



COUNCIL MEETING MINUTES

APRIL 1, 2025

A Meeting of the Council of the City of Vancouver was held on Tuesday, April 1, 2025, at 9:46 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law*.

PRESENT:

Mayor Ken Sim
Councillor Rebecca Bligh*
Councillor Mike Klassen
Councillor Sarah Kirby-Yung
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Lenny Zhou

ABSENT:

Councillor Lisa Dominato (Leave of Absence – Civic Business)
Councillor Pete Fry (Leave of Absence – Civic Business)

CITY MANAGER'S OFFICE:

Paul Mochrie, City Manager

CITY CLERK'S OFFICE:

Tina Penney, Deputy City Clerk
Kevin Burris, Manager of Civic Agencies
David Yim, 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 – Eid al-Fitr

The Mayor acknowledged March 30, 2025, as Eid al-Fitr in the City of Vancouver.

IN CAMERA MEETING

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

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

- (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;
- (b) personal information about an identifiable individual who is being considered for an award or honour, or who has offered to provide a gift to the city on condition of anonymity;
- (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;
- (g) litigation or potential litigation affecting 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;

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

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

CARRIED UNANIMOUSLY

* * * * *

During the adoption of minutes, it was

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

THAT Council take a short recess to recognize Sikh Heritage Month with the community members present in the chamber.

CARRIED UNANIMOUSLY

* * * * *

ADOPTION OF MINUTES

1. Special Council (Business Licence Hearing) – March 5, 2025

MOVED by Councillor Meiszner
SECONDED by Councillor Montague

THAT the Minutes of the Special Council (Business Licence Hearing) meeting of March 5, 2025, be approved.

CARRIED UNANIMOUSLY

2. Council – March 11, 2025

MOVED by Councillor Zhou
SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Council meeting of March 11, 2025, be approved.

CARRIED UNANIMOUSLY

3. Public Hearing – March 11, 2025

MOVED by Councillor Meiszner
SECONDED by Councillor Montague

THAT the Minutes of the Public Hearing meeting of March 11, 2025, be approved.

CARRIED UNANIMOUSLY

4. Council (City Finance and Services) – March 12, 2025

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of March 12, 2025, be approved.

CARRIED UNANIMOUSLY

5. Public Hearing – March 13, 2025

MOVED by Councillor Montague
SECONDED by Councillor Klassen

THAT the Minutes of the Public Hearing meeting of March 13, 2025, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT Council adopt Communication 1 and Report 2, on consent.

CARRIED UNANIMOUSLY

COMMUNICATIONS

1. Change to Council Meeting Schedule

THAT Council cancel the Court of Revision (Local Improvement) on June 12, 2025, at 3 pm;

FURTHER THAT Council change the Meeting Reserve on June 26, 2025, to a new Court of Revision (Local Improvement), starting at 3 pm.

ADOPTED ON CONSENT (Vote No. 10604)

REPORTS

1. Strata Title Conversion of 4288 Yew Street March 17, 2025

Staff from Development, Buildings and Licensing responded to questions.

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

- A. THAT Council approve in principle the application to convert to strata title ownership the previously occupied market rental residential building at 4288 Yew Street (Air Space Parcel 2, District Lot 526, Group 1 New Westminster District, Air Space Plan EPP108856), provided that the Application to Deposit Plan form for the deposit of the strata plan (the "Strata Plan") to effect the strata title conversion, shall not be signed unless the following condition is met within one year of the date of this approval:
- Submission of a Vancouver Building By-law code report and completion of any required permits and inspections required by the Chief Building Official, at no cost to the City, indicating that the previously occupied building complies with all relevant by-laws; and
 - Registration of the Housing Agreement at the Land Title Office on title to ASP 2, if approved by the Housing Agreement By-law referred to in B.
- B. THAT the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, subject to such terms and conditions

as may be required at the discretion of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and if such Housing Agreement By-law is subsequently enacted, registration of such Housing Agreement at the Land Title Office to ensure that the rental tenure of ASP 2 will continue for the remaining Term of BC Housing Covenant.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

THAT the following be added as C:

THAT Council direct staff to notify current residents of the change and the security of their tenure as described herein in the report.

CARRIED UNANIMOUSLY (Vote No. 10600)
(Councillor Bligh absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY with Councillor Bligh absent for the vote (Vote No. 10601).

