



## COUNCIL MEETING MINUTES

**MARCH 11, 2025**

A Meeting of the Council of the City of Vancouver was held on Tuesday, March 11, 2025, at 9:52 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:** Councillor Mike Klassen, Acting Mayor  
Councillor Rebecca Bligh\* (Leave of Absence – Civic Business)  
Councillor Lisa Dominato  
Councillor Pete Fry  
Councillor Sarah Kirby-Yung  
Councillor Peter Meiszner  
Councillor Brian Montague  
Councillor Lenny Zhou

**ABSENT:** Mayor Ken Sim (Leave of Absence – Personal Reasons)

**CITY MANAGER'S OFFICE:** Paul Mochrie, City Manager  
Sandra Singh, Deputy City Manager

**CITY CLERK'S OFFICE:** Lesley Matthews, Acting Deputy City Clerk  
Olivia Kam, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### WELCOME

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

### IN CAMERA MEETING

MOVED by Councillor Dominato  
SECONDED by Councillor Montague

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;
- (c) labour relations or other employee relations;
- (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 Auditor General Committee – February 13, 2025

MOVED by Councillor Dominato  
SECONDED by Councillor Meiszner

THAT the Minutes of the Special Auditor General Committee meeting of February 13, 2025, be approved.

CARRIED UNANIMOUSLY

2. Auditor General Committee – February 13, 2025

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Montague

THAT the Minutes of the Auditor General Committee meeting of February 13, 2025, be approved.

CARRIED UNANIMOUSLY

3. Council – February 25 and 27, 2025

MOVED by Councillor Dominato  
SECONDED by Councillor Montague

THAT the Minutes of the Council meeting of February 25 and 27, 2025, be approved.

CARRIED UNANIMOUSLY

4. Public Hearing – February 25, 2025

MOVED by Councillor Montague  
SECONDED by Councillor Dominato

THAT the Minutes of the Public Hearing meeting of February 25, 2025, be approved.

CARRIED UNANIMOUSLY

5. Council (Policy and Strategic Priorities) – February 26, 2025

MOVED by Councillor Dominato  
SECONDED by Councillor Meiszner

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of February 26, 2025, be approved.

CARRIED UNANIMOUSLY

6. Public Hearing – February 27, 2025

MOVED by Councillor Montague  
SECONDED by Councillor Meiszner

THAT the Minutes of the Public Hearing meeting of February 27, 2025, be approved.

CARRIED UNANIMOUSLY

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Montague  
SECONDED by Councillor Dominato

THAT Council adopt Reports 3, 5 to 7 and Referral Reports 1, 2, 4 to 7, on consent.

CARRIED UNANIMOUSLY

**UNFINISHED BUSINESS**

**1. CD-1 Rezoning: 4545-4575 West 10th Avenue**

At the Public Hearing on February 25, 2025, Council closed the speakers list and receipt of public comments and referred closing comments, questions to staff, debate and decision to the Council meeting on March 11, 2025, as Unfinished Business.

Prior to beginning the item, Councillor Dominato advised she had reviewed the proceedings of the Public Hearing she missed and would therefore be participating in debate and decision.

The applicant team provided closing comments.

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

\* \* \* \* \*

*Prior to the vote, Acting Mayor Klassen relinquished the Chair to Deputy Mayor Montague in order to participate in debate and resumed the Chair once finished.*

\* \* \* \* \*

MOVED by Councillor Zhou  
SECONDED by Councillor Meiszner

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

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell Mackey Partnership, received November 14, 2023, with revisions submitted on July 29, 2024;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 4545-4575 West 10th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to the approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 4545-4575 West 10th Avenue", be approved;

- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 4545-4575 West 10th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT A to D above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (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. 10559)  
(Councillor Bligh ineligible to vote)

## REPORTS

### 1. **2025 Community Services and Other Social Grants February 11, 2025**

Council heard from nine speakers who spoke in support of the report recommendations, and two speakers who spoke to other aspects of the report.

Staff from Arts, Culture and Community Services responded to questions.

MOVED by Councillor Meiszner  
SECONDED by Councillor Fry

#### *Operating and Capital Grants*

- A. THAT Council approve 38 Core Support Grants totalling \$1,669,403 from the 2025 Social Policy Grants Operating budget to the organizations listed in Appendix A-1 of the Report dated February 11, 2025, entitled "2025 Community Services and Other Social Grants", for the amounts recommended to each organization in the "2025 Recommend" column.

