pm on February 27, 2025.

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