FINAL MOTION AS APPROVED

- A. THAT Council approve in principle the application to convert to strata title ownership the previously occupied market rental residential building at 4288 Yew Street (Air Space Parcel 2, District Lot 526, Group 1 New Westminster District, Air Space Plan EPP108856), provided that the Application to Deposit Plan form for the deposit of the strata plan (the "Strata Plan") to effect the strata title conversion, shall not be signed unless the following condition is met within one year of the date of this approval:
- Submission of a Vancouver Building By-law code report and completion of any required permits and inspections required by the Chief Building Official, at no cost to the City, indicating that the previously occupied building complies with all relevant by-laws; and
 - Registration of the Housing Agreement at the Land Title Office on title to ASP 2, if approved by the Housing Agreement By-law referred to in B below.
- B. THAT the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and if such Housing Agreement By-law is subsequently enacted, registration of such Housing Agreement at the Land Title Office to ensure that the rental tenure of ASP 2 will continue for the remaining Term of BC Housing Covenant.
- C. THAT Council direct staff to notify current residents of the change and the security of their tenure as described herein in the Report dated March 17, 2025, entitled "Strata Title Conversion of 4288 Yew Street".

**2. 2025 Animal Welfare Grant
February 13, 2025**

THAT Council approve three (3) Animal Welfare Grants totalling \$15,033, the total amount allocated in the 2025 budget for this purpose, to the following organizations:

i.	Paws for Hope Animal Foundation	\$10,423
ii.	Rabbitats Rescue Society	\$2,000
iii.	VOKRA (Vancouver Orphan Kitten Rescue Association)	\$2,610

ADOPTED ON CONSENT (Vote No. 10602)

BY-LAWS

MOVED by Councillor Montague
SECONDED by Councillor Zhou

THAT Council enact the by-law listed on the agenda for this meeting as number 1, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

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 2 to 19 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

1. A By-law to amend the Zoning and Development By-law No. 3575 regarding acoustics, horizontal angle of daylight and other miscellaneous amendments (By-law No. 14294)
2. A By-law to amend Parking By-law No. 6059 regarding acoustics (By-law No. 14295)
3. A By-law to amend Subdivision By-law No. 5208 regarding acoustics (By-law No. 14296)
4. A By-law to amend Sign By-law No. 11879 regarding acoustics (By-law No. 14297)
5. A By-law to amend the Street and Traffic By-law No. 2849 regarding acoustics (By-law No. 14298)
6. A By-law to amend Licence By-law No. 4450 regarding vacancy control amendment (By-law No. 14299)

7. A By-law to amend Street Name By-law No. 4054 regarding the naming of various new streets and street extensions in the River District, Mayfair West (Oakridge Transit Centre), Heather Lands, and Granville Loops Developments (By-law No. 14300)
8. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from R1-1 to RR-2B (2821-2869 East 49th Avenue) (By-law No. 14301)
9. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from R1-1 to RR-3B (3803-3823 West 10th Avenue) (By-law No. 14302)
(Mayor Sim ineligible to vote)
10. A By-law to enact a Housing Agreement for 2753 – 2769 East 49th Avenue (By-law No. 14303)
11. A By-law to enact a Housing Agreement for 2061 Beach Avenue (By-law No. 14304)
12. A By-law to enact a Housing Agreement for 5630 - 5678 Heather Street (By-law No. 14305)
13. A By-law to enact a Housing Agreement for 3352-3386 Vanness Avenue and 3347 Clive Avenue (By-law No. 14306)
14. A By-law to enact a Housing Agreement for 208 East 54th Avenue, 7018 – 7078 Main Street and 211 East 55th Avenue (By-law No. 14307)
15. A By-law to amend Subdivision By-law No. 5208 (2776 Semlin Drive and 2025 East 12th Avenue) (By-law No. 14308)
16. A By-law to amend Subdivision By-law No. 5208 (4330-4408 Arbutus Street and 2092 Nanton Avenue) (By-law No. 14309)
17. A By-law to amend Subdivision By-law No. 5208 (325-343 West 41st Avenue) (By-law No. 14310)
18. A By-law to amend Sign By-law No. 11879 (848 Seymour Street) (By-law No. 14311)
(Mayor Sim ineligible to vote)
19. A By-law to amend Noise Control By-law No. 6555 (848 Seymour Street) (By-law No. 14312)