- B. THAT Council approve seven Social Responsibility Fund Grants totalling \$88,280 from the 2025 Edgewater Social Responsibility Fund to the organizations listed in Appendix B of the Report dated February 11, 2025, entitled "2025 Community Services and Other Social Grants", for the amounts recommended to each organization in the "2025 Recommend" column.
- C. THAT Council approve 33 Multi-year Funding Grants totalling \$6,726,648 from the 2025 Social Policy Grants Operating Budget (\$2,242,216), the 2025 Social Policy Grants Operating Budget – Childcare (\$135,000); the 2026 Social Policy Grants Operating budget (\$2,242,216), the 2026 Social Policy Grants Operating Budget – Childcare (\$135,000); and, the 2027 Social Policy Grants Operating Budget (\$2,242,216), and the 2027 Social Policy Grants Operating Budget – Childcare (\$135,000) to the organizations listed in Column 1 of Appendix C of the Report dated February 11, 2025, entitled "2025 Community Services and Other Social Grants", in the amounts recommended for each organization in Column 2 of Appendix C of the same report.
- D. THAT Council approve 11 Neighbourhood Organization Grants totalling \$1,339,693 from the 2025 Social Policy Grants Operating budget (\$1,229,693) and the 2025 Vancouver Emergency Management Agency Resilience and Disaster Risk Reduction Budget (\$110,000) to the organizations listed in Appendix D of the Report dated February 11, 2025, entitled "2025 Community Services and Other Social Grants", for the amounts recommended to each organization in the "Total 2025 Recommend" column.
- E. THAT Council approve nine Indigenous Healing and Wellness Grants totalling \$245,000, \$160,000 from the 2025 Social Policy Grants Operating Budget and \$85,000 from the 2026 Social Policy Grants Operating Budget to the organizations listed in Appendix E-1 of the Report dated February 11, 2025, entitled "2025 Community Services and Other Social Grants", for the amounts recommended to each organization in the "2025 Recommend" column and the "2026 Recommend" column.
- F. THAT Council approve one Missing and Murdered Indigenous Women and Girls (MMIWG) Grant and two Reconciliation Project Grants totalling \$120,000 from the 2025 Social Policy Grants Operating Budget to the organizations listed in Appendix F of the Report dated February 11, 2025, entitled "2025 Community Services and Other Social Grants", for the amounts recommended to each organization in the "2025 Recommend" column.
- G. THAT Council approve eight Childcare Operating Grants totalling \$471,227 from the 2025 Social Policy Grants Operating Budget – Childcare, including the recommended conditions on the grants, to the organizations listed in Appendix G-1 of the Report dated February 11, 2025, entitled "2025 Community Services and Other Social Grants", and G-2 of the same report, for the amounts recommended to each organization in the "2025 Recommend" column.
- H. THAT Council approve eight Building Safer Communities Program (BSCP) Grants totalling \$70,000 to the organizations listed in Appendix H-1 of the Report dated February 11, 2025, entitled "2025 Community Services and Other Social Grants", for the amounts in the "2025 Recommend" column;

FURTHER THAT following the dissolution of The KidSafe Project Society ("KidSafe"), Council approve the reallocation of the \$80,000 previously approved for KidSafe to the BSCP Youth Violence Prevention Program Grants, to be distributed to the organizations listed in Appendix H-4 of the above-noted report for the amounts recommended in the "2025 Recommend" column.

- I. THAT Council approve six Social Policy Small-Medium Capital Grants totaling \$100,555, from the 2025 Social Policy Capital Grant budget to the organizations listed in Appendix I of the Report dated February 11, 2025, entitled "2025 Community Services and Other Social Grants", for the amounts recommended for each organization in the "2025 Recommend" columns.
- J. THAT Council approve three Childcare Small Capital Grants totaling \$106,620 from the 2025 Small Capital Grants for Non-City Owned Childcare Budget to the organizations listed in Appendix J-1 of the Report dated February 11, 2025, entitled "2025 Community Services and Other Social Grants", and from the 2025 Social Infrastructure Grants - Climate budget to the organizations listed in Appendix J-2 of the same report, for the amounts recommended for each organization in the "2025 Recommend" column.
- K. THAT Council approve seven Greenest City Grants totalling \$289,586 from the 2025 Other Grants - Greenest City Grants Budget (Sustainability Division) to the organizations listed in Appendix K-1 of the Report dated February 11, 2025, entitled "2025 Community Services and Other Social Grants", for the amounts recommended to each organization in the "2025 Recommend" column.
- L. THAT Council approve one Grant of \$150,000 from the 2025 Social Policy Grants Operating Budget to Streetohome Foundation for 2025 and as further described in Appendix L of the Report dated February 11, 2025, entitled "2025 Community Services and Other Social Grants".
- M. THAT Council approve three Extreme Heat Resilience Grants totalling \$40,000 from the 2025 Vancouver Emergency Management Agency's Seasonal Extreme Heat Budget to the organizations listed in Appendix M of the Report dated February 11, 2025, entitled "2025 Community Services and Other Social Grants", for the amounts recommended to each organization in the "Total 2025 Recommend" column.

*Other Applicable Recommendations*

- N. THAT, pursuant to Section 206(1)(j) of the Vancouver Charter, Council deems any organization listed in Appendix A to M of the Report dated February 11, 2025, entitled "2025 Community Services and Other Social Grants", that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the health and welfare of the City.
- O. THAT Council delegate its authority to the General Manager of Arts, Culture and Community Services to negotiate and execute agreements to disburse the grants described in A to M above on the terms and conditions set out herein or such other terms and conditions as are satisfactory to the General Manager of Arts, Culture and Community Services and the Director of Legal Services.

- P. THAT no legal rights or obligations will arise or be created by Council's adoption of these Recommendations unless and until all legal documentation has been executed and delivered by the respective parties.

\* \* \* \* \*

*Prior to the vote, Acting Mayor Klassen relinquished the Chair to Deputy Mayor Montague in order to participate in debate and resumed the Chair once finished.*

\* \* \* \* \*

AMENDMENT MOVED by Councillor Fry

THAT the following be added as new letter:

THAT Council direct staff to report back by Q2 2025, with recommendations to consider a re-allocation of new funds from contingency or other sources to be determined. In order to support some of the otherwise not recommended grant recipients (in particular but not limited to) migrant and refugee services, food insecurity, youth and seniors programming, and programs supporting people with persistent barriers to employment; that have otherwise been defunded by the \$1 million shortfall from the City's Social Policy 2025 Grants operating budget.

not put

The amendment having not received a seconder, was not put.

Subsequently, Council agreed to separate the vote on the components of the motion. Clause A and E was put and CARRIED AND BY THE REQUIRED MAJORITY (Vote No. 10561) with Councillor Montague opposed and Councillor Bligh absent for the vote. The remainder of the motion was then put and CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY (Vote No. 10562) with Councillor Bligh absent for the vote.

\* \* \* \* \*

*At this point in the proceedings, it was*

*MOVED by Councillor Dominato  
SECONDED by Councillor Meiszner*

*THAT per section 2.8 (a) of the Procedure By-law, Council extend the meeting past noon in order to complete Report 2.*

*withdrawn*



*MOVED by Councillor Dominato  
SECONDED by Councillor Zhou*

*THAT the previous motion be withdrawn.*

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

*Subsequently, it was*

*MOVED by Councillor Montague  
SECONDED by Councillor Zhou*

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

*CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)*

\* \* \* \* \*

**2. Amendment to Licence By-law - SRA Vacancy Control  
February 25, 2025**

Staff from Arts, Culture and Community Services provided a presentation and responded to questions.

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

*MOVED by Councillor Fry  
SECONDED by Councillor Meiszner*

*THAT Council approve, in principle, an amendment to the Licence By-law that removes rental restrictions for rooms designated under the Single Room Accommodation (SRA) By-law renting for \$500 or less per month to reflect the current shelter component of income assistance;*

*FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendment to the Licence By-law generally in accordance with Appendix A of the Report dated February 25, 2025, entitled "Amendment to Licence By-law – SRA Vacancy Control".*

*CARRIED UNANIMOUSLY (Vote No. 10563)  
(Councillor Bligh absent for the vote)*

**3. Commemorative Plaque for Ian Neville  
February 4, 2025**

THAT Council approve the installation of a modest plaque near the electric vehicle charging station on City's Hall's upper deck to recognize the work and dedication of Ian Neville, to be funded by his co-workers.

ADOPTED ON CONSENT (Vote No. 10567)

**4. Street Naming – New Streets and Street Extensions in the River District, Mayfair West (Oakridge Transit Centre), Heather Lands, and Granville Loops Developments  
February 25, 2025**

MOVED by Councillor Dominato  
SECONDED by Councillor Meiszner

- A. THAT the new public street between East Kent Avenue South and North Arm Avenue, running from Oolichan Way to River District Crossing, as shown on the graphic attached as Appendix A of the Report dated February 25, 2025, entitled "Street Naming – New Streets and Street Extensions in the River District, Mayfair West (Oakridge Transit Centre), Heather Lands, and Granville Loops Developments", be named "Bulrush Avenue."
- B. THAT the new public street running from West 38th Avenue to West 41st Avenue, as shown on the graphic attached as Appendix B of the Report dated February 25, 2025, entitled "Street Naming – New Streets and Street Extensions in the River District, Mayfair West (Oakridge Transit Centre), Heather Lands, and Granville Loops Developments", be named "Collins Street."
- C. THAT the new public street running from Collins Street to West 38th Avenue, as shown on the graphic attached as Appendix B of the Report dated February 25, 2025, entitled "Street Naming – New Streets and Street Extensions in the River District, Mayfair West (Oakridge Transit Centre), Heather Lands, and Granville Loops Developments", be named "Nemetz Drive."
- D. THAT the new public street running from Nemetz Drive to Willow Street, as shown on the graphic attached as Appendix B of the Report dated February 25, 2025, entitled "Street Naming – New Streets and Street Extensions in the River District, Mayfair West (Oakridge Transit Centre), Heather Lands, and Granville Loops Developments", be named "West 39<sup>th</sup> Avenue" as it is an extension of the existing street.
- E. THAT the new public street running from the lane east of Willow Street to the lane west of Ash Street between West 37<sup>th</sup> Avenue and McGuigan Avenue, as shown on the graphic attached as Appendix C of the Report dated February 25, 2025, entitled "Street Naming – New Streets and Street Extensions in the River District, Mayfair West (Oakridge Transit Centre), Heather Lands, and Granville Loops Developments", be named "West 35<sup>th</sup> Avenue" as it is an extension of the existing street.

- F. THAT the new public street running from West 35<sup>th</sup> Avenue to West 37<sup>th</sup> Avenue between Heather Street and Willow Street, as shown on the graphic attached as Appendix C of the Report dated February 25, 2025, entitled “Street Naming – New Streets and Street Extensions in the River District, Mayfair West (Oakridge Transit Centre), Heather Lands, and Granville Loops Developments”, be named “Baillie Street” as it is an extension of the existing street.
- G. THAT the new public street running from the lane east of Willow Street to Baillie Street between West 35<sup>th</sup> Avenue and West 37<sup>th</sup> Avenue, as shown on the graphic attached as Appendix C of the Report dated February 25, 2025, entitled “Street Naming – New Streets and Street Extensions in the River District, Mayfair West (Oakridge Transit Centre), Heather Lands, and Granville Loops Developments”, be named “West 36<sup>th</sup> Avenue” as it is an extension of the existing street.
- H. THAT the new public street running from West 35<sup>th</sup> Avenue to West 37<sup>th</sup> Avenue between Ash Street and Heather Street, as shown on the graphic attached as Appendix C of the Report dated February 25, 2025, entitled “Street Naming – New Streets and Street Extensions in the River District, Mayfair West (Oakridge Transit Centre), Heather Lands, and Granville Loops Developments”, be named “Manson Street” as it is an extension of the existing street.
- I. THAT the new public street running from Pacific Street to Neon Street between Howe Street and Granville Bridge, as shown on the graphic attached as Appendix D of the Report dated February 25, 2025, entitled “Street Naming – New Streets and Street Extensions in the River District, Mayfair West (Oakridge Transit Centre), Heather Lands, and Granville Loops Developments”, be named “Continental Street” as it is an extension of an existing street.
- J. THAT the new public street running from Pacific Street to Neon Street between Granville Bridge and Seymour Street, as shown on the graphic attached as Appendix D of the Report dated February 25, 2025, entitled “Street Naming – New Streets and Street Extensions in the River District, Mayfair West (Oakridge Transit Centre), Heather Lands, and Granville Loops Developments”, be named “Rolston Street” as it is an extension of an existing street.
- K. THAT the Director of Legal Services be instructed to bring forward for enactment by Council the appropriate amendments to the Street Name By-law.