ADMINISTRATIVE MOTIONS

1. Regulatory Changes Toward 3-3-3-1 Permitting Targets

MOVED by Councillor Montague
SECONDED by Councillor Meiszner

WHEREAS on March 11, 2025, Council approved, in principle, amendments to the Zoning and Development By-law, Parking By-law, Subdivision By-law, Street and Traffic By-law and Sign By-law, generally as presented in Appendices A-F of the Referral

Report dated January 21, 2025, entitled “Regulatory Changes Toward 3-3-3-1 Permitting Targets”;

WHEREAS on March 11, 2025, Council also directed staff to bring forward for approval by Council amendments to the C-1 Residential Guidelines; C-2 Guidelines; C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings; Arbutus C-7 and C-8 Guidelines; False Creek Flats - Urban Design and Development Policies and Guidelines for FC-2 - The Innovation Hub; False Creek Flats Urban Design Policies and Guidelines for IC-3; Norquay Village Character House and Retention Guidelines; MC-1 and MC-2 Guidelines for Cedar Cottage, Hudson Street, East Hastings (Clark to Semlin) and False Creek Flats (Malkin-Atlantic-Prior) Areas; RM-1 and RM-1N Guidelines; RM-3A, RM-4, and RM-4N Guidelines for Social Housing; RM-6 West End Georgia/Alberni Guidelines; RM-7 and RM-7N Guidelines; RM-7AN Guidelines; RM-8, RM-8N, RM-8A and RM-8AN Guidelines; RM-9, RM-9A, RM-9N, RM9AN and RM-9BN Guidelines; RM-10 and RM-10N Guidelines; RM-11 and RM-11N Guidelines; RM-12N Guidelines; Residential Rental Districts Schedules Design Guidelines; RT-4, RT-4A, RT-4N, RT4AN, RT-5, RT-5N and RT-6 Guidelines; RT-10 and RT-10N Small House/Duplex Guidelines; RT-11 and RT-11N Guidelines; Lock-Off Unit Guidelines; Micro Dwelling Policies and Guidelines; Strata Title and Cooperative Conversion Guidelines; and the Secured Rental Policy; generally as presented in Appendix G of the Referral Report dated January 21, 2025, entitled “Regulatory Changes Toward 3-3-3-1 Permitting Targets” 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 (including redlines) below entitled “Proposed Amendments” are hereby adopted, and are to come into effect on April 1, 2025.

PROPOSED AMENDMENTS

Document	Section	Description of Amendment including redlines to illustrate text to be either deleted or added
C-1 Residential Guidelines	4.4	<i>Delete Section 4.4 Horizontal Angle of Daylight</i>
C-2 Guidelines	4.8	<i>Delete Section 4.8 Horizontal Angle of Daylight</i>
C-2, C-2B, C-2C, and C-2C1 - Guidelines for Residential Rental Tenure Buildings	4.8	<i>Delete Section 4.8 Horizontal Angle of Daylight</i>

Document	Section	Description of Amendment including redlines to illustrate text to be either deleted or added
Arbutus C-7 and C-8 Guidelines	2.4	<p>“Provision of sufficient daylight access to individual units and open spaces is one of the most challenging aspects in the design of high density lowrise housing. The horizontal angle of daylight guidelines in section 4.8 should be supplemented with the following considerations For dwelling uses:”</p>
	2.6	<p>“Non-residential components of mixed use developments, such as parking and loading, exhaust fans, and restaurant entertainment, can create noise which disturbs residents. In addition, noise from traffic and a potential transit line should be considered in building design. The restrictions on uses noted in section 3 will ensure a level of compatibility for uses within buildings. In addition, Section 10.2 of the Zoning and Development By-law sets out acoustic standards and the requirement for an acoustic report to be provided for developments containing dwelling uses and located on 12th Avenue, Arbutus Street, or abutting the rail right-of-way, and for all mixed-use developments containing dwelling uses.”</p>
	4.8	<p><i>Delete Section 4.8 Horizontal Angle of Daylight</i></p>
False Creek Flats Urban Design and Development Policies and Guidelines for FC-2 - The Innovation Hub	2.6.1	<p>“Residential: For dwelling uses the horizontal angle of daylight (H.A.D.) regulations in section 4.3 of the District Schedule should be supplemented with the following considerations:”</p>
False Creek Flats Urban Design Policies and Guidelines for IC-3	2.5	<p>“For dwelling uses the horizontal angle of daylight (H.A.D.) regulations in the District Schedule should be supplemented with the following considerations:”</p>
Norquay Village Character House and Retention Guidelines	1 2.4(b)	<p><i>Remove all references to “and RM-7N” and “and RT-11N”</i></p>
MC-1 and MC-2 Guidelines for Cedar Cottage, Hudson Street, East Hastings (Clark to Semlin) and False Creek Flats (Malkin-Atlantic-Prior) Areas	2.4	<p>“The horizontal angle of daylight regulations in section 4.2 of the Districts Schedule should be supplemented with the following considerations: For dwelling uses:”</p>
	2.6	<p>“The restrictions on uses noted in section 3 of the guidelines will ensure a level of</p>

Document	Section	Description of Amendment including redlines to illustrate text to be either deleted or added
		<p>compatibility for uses within buildings, on adjacent sites, and in neighbouring areas. In addition, section 10.2 of the Zoning and Development By-law sets out acoustic standards and the requirement for an acoustic report to be provided for developments containing residential uses.</p>
	4.7	<i>Delete Section 4.7 Horizontal Angle of Daylight</i>
RM-1 and RM-1N Guidelines	Title 1	<i>Remove all references to “RM-1N” and “and RM-1N”</i>
	1.1 Appendix A (map labels)	<i>Remove all references to “RM-1 and RM-1N districts” and replace with “RM-1 district”</i>
	8.1	<p>“Section 10.2 of the Zoning and Development By-law which applies along noisy arterials, contains acoustic standards and requires an acoustical report. Noise impacts to habitable areas in new development should be minimized through measures which may include:”</p>
RM-3A, RM-4, and RM-4N Guidelines for Social Housing	Title 1.1	<i>Remove all references to the “RM-4N” and “and RM-4N”</i>
	1.2 2.1	<p><i>Remove all references to “RM-3A, RM-4, and RM-4N” and replace with “RM-3A and RM-4”</i></p> <p><i>Remove all references to “RM-3A, RM-4, or RM-4N” and replace with “RM-3A or RM-4”</i></p>
RM-6 West End Georgia/Alberni Guidelines	2.8(a)	<i>Delete 2.8(a) and renumber 2.8(b) as 2.8(a)</i>
RM-7 and RM-7N Guidelines	2.2.1	<p>“The RM-7 and RM-7N districts district provides an array of options for individual lots and consolidated sites, as shown in Table 1. Lock-off units are permitted as per section 3.1 of these guidelines.”</p>

Document	Section	Description of Amendment including redlines to illustrate text to be either deleted or added
	2.2.2	"The RM-7 and RM-7N districts district encourages the following forms of development: townhouses, triplexes and freehold rowhouses."
	Title 1 1.2(d) 2.2.1(a) 2.2.1(d) 2.2.2 2.3 4.4 4.8.1(a) 4.8.2 9	<i>Remove all references to "RM-7N" "RM-7N" and "and RM-7N"</i> <i>Remove all references to "RM-7 and RM-7N districts" and replace with "RM-7 district"</i> <i>Remove all references to "RM-7AN" and replace with "RM-7A"</i>
	2.4.1	<i>Delete 2.4.1(b) and renumber 2.4.1(c)-(d) as (b)-(c) respectively</i>
	2.4.2	"(b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window."
	4.7	<p>Horizontal Angle of Daylight Access to Natural Light</p> <p>The Horizontal Angle of Daylight Access to Natural Light regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and small kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.</p> <p>(a) The variance of Horizontal Angle of Daylight access to natural light requirements provided for in the RM-7, and RM7N and RM-7AN Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.</p>

Document	Section	Description of Amendment including redlines to illustrate text to be either deleted or added
		<p>(b) With the exception of lock-off units, the main living space for each dwelling unit should face either a street or a rear yard. Variance of the Horizontal Angle of Daylight access to natural light regulations cannot be considered for primary living spaces (i.e., living rooms).</p> <p>(c) To ensure the liveability of rooms at the basement level, the basement floor should not be placed more than 0.9 m (3 ft.) lower than the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.</p> <p>(d) In the case of lock-off units, the required distance for an unobstructed view is delineated by the Lock-Off Unit Guidelines.</p>
<p>RM-7AN Guidelines</p>	<p>1</p>	<p>“These guidelines are to be used in combination with the RM-7AN district in the RM-7, RM-7N and RM-7AN Districts Schedule of the Zoning and Development By-law.”</p>
	<p>Title 1.2 2.2.1 2.2.1(A) 2.2.1(D) 2.2.2 2.3 4.6 4.10.1(a) 4.10.2</p>	<p><i>Remove all references to “RM-7N” “, RM-7N” and “and RM-7N”</i></p> <p><i>Remove all references to “RM-7AN” and replace with “RM-7A”</i></p>
	<p>2.4.1</p>	<p><i>Delete 2.4.1(b) and renumber 2.4.1(c)-(d) as (b)-(c) respectively</i></p>
	<p>2.4.2</p>	<p>“(b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that</p>