CARRIED UNANIMOUSLY (Vote No. 10564)  
(Councillor Bligh absent for the vote)

**5. Closure and Lease of a Portion of Road Adjacent to 4065 Victoria Drive  
February 11, 2025**

- A. THAT Council close and stop-up that 64 square metre portion of road abutting 4065 Victoria Drive (the “Abutting Lands”, as described in Appendix A of the Report dated February 11, 2025, entitled “Close and Lease of a Portion of Road Adjacent to 4065 Victoria Drive”);

- B. THAT Council authorize the Director of Real Estate Services to negotiate and execute a lease (the "Lease") with the Association of Neighborhood Houses of BC (the "Abutting Owner") of that approximately 64 square metre portion of the road (the "Lease Area"), the same generally shown outlined in bold on the attached Appendix B of the Report dated February 11, 2025, entitled "Close and Lease of a Portion of Road Adjacent to 4065 Victoria Drive, subject to the terms and conditions noted in Appendix A of the same report, all to the satisfaction of the Director of Real Estate Services and Director of Legal Services.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY (Vote No. 10568)

**6. Annual Federation of Canadian Municipalities (FCM), Union of British Columbia Municipalities (UBCM), and Lower Mainland Local Government Association (LMLGA) Membership Fees for 2025-2026  
February 12, 2025**

THAT Council approve grants to the following organizations for the 2025-2026 membership fees, with funding from the approved 2025 Corporate Relations Operating Budget:

- Federation of Canadian Municipalities (FCM) - \$163,177.06
- Union of British Columbia Municipalities (UBCM) - \$69,730.43\*
- Lower Mainland Local Government Association (LMLGA) - \$8,000\*

\*Membership invoices for UBCM and LMLGA are forthcoming therefore; the requested grant amount is an approximate estimate at this time.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY (Vote No. 10569)

**7. Auditor General Committee Recommendations Transmittal Report  
February 19, 2025**

THAT Council approve the recommendations from the meeting of the Auditor General Committee, held on February 13, 2025, as follows:

- A. THAT Council receive for information the Auditor General's Report dated January 31, 2025, entitled "2024 Office of the Auditor General Annual Report and 2025 Operational Plan".
- B. THAT Council receive the Auditor General's Report dated February 6, 2025, entitled "2024 Whistleblower Report";

FURTHER THAT Council endorse the above-noted report's 17 recommendations.

ADOPTED ON CONSENT (Vote No. 10570)

## REFERRAL REPORTS

### 1. **CD-1 (25) Amendment: 3215 Macdonald Street February 25, 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 Proscenium Architecture and Interiors Inc., on behalf of Three Putt Investments (MacDonald) Ltd., the registered owner of the land located at 3215 Macdonald Street [*PID 009-123-628; Lot G Block 5 District Lot 139 Plan 11218*] to amend CD-1 (25) (Comprehensive Development) District By-law No. 4076 to increase the maximum floor space ratio (FSR) from 1.20 to 2.75 and the maximum building height to 16.8 m (55 ft.) to permit the development of a five-storey mixed-use building containing approximately 22 rental units with commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated February 25, 2025, entitled "CD-1 (25) Amendment: 3215 Macdonald Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Proscenium Architecture and Interiors Inc. received on December 21, 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 February 25, 2025, entitled "CD-1 (25) Amendment: 3215 Macdonald 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 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. 10571)

**2. CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street  
February 25, 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 PC Urban (13th and Willow) Holdings Corp., on behalf of:
  - Eric Ennyu and Karen Mai Ennyu, the registered owners of 816 West 13th Avenue [*PID 005-809-916; Strata Lot 2 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
  - David Michael Sweeney and Patricia Jane Sweeney, the registered owners of 818 West 13th Avenue [*PID 006-289-991; Strata Lot 1 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
  - Colin Roger Mallet and Judith Ann Angel, the registered owners of 826 West 13th Avenue [*PID 006-289-126; Strata Lot 2 District Lot 526 Strata Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],

- Alison Jennifer Laura Seto and Jeffrey Leung Seto, the registered owners of 828 West 13th Avenue [*PID 002-726-670; Strata Lot 1 District Lot 526 Strata Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
- Debra June Tivy, the registered owner of 834 West 13th Avenue [*PID 005-095-743; Strata Lot 2 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
- Ian Charles Carey Druce, the registered owner of 836 West 13th Avenue [*PID 006-379-915; Strata Lot 1 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
- Brian John Habjan and Jillian Anne Brock, the registered owners of 844 West 13th Avenue [*PID 002-896-231; Strata Lot 2 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
- Jimmy Albino Zadra, the registered owner of 846 West 13th Avenue [*PID 002-693-330; Strata Lot 1 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
- Hirschel Wasserman and Nicola Sarah Fried, the registered owners of 856 West 13th Avenue [*PID 003-056-562; Strata Lot 2 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
- Dianne Marie Miller, the registered owner of 860 West 13th Avenue [*PID 003-091-660; Strata Lot 1 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
- Hussien Jaffer and Nazma Amir Kassam, the registered owners of 2915 Willow Street [*PID 006-285-881; Strata Lot 1 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*], and
- Joyce Evelyne Pratibha Lachkovics and Andrew Josef Lachkovics, the registered owners of 2925 Willow Street [*PID 006-285-899; Strata Lot 2 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],

to rezone the above properties from RM-4 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.45 to 7.4 and the maximum building height from 10.7 m (35 ft.)

to 66.6 m (219 ft.) with additional height for the portion with rooftop amenity, to permit the development of two 21-storey mixed-use residential buildings containing 354 rental units, of which 20% of the residential floor area will be for below-market rental units, and a private 49-space childcare facility, 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 February 25, 2025, entitled "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street", be approved in principle;

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

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated February 25, 2025, entitled "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 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 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 February 25, 2025, entitled "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street", 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 February 25, 2025, entitled "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow 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. 10572)

**3. ʔəyalməxw/Iyálməxw/Jericho Lands Official Development Plan  
February 25, 2025**

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

MOVED by Councillor Dominato

SECONDED by Councillor Montague

THAT the ʔəyalməxw/Iyálməxw/Jericho Lands Official Development Plan (ODP) generally in accordance with Appendix A of the Referral Report dated February 25, 2025, entitled “ʔəyalməxw/Iyálməxw/Jericho Lands Official Development Plan”, be referred to Public Hearing;

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

***RECOMMENDATION FOR PUBLIC HEARING***

- A. THAT Council approve, in principle, the ʔəyalməxw/Iyálməxw/Jericho Lands Official Development Plan, generally as attached in Appendix A of the Referral Report dated February 25, 2025, entitled “ʔəyalməxw/Iyálməxw/Jericho Lands Official Development Plan”, to regulate future rezoning applications and development of the Jericho Lands;

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

- B. THAT A above be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditures 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 any requirements pursuant to the Official Development Plan are at the sole 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. 10565)  
(Councillor Bligh absent for the vote)

**4. CD-1 Rezoning: 1551-1581 West 7th Avenue  
February 25, 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 Canderel West 7th Property Ltd., the registered owner of 1581 West 7th Avenue [*Lot B Block 290 District Lot 526 Plan 9153, PID: 008-766-827*], and on behalf of Société Maison de la francophonie de Vancouver, the registered owner of 1551 West 7th Avenue [*Lot G Block 290 District Lot 526 Plan 20635, PID: 002-512-785*], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 3.3 to 8.0 and the building height from 9.2 m (30 ft.) to 69.5 m (228 ft.) to permit a 21-storey mixed-use building, containing 125 strata-titled residential units, and a replacement and expansion of La Maison de la Francophonie cultural centre, 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 February 25, 2025, entitled "CD-1 Rezoning: 1551-1581 West 7th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Acton Ostry Architects Inc., received November 20, 2023;

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

- B. THAT subject to approval of the CD-1 By-law, the 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 February 25, 2025, entitled "CD-1 Rezoning: 1551-1581 West 7th Avenue", be approved.

- C. 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 February 25, 2025, entitled “CD-1 Rezoning: 1551-1581 West 7th 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.

- D. THAT A to C above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, 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. 10574)

**5. Rezoning: 1568 West 75th Avenue and 9123 Bentley Street  
February 25, 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 Bentley 75 Land Holdings Ltd.<sup>1</sup>, on behalf of The Owners, Strata Plan EPS9796 and each of the registered owners of the strata lots in Strata Plan EPS9796 located at 1568 West 75th Avenue and 9123 Bentley Street as listed in Schedule 1 of the Referral Report dated February 25, 2025, entitled “Rezoning: 1568 West 75th Avenue and 9123 Bentley Street “, with

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<sup>1</sup> A legal entity of Conwest Developments Ltd.

corresponding Parcel Identifier (PID) and legal description, to rezone the lands from M-2 (Industrial) District to I-2 (Industrial) 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 above-noted report, be approved in principle.

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

ADOPTED ON CONSENT (Vote No. 10575)

**6. CD-1 Rezoning: 2225 West 8th Avenue  
February 25, 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 TA Development Consultants on behalf of Gary Manor Holdings Ltd., the registered owner of the lands located at 2225 West 8th Avenue [Lots 12 to 15 Block 303 District Lot 526 Plan 590; PIDs 015-214-168, 015-214-184, 015-214-206 and 015-214-214 respectively], to rezone the lands from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.45 to 6.80 and the maximum building height from 10.7 m (35 ft.) to 75 m (246 ft.) with additional height for the portion with rooftop amenity, to permit a 21-storey mixed-use building, containing 231 rental units with a minimum of 20% of the residential

floor area for below-market rental units, with commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated February 25, 2025, entitled "CD-1 Rezoning: 2225 West 8th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects Inc., received April 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 February 25, 2025, entitled "CD-1 Rezoning: 2225 West 8th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated February 25, 2025, entitled "CD-1 Rezoning: 2225 West 8th Avenue", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated February 25, 2025, entitled "CD-1 Rezoning: 2225 West 8th 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. 10576)

**7. CD-1 Rezoning: 461-479 East 16th Avenue  
February 25, 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 Fabric Living on behalf of:

- Main to Fraser Investments Inc., the registered owner of the lands located at 471 East 16th Avenue [*PID 014-496-984; Lot 16 Block 99 District Lot 301 Plan 1652*],
- Joan Jose Silvestre, Ana Maria Silvestre and Jovito Silvestre, the registered owners of the lands located at 461 East 16th Avenue [*PID 003-883-825; Strata Lot 1 District Lot 301 Strata Plan VR. 345, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1*],
- Tieu Ha Truong, the registered owner of the lands located at 463 East 16th Avenue [*PID 003-883-841; Strata Lot 2 District Lot 301 Strata Plan VR. 345, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1*],
- Wen Shao Huang, the registered owner of the lands located at 465 East 16th Avenue [*PID 014-497-000; Lot 17 Block 99 District Lot 301 Plan 1652*],
- Bertha Miriam Esquitin and Jose Ramon Teres-Flores, the registered owners of the lands located at 475 East 16th Avenue [*PID 026-454-556; Strata Lot 1 Block 99 District Lot 301 Group 1 New Westminster District Strata Plan BCS1551, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V*],
- Gregory James Moodie and Megan Hollstedt, the registered owners of the lands located at 479 East 16th Avenue [*PID 026-454-564; Strata Lot 2 Block 99 District Lot 301 Group 1 New Westminster District Strata Plan BCS1551, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V*],

to rezone the lands from RM-4N (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.45 to 8.0 and the building height from 10.7 m (35 ft.) to 64.0 m (210 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 20-storey mixed-use building with additional height for the portion with rooftop amenity, containing 211 rental units, of which a minimum of 20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated February 25, 2025, entitled "CD-1 Rezoning: 461-479 East 16th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Francl Architecture, received April 4, 2024 and revised January 22, 2025;

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 February 25, 2025, entitled "CD-1 Rezoning: 461-479 East 16th 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 February 25, 2025, entitled "CD-1 Rezoning: 461-479 East 16th Avenue", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated February 25, 2025, entitled "CD-1 Rezoning: 461-479 East 16th 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. 10577)

### BY-LAWS

Councillor Fry advised he had reviewed the proceedings related to By-law 5 and was therefore eligible to vote.