Document	Section	Description of Amendment including redlines to illustrate text to be either deleted or added
		each habitable room is equipped with an openable window.”
	2.5(e)	<i>Delete Section 2.5(e)</i>
	4.9	<p>“Horizontal Angle of Daylight Access to Natural Light</p> <p>The Horizontal Angle of Daylight Access to Natural Light regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and small kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.</p> <p>(a) The variance of horizontal angle of daylight access to natural light requirements provided for in the RM-7, and RM-7N and RM-7AN Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.</p> <p>(b) With the exception of lock-off units, the main living space for each dwelling unit should face either a street or a rear yard, or for townhouses in a courtyard configuration, the interior courtyard. Variance of the horizontal angle of daylight access to natural light regulations cannot be considered for primary living spaces (i.e., living rooms).</p> <p>(c) To ensure the liveability of rooms at the basement level, the basement floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.</p> <p>(d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines.”</p>
RM-8, RM-8N, RM-8A and RM-8AN Guidelines	Title 1 1.2 1.1(a) 2.2.1 2.2.2 3.3 4.6 4.6 4.6 4.6	<p><i>Remove all references to “RM-8, RM-8N, RM-8A and RM-8AN” and replace with “RM-8 and RM-8A”</i></p> <p><i>Remove all references to “RM-8 and RM-8N districts” and replace with “RM-8 district”</i></p>

Document	Section	Description of Amendment including redlines to illustrate text to be either deleted or added
	4.7 4.10.1(a) 4.10.2 10	
	2.5.1	<i>Delete 2.5.1(b) and renumber 2.4.1(c)-(e) as (b)-(d) respectively</i>
	2.5.2	“(b) The provision of natural ventilation should work in conjunction with horizontal angle of daylight regulations to ensure that each habitable room is equipped with an openable window.”
	2.6(e)	<i>Delete Section 2.6(e)</i>
RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	Title 1 1.1 2.2.1 2.2.2 2.7(g) 4.1(a) 4.1(b) 4.2.1 4.2.2 4.3 Figure 8 title Figure 10 title 4.11 4.12.1 4.12.2 5.1.1 5.1.2 5.1.2(a)	<i>Remove all references to “RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN” and replace with “RM-9, RM-9A and RM-9B”</i> <i>Remove all references to “RM-9, RM-9N and RM-9BN” and replace with “RM-9 and RM-9B”</i> <i>Remove all references to “RM-9N, RM-9AN and RM-9BN” and replace with “RM-9, RM-9A and RM-9B”</i> <i>Remove all references to “RM-9N” and replace with “RM-9”</i> <i>Remove all references to “RM-9A and RM-9AN Districts” and replace with “RM-9A District”</i> <i>Remove all references to “RM-9A and RM-9AN zones” and replace with “RM-9”</i> <i>Remove all references to “and RM-9AN”</i> <i>Remove all references to “RM-9BN” and replace with “RM-9B”</i>
	2.4.1	<i>Delete 2.4.1(b) and renumber 2.4.1(c)-(f) as (b)-(e) respectively</i>
	2.4.2	“(b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window.”
	2.5.1	“Noise from vehicular traffic and/or the ALRT affect sites in the RM-9N, RM-9AN and RM-9BN districts. These sites will require special