MOVED by Councillor Kirby-Yung  
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 20 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend the Zoning and Development By-law No. 3575 regarding miscellaneous amendments (By-law No. 14273)  
*(Councillor Bligh ineligible to vote)*
2. A By-law to amend the False Creek Area Development Plan for Area 6, Phase 3 By-law No. 5550 regarding miscellaneous amendments (By-law No. 14274)  
*(Councillor Bligh ineligible to vote)*
3. A By-law to amend Southeast Granville Slopes Official Development Plan By-law No. 5752 regarding miscellaneous amendments (By-law No. 14275)  
*(Councillor Bligh ineligible to vote)*
4. A By-law to amend Parking By-law No. 6059 regarding miscellaneous amendments (By-law No. 14276)
5. A By-law to amend the Zoning and Development By-law No. 3575 regarding Animal Related Uses and Other Uses in the Mount Pleasant Industrial Districts (By-law No. 14277)  
*(Councillor Bligh ineligible to vote)*
6. A By-law to Amend the Street Vending By-law No. 10868 regarding the 2025 Water Street Pilot Area and the 2025 Granville Street Public Realm Improvements Area (By-law No. 14278)
7. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (848 Seymour Street) (By-law No. 14279)



8. A By-law to Designate a Business Improvement Area in that area of the City known as Cambie Village (By-law No. 14280)
9. A By-law to Grant Money for a Business Promotion Scheme in the Cambie Village Business Improvement Area (By-law No. 14281)
10. A By-law to Designate a Business Improvement Area in that area of the City known as Hastings North (By-law No. 14282)
11. A By-law to Grant Money for a Business Promotion Scheme in the Hastings North Business Improvement Area (By-law No. 14283)
12. A By-law to Designate Business Improvement Area in the area of the City known as Collingwood (By-law No. 14284)
13. A By-law to Grant Money for a Business Promotion Scheme in the Collingwood Business Improvement Area (By-law No. 14285)
14. A By-law to enact a Housing Agreement for 2821 - 2869 East 49th Avenue (By-law No. 14286)
15. A By-law to enact a Housing Agreement for 837 Jervis Street (By-law No. 14287)
16. A By-law to enact a Housing Agreement for 749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way (By-law No. 14288)
17. A By-law to amend Sign By-law No.11879 (314-328 West Hastings Street) (By-law No. 14289)
18. A By-law to amend Noise Control By-law No. 6555 (314-328 West Hastings Street) (By-law No. 14290)
19. A By-law to amend Sign By-law No.11879 (1290 Hornby Street) (By-law No. 14291)
20. A By-law to amend Noise Control By-law No. 6555 (1290 Hornby Street) (By-law No. 14292)

## **ADMINISTRATIVE MOTIONS**

### **1. Miscellaneous Amendments – Various Land Use Documents**

MOVED by Councillor Zhou

SECONDED by Councillor Montague

WHEREAS on February 25, 2025, Council approved, in principle, miscellaneous amendments to the Zoning and Development By-law, False Creek Official and Area Development Plan, Southeast Granville Slopes Official Development Plan, and Parking By-law, generally as presented in Appendices A-E of the Referral Report dated January

6, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents”;

WHEREAS on February 25, 2025, Council also directed staff to bring forward for approval by Council amendments to the Chinatown HA-1 Design Policies; Chinatown HA-1A Design Policies; Church Guidelines; Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 Zones; Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C); Residential Rental Districts Schedules Design Guidelines; RM-1 and RM-1N Guidelines; RM-7 and RM-7N Guidelines; RM-7AN Guidelines; RT-4, RT-4A, RT-4N, RT-4AN, RT5, RT-5N and RT-6 Guidelines; RT-11 and RT-11N Guidelines; and Zero Emissions Building Catalyst Policy; generally as presented in Appendices F-G of the Referral Report dated January 6, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents” to be adopted by Council after the By-law amendments noted above are enacted;

AND WHEREAS the By-law amendments noted above have now been enacted.

THEREFORE BE IT RESOLVED THAT the amendments to the various land use documents as described in the table and Appendices below entitled “Proposed Amendments” are hereby adopted, and are to come into effect on March 11, 2025.

**PROPOSED AMENDMENTS**

<b>Miscellaneous Amendments to Land Use Documents</b>			
<b>Document</b>	<b>Section and Page</b>	<b>Current Wording to be Amended</b>	<b>Replace with</b>
Chinatown HA-1 Design Policies	3.6.2.3(d), p.12	"small 25 ft. wide lots will be required a minimum and maximum of 1 Class “B” loading space”  “For 50 ft. wide sites and larger, more than 1 Class “B” loading space is typically required by the Parking By-Law.”	"small 25 ft. wide lots should provide no more than 1 Class “B” loading space”  For 50 ft. wide sites and larger, due to the size of the development, more than 1 Class “B” loading space is typically required by the Parking By-law.”
Chinatown HA-1A Design Policies	3.6.4, p.9	"The District Schedule and Parking By-Law discourages the provision of on-site parking for development sites that are 50 ft. wide or less."	<i>Delete</i>
	3.6.4(d), p.9	"small 25 ft. wide lots will be required a minimum and maximum of 1 Class “B” loading space”  For 50 ft. wide sites and larger,	"small 25 ft. wide lots should provide no more than 1 Class “B” loading space”

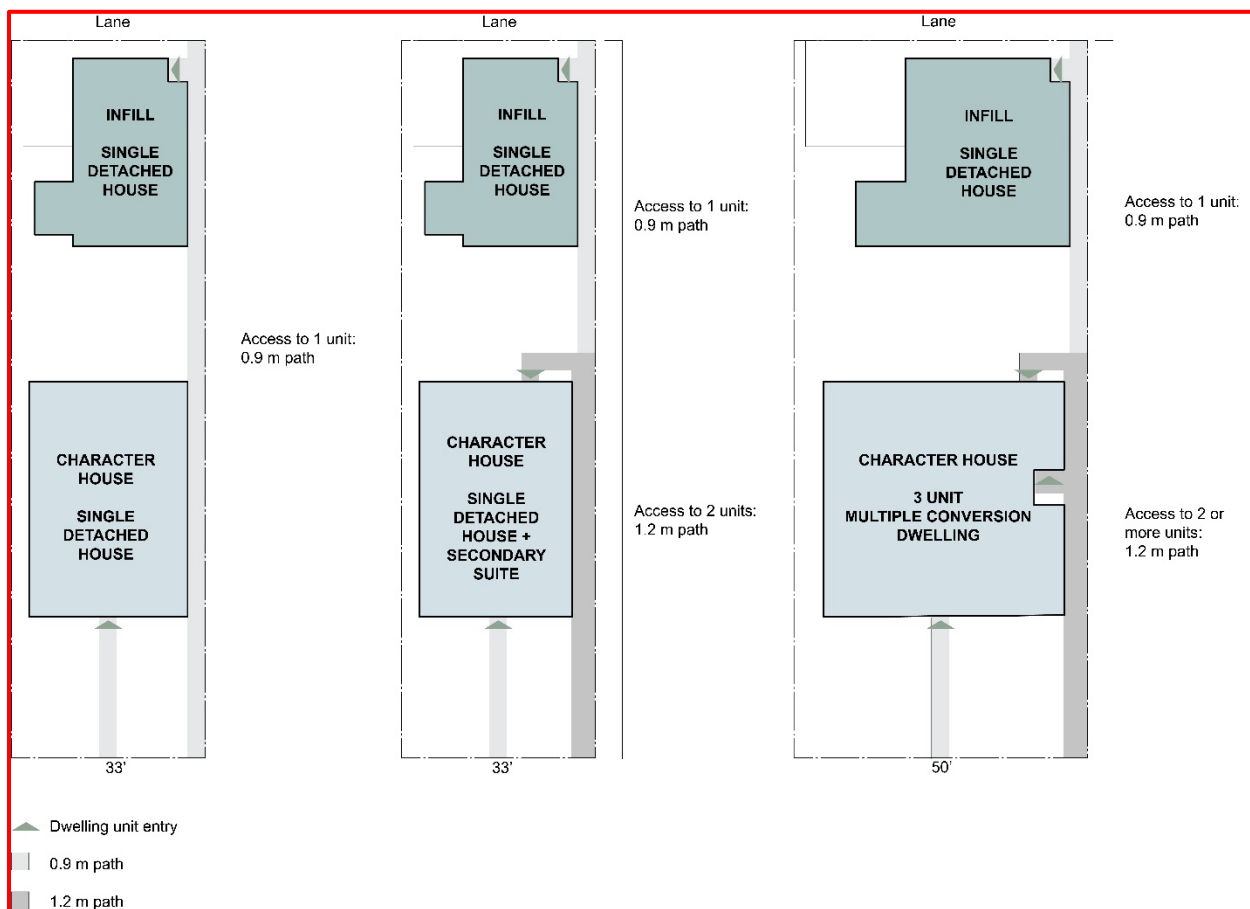
<b>Miscellaneous Amendments to Land Use Documents</b>			
<b>Document</b>	<b>Section and Page</b>	<b>Current Wording to be Amended</b>	<b>Replace with</b>
		more than 1 Class "B" loading space is typically required by the Parking By-Law."	For 50 ft. wide sites and larger, due to the size of the development, more than 1 Class "B" loading space is typically required by the Parking By-law."
Church Guidelines	5, p.2	"Parking requirements should be established on a case by case basis until the Engineering Department reports to Council recommending new parking standards for churches."	"[Text deleted - See Parking By-law.]"
Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 Zones	Figure 2, p. 8	"Access to 3 units: 2.0m path"  "1 Family Dwelling"	Delete "Access to 3 units: 2.0m path"  "Single Detached House"  <i>See attached Appendix A which shows in red line Figure 2 to be replaced</i>
Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C)	6(g), p.12	"Parking By-law Section 4.9."	"Parking By-law."
Residential Rental Districts Schedules Design Guidelines	3.7, p.42	"may be considered on sites unable to provide minimum parking requirements due to unique site conditions"	"may be considered due to unique site conditions"
RM-1 and RM-1N Guidelines	2.6(b)(ii), p.13	"south"	"sought"
	4.10(b), p. 20	"(b) On sites greater than 36.5 metres (120 ft.) in depth, with a townhouse in a courtyard configuration scheme and at grade parking, it may not be possible to achieve all the dwelling units based on the units per acre calculation.	<i>Delete and reletter (c)-(g) as (b)-(f) respectively</i>