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		<p>measures to ensure liveability. New development should minimize the potential noise impact on habitable areas. Design buildings on the sites to meet the standards set out in the by-law. This can be achieved through measures which may include:”</p>
	2.5.2(e)	Delete Section 2.5.2(e)
	4.9	<p>“Horizontal Angle of Daylight Access to Natural Light</p> <p>The Horizontal Angle of Daylight Access to Natural Light regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.</p> <p>(a) The variance of horizontal angle of daylight access to natural light requirements provided for in the RM-9, and RM-9N and RM-9BN Districts Schedule and the RM-9A and RM-9AN Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.</p> <p>(b) With the exception of lock-off units, the main living space for each dwelling unit should face a street, rear yard, or courtyard. Variance of the horizontal angle of daylight access to natural light regulations for primary living spaces (i.e. living rooms) should not reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted sightlines, or 7.3 m (24 ft.) in freehold row house, side-by-side townhouse and townhouse in a courtyard configuration;</p> <p>(c) To ensure the liveability of rooms at the basement level, the basement floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.</p> <p>(d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines.”</p>
	5.1.2	“(a) Massing of Apartment Buildings For apartments, the building face should be

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		<p>articulated so that there are significant recesses. These recesses should be created in the form of inset entry courtyards. This not only assists with a more modulated building massing, but creates the opportunity for additional windows for natural light and ventilation. These entry courtyards should have a minimum width of 8.0 m (26 ft.), and may need to be wider to achieve the required Horizontal Angle of Daylight.</p>
<p>RM-10 and RM-10N Guidelines</p>	<p>Title 1 1.2</p>	<p><i>Remove all references to RM-10N.</i></p>
	<p>2.5.2</p>	<p>“(b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window;”</p>
	<p>2.6.1(c)</p>	<p><i>Delete Section 2.6.1(c)</i></p>
	<p>4.9</p>	<p>“Horizontal Angle of Daylight Access to Natural Light</p> <p>The Horizontal Angle of Daylight Access to Natural Light regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and small kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.</p> <p>(a) The variance of horizontal angle of daylight access to natural light requirements provided for in the RM-10 and RM-10N Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.</p> <p>(b) The main living space for each dwelling unit should face a street, rear yard, or courtyard. Variance of the horizontal angle of daylight access to natural light regulations for primary living spaces (i.e. living rooms) should not reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted</p>

Document	Section	Description of Amendment including redlines to illustrate text to be either deleted or added
		<p>sightlines, or 7.3 m (24 ft.) in courtyard developments;</p> <p>(c) To ensure the liveability of rooms at the ground level, the floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.7 m (9 ft.) should be provided.</p> <p>(d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines.</p>
<p>RM-11 and RM-11N Guidelines</p>	<p>Title 1 1.2 2.2.1 Table 1</p>	<p><i>Remove all references to RT-4N, RT-4AN, RT-5N, RM-8AN and RM-11N</i></p>
	<p>2.5.2</p>	<p>“(b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations in the RM-11 and RM-11N Districts Schedule to ensure that each habitable room is equipped with an openable window; “</p>
	<p>4.9</p>	<p>“Horizontal Angle of Daylight Access to Natural Light The Horizontal Angle of Daylight Access to Natural Light regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms. (a) The variance of horizontal angle of daylight access to natural light requirements provided for in the RM-11 and RM-11N Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens, and dining rooms. (b) The main living space for each dwelling unit should face a street, rear yard, or courtyard. Variance of the horizontal angle of daylight access to natural light regulations for primary living spaces (i.e. living rooms) should not reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted</p>

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		<p>sightlines, or 7.3 m (24 ft.) in courtyard developments;</p> <p>(c) To ensure the liveability of rooms at the ground level, the floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.7 m (9 ft.) should be provided.</p> <p>(d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines.</p>
<p>RM-12N Guidelines</p>	<p>Title 1 1.2 2.2.1 Table 1 2.2.2 3.3 4.11.2</p> <p>2.5</p>	<p><i>Remove all references to “RM-12N” and replace with “RM-12”</i></p> <p><i>Remove all references to “RM-11 and RM-11N” and replace with “RM-11”</i></p> <p><i>Remove all references to “RM-11 and RM-11N Districts” and replace with “RM-11 District”</i></p> <p><i>Remove “RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6” and replace with RT-4, RT-4A, RT-5, and RT-6”</i></p> <p><i>Remove “RT-5 and RT-5N Districts” and replace with “RT-5 District”</i></p> <p><i>Remove all references to “RT-5N”</i></p> <p>“(a) Access to natural light and ventilation affects the liveability of dwelling units. Townhouses are required to meet the Horizontal Angle of Daylight Access to Natural Light requirements of the RM-12N District Schedule which require that all habitable spaces are provided with windows in an exterior wall. Internal rooms with no windows (except storage rooms, bathrooms and small kitchens) are not permitted. The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight Access to Natural Light regulations so that each habitable room is equipped with an openable window. “</p>