<b>Miscellaneous Amendments to Land Use Documents</b>			
<b>Document</b>	<b>Section and Page</b>	<b>Current Wording to be Amended</b>	<b>Replace with</b>
		This is because the site width may not accommodate the necessary parking spaces on the street, the limitations of parking along the lane, pedestrian access paths and garbage and recycling areas."	
	4.10(e), p. 20	"A parking relaxation of 1 space is included in the Parking By-law for such a unit."	<i>Delete</i>
RM-7 and RM-7N Guidelines	4.6.1(b)(i), p.10	"(i) Each unit (not including lock-off units) is required to have one parking space."	<i>Delete and renumber (ii)-(vii) as (i)-(vi) respectively</i>
	4.6.1(c), p.11	"(i) In townhouse developments, each stacked townhouse unit, not including lock-off units, is required to have a minimum of 0.65 parking spaces." "(ii) In triplex developments, each unit, not including lock-off units, is required to have a minimum of one parking space."	<i>Delete and renumber (iii)-(vii) as (i)-(v) respectively</i>
RM-7AN Guidelines	4.8.1(b)(i), p.17	"(i) Each unit (not including lock-off units) is required to have one parking space."	<i>Delete and renumber (ii)-(vii) as (i)-(vi) respectively</i>
	4.8.1(c)(i), p.18	"(i) A minimum of 1 parking space is required."	<i>Delete and renumber (ii)-(vi) as (i)-(v) respectively</i>
	4.8.1(d)(i), p.18	"(i) Each unit, not including lock-off units, is required to have one parking space."	<i>Delete and renumber (ii)-(iv) as (i)-(iii) respectively</i>
RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines	9.2, p. 13	"Access to two dwelling units: 1.2 m (4 feet)  Access to more than two dwelling units: 2 m (6.56 feet)"	"Access to two or more dwelling units: 1.2 m (4 feet)"

<b>Miscellaneous Amendments to Land Use Documents</b>			
<b>Document</b>	<b>Section and Page</b>	<b>Current Wording to be Amended</b>	<b>Replace with</b>
RT-11 and RT-11N Guidelines	2.1.1(b)(iv), p.5	"(iv) It should be noted that due to off-street parking requirements, it may not be possible to develop all permitted dwelling units on all sites."	<i>Correct error by relettering 2.1.1(a), (a), and (b) to 2.1.1(a), (b), and (c)</i>  <i>Delete 2.1.1(b)(iv)</i>
	4.9(a), p.14	"On Small House/Duplex development sites of lesser widths, limited space for parking may affect the dwelling unit density. As permitted in section 3.1.1.4 of the Districts Schedule the Director of Planning may consider an additional principal dwelling unit for these sites if adequate parking and a practical site plan are possible;"	"Limited space for parking may affect the dwelling unit density. As permitted in section 3.1.1.4 of the Districts Schedule the Director of Planning may consider an additional principal dwelling unit for Small House/Duplex development sites of lesser widths if a practical site plan is possible;"
	4.9(c), p.14	"it may not be possible to achieve all the allowable units due to limited space for parking. A choice can be made between providing a duplex with two secondary suites, or a duplex with a single detached house near the rear of the site."	"a choice can be made between providing a duplex with two secondary suites, or a duplex with a single detached house near the rear of the site."
Zero Emissions Building Catalyst Policy	7, p.3	"should also refer to the guide, Guidelines for Larger Zero Emission Buildings"	"should also refer to the Larger Zero Emission Buildings Bulletin"
	7, p.3	"should refer to the guide, Guidelines for Zero Emission Buildings in R1-1, RT and RA Districts"	"should refer to the Zero Emission Buildings in R1, RT and RA Districts Bulletin"

## APPENDIX A

### Replacement Figure 2 – Examples of access path width requirements in the Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 Zones



CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)

## NOTICE OF COUNCIL MEMBER'S MOTIONS

### 1. Supporting Local Businesses: A Proactive Approach to Retail Security

Councillor Montague 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 April 2, 2025, as a Council Members' Motion.

### 2. Strengthening Tenant Relocation and Protection Policy in Vancouver

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 April 16, 2025, as a Council Members' Motion.

### **3. Advocating for Pet Friendly Rental Housing**

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 April 16, 2025, as a Council Members' Motion.

### **4. 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 City Finance and Services meeting agenda of April 16, 2025, as a Council Members' Motion.

### **5. Catalyzing Support for Feline Control Services in Vancouver**

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 April 16, 2025, as a Council Members' Motion.

## **NEW BUSINESS**

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

MOVED by Councillor Dominato  
SECONDED by Councillor Meiszner

THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on April 1 to April 3, 2025;

FURTHER THAT Councillor Montague be granted a Leave of Absence for personal reasons from meetings on May 6 to May 8, 2025;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on March 12, 2025, from 1 pm onwards;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on March 12, 2025, from 9 am to 1 pm;

FURTHER THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on March 13, 2025, from 6 pm onwards;

AND FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on March 12, 2025, from 12 pm to 5 pm.

amended

AMENDMENT MOVED by Councillor Dominato  
SECONDED by Councillor Montague

THAT the Leave of Absence request for Councillor Dominato on March 12, 2025, from 1 pm onwards be for civic business rather than personal reasons.

CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)

The amendment having carried unanimously, the motion as amended was put and CARRIED UNANIMOUSLY with Councillor Bligh absent for the vote.

### **FINAL MOTION AS APPROVED**

THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on April 1 to April 3, 2025;

FURTHER THAT Councillor Montague be granted a Leave of Absence for personal reasons from meetings on May 6 to May 8, 2025;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on March 12, 2025, from 1 pm onwards;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on March 12, 2025, from 9 am to 1 pm;

FURTHER THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on March 13, 2025, from 6 pm onwards;

AND FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on March 12, 2025, from 12 pm to 5 pm.

### **ENQUIRIES AND OTHER MATTERS**

None.

### **ADJOURNMENT**

MOVED by Councillor Montague  
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)

Council adjourned at 12:22 pm.

\* \* \* \* \*