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	4.9	<p>“Horizontal Angle of Daylight Access to Natural Light</p> <p>The Horizontal Angle of Daylight Access to Natural Light regulation helps to ensure access to day light and liveability within a dwelling unit by requiring a window for each room (except bulk storage rooms, bathrooms and kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.”</p>
Residential Rental Districts Schedules Design Guidelines	2.4	<p>“(c) All dwelling units and all habitable rooms (not including bathrooms and kitchens) must have at least one window on an exterior wall. as per the Horizontal Angle and Daylight regulations.”</p>
RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines	<p>Title 1 4 4.4 4.5 10</p>	<p><i>Remove all references to “RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6” and replace with “RT-4, RT-4A, RT-5 and RT-6”</i></p> <p><i>Remove all references to “RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N, or RT-6” and replace with “RT-4, RT-4A, RT-5 and RT-6”</i></p> <p><i>Remove all references to “RT-4, RT-4A, RT-4N and RT-4AN” and replace with “RT-4 and RT-4A”</i></p> <p><i>Remove all references to “RT-4 and RT-4N districts” and replace with “RT-4 District”</i></p> <p><i>Remove all references to “,RT-5N”</i></p> <p><i>Remove all references to “,RT-5N,”</i></p> <p><i>Remove all references to “RT-5 and RT-5N Districts” and replace with “RT-5 District”</i></p>
RT-10 and RT-10N Small House/Duplex Guidelines	<p>Title 1 1.1</p>	<p><i>Remove all references to “RT-10N”</i></p> <p><i>Remove all references to “and RT-10N”</i></p> <p><i>Remove all references to “and RT-10N Districts and replace with “District”</i></p>
	8	<p>“Additional Guidelines for Arterial Locations (RT-10N)</p> <p>8.1 Noise The RT-10N District Schedule which applies along noisy arterials contains acoustic</p>

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		standards and requires an acoustical report. Noise impacts to habitable areas in new development should be minimized through measures which may include:"
RT-11 and RT-11N Guidelines	Title 1 2.1 3 3.2(a) Appendix A	<i>Remove all references to "RT-11N"</i> <i>Remove all references to "and RT-11N"</i> <i>Remove all references to "RT-11 and RT-11N Districts" and replace with "RT-11 District"</i>
	8	"Additional Guidelines for Arterial Locations (RT-11N) 8.1 Noise The RT-11N district which applies along noisy arterials contains acoustic standards and require an acoustical report. Noise impacts to habitable areas in new development should be minimized through measures which may include:"
Lock-Off Unit Guidelines	3	<i>Delete Section 3 and 3.1 Horizontal Angle of Daylight and renumber sections 4 and 5 and their subsections as sections 3 and 4 respectively.</i>
Micro Dwelling Policies and Guidelines	3.1	"Natural day light and well ventilated spaces are essential to occupant comfort and well-being. The provision of good day lighting and proper ventilation is an especially important design consideration for Micro Dwelling Units, due to their small size and limited window area. Maximum exposure to daylight and ventilation and fresh air for all small units is encouraged. The Horizontal Angle of Daylight provisions should be considered. "
Strata Title and Cooperative Conversion Guidelines	1(d)	<i>Remove reference to "and RM-4N"</i>
Secured Rental Policy	Background and Context Table 1 2.4	<i>Remove all references to "and RM-1N"</i> <i>Remove all references to "and RM-1N zones" and replace with "District"</i> <i>Remove all references to "and RT-5N"</i> <i>Remove all references to "and RT-10N"</i>

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. Prohibiting the Sale of Gun-Shaped-Lighters (GSL) and Calling on the Province to Explore Legislation to Ban GSLs

Councillor Montague submitted a notice of Council Member's 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 Member's Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Meiszner
SECONDED by Councillor Montague

THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on April 1, 2025, from 10:30 am to 12:30 pm;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings from April 22 to 24, 2025;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on April 2, 2025, from 6 pm onwards;

AND FURTHER THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on April 17, 22, 23, and 24, 2025.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

ENQUIRIES AND OTHER MATTERS

None.

ADJOURNMENT

MOVED by Councillor Montague
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 10:25 am.

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