



## **COUNCIL MEETING MINUTES**

**APRIL 15, 2025**

A Meeting of the Council of the City of Vancouver was held on Tuesday, April 15, 2025, at 9:31 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law*.

**PRESENT:**

Councillor Lenny Zhou, Acting Mayor  
Councillor Rebecca Bligh  
Councillor Lisa Dominato  
Councillor Pete Fry  
Councillor Sarah Kirby-Yung  
Councillor Mike Klassen  
Councillor Lucy Maloney  
Councillor Brian Montague  
Councillor Sean Orr

**ABSENT:**

Mayor Ken Sim (Leave of Absence – Personal Reasons)  
Councillor Peter Meiszner (Leave of Absence – Personal Reasons)

**CITY MANAGER'S OFFICE:**

Paul Mochrie, City Manager

**CITY CLERK'S OFFICE:**

Lesley Matthews, Acting Deputy City Clerk  
Terri Burke, Meeting Coordinator

### **WELCOME**

Acting Mayor Zhou 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.

Acting Mayor Zhou 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 Kirby-Yung

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

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (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

## **ADOPTION OF MINUTES**

1. Council – April 1, 2025

MOVED by Councillor Klassen

SECONDED by Councillor Bligh

THAT the Minutes of the Council meeting of April 1, 2025, be approved.

CARRIED UNANIMOUSLY

2. Council (Policy and Strategic Priorities) – April 2, 2025

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of April 2, 2025, be approved.

CARRIED UNANIMOUSLY

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Klassen

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

CARRIED UNANIMOUSLY

**COMMUNICATIONS**

1. **Change to Council Meeting Schedule**

THAT Council change the existing Meeting Reserve on June 19, 2025, to a new Public Hearing, starting at 6 pm;

FURTHER THAT Council change the existing Meeting Reserve on July 10, 2025, to a new Public Hearing, starting at 6 pm.

ADOPTED ON CONSENT (Vote No. 10622)

**REPORTS**

1. **Hotel Development Policy Update  
April 1, 2025**

Staff from Planning, Urban Design and Sustainability provided a presentation, and along with staff from Development, Buildings & Licensing, responded to questions.

\* \* \* \* \*

*During questions to staff, it was*

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

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

*CARRIED UNANIMOUSLY*

\* \* \* \* \*

Council heard from four speakers, three who spoke in support of the report recommendations and one who spoke to other aspects of the report.

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

- A. THAT Council approve the Hotel Development Policy, generally as presented in Appendix A, to encourage new hotel room supply, and repeal the 2018 Interim Hotel Development Policy.
- B. THAT Council approve the amendments to the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (Areas A, B, C1 & F and Areas C3 & H), generally as presented in Appendix B, to allow consideration of mixed-use hotel with residential development to support the continued viability of Vancouver's visitor economy.
- C. THAT Council approve the amendments to the Broadway Plan, generally as presented in Appendix C, to enable the consideration of hotel proposals on sites with less than 99-foot frontages in select employment and industrial areas within the Broadway Plan.
- D. THAT Council direct staff to continue work with Destination Vancouver, the Hotel Development Task Force and other key stakeholders in the accommodations industry, as presented in this report, and report back to Council with recommendations for regulatory amendments to further encourage new hotels across the city.

amended

\* \* \* \* \*

Prior to discussion on the amendment below, Councillor Maloney rose on a point of personal privilege, under section 6.1 a of the *Procedure By-law*, noting she did not have access to the

amendment and required a printed copy. Acting Mayor Zhou then recessed the meeting from 10:52 am until 10:57 am, to allow time for paper copies of the amendment to be distributed.

\* \* \* \* \*

AMENDMENT MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT the motion be amended to read as follows: (*changes to the original motion are noted in italics*)

- A. THAT Council approve the Hotel Development Policy, generally as presented in Appendix A, to encourage new hotel room supply, and repeal the 2018 Interim Hotel Development Policy, *with the following amendment and addition:*

*3.2.2.4 Community Amenity Contributions Policy for Rezoning*

*For rezoning applications for hotel use in all areas of the City, the following uses shall be excluded from floorspace calculations for the purpose of determining community amenity contribution expectations from the hotel component of the development:*

- i) Meeting rooms and conference facilities;*
- ii) Guest recreational and amenity space (fitness facilities, pool areas, locker areas, libraries, business centres, etc.);*
- iii) Back-of-House space required for hotel operations.*

- B. THAT Council approve the amendments to the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (Areas A, B, C1 & F and Areas C3 & H), generally as presented in Appendix B, to allow consideration of mixed-use hotel with residential development to support the continued viability of Vancouver's visitor economy *with the following amendments:*

*3.1.2 (b):*

*site area must be 1,672 m<sup>2</sup> (18,000 sq. ft.) or larger with a minimum frontage of 45.7 m (150 ft.); or a corner site that achieves acceptable urban design performance*

*7.2.1 (b):*

*Residential-Hotel: 18.3m (60 ft.).*

- C. THAT Council approve the amendments to the Broadway Plan, generally as presented in Appendix C, to enable the consideration of hotel proposals on sites with less than 99-foot frontages in select employment and industrial areas within the Broadway Plan *with the following amendments:*

*Section 11 Built Form and Site Design:*

1. *“11.1.7 Tower placement should demonstrate a minimum separation between existing towers and potential future towers within the block and adjacent blocks as follows:*
- b) *Residential-Hotel: 24.4 m (80 ft.). to 18.3m (60 ft).*

*Section 9 Fairview:*

*Add new section 9.8.5:*

*For sites fronting West 2nd Avenue, consider additional height and density for hotel development. Hotel proposals seeking additional height and density on sites with less than 30.2 m (99 ft.) frontages will be considered on a case-by-case basis. Proposals will need to satisfy the Plan’s built form and site design policies and demonstrate that the development reasonably mitigates development limitations on adjacent properties.”*

- D. THAT Council direct staff to amend to the Marine Landing Policy Updates (2021) in order to support diverse and affordable hotel options close to transit service and the airport, by allowing for increased height and density to be considered for hotel/industrial mixed-use projects, considered on a case-by-case basis;

*FURTHER THAT Council direct staff to amend:*

*2.4.42 Additional height may be considered to accommodate the increased structural depth and floor-to-floor height of mass timber construction, or for sites proposing hotel use where general design considerations will still apply.*

- E. THAT Council direct staff to continue work with Destination Vancouver, the Hotel Development Task Force and other key stakeholders in the accommodations industry, as presented in this report, and report back to

Council with recommendations for regulatory amendments to further encourage new hotels across the city.

carried

\* \* \* \* \*

*During discussion on the amendment, it was*

*MOVED by Councillor Fry*

*SECONDED by Councillor Dominato*

*THAT under section 8.8 of the Procedure By-law, Council be permitted a five minute extension to speak to the motion.*

**CARRIED UNANIMOUSLY**

\* \* \* \* \*

*Prior to the vote on the motion above, Councillor Kirby-Yung rose on a point of order, enquiring if requesting additional time to speak to the motion was in order since Council was currently in debate. Following a brief recess, Acting Mayor Zhou advised it was in order.*

\* \* \* \* \*

**POSTPONEMENT MOVED by Councillor Maloney**

**SECONDED by Councillor Orr**

**THAT** Report 1, entitled "Hotel Development Policy Update", be postponed to the Council meeting on May 6, 2025, so that new Councillors have time to properly consider the significant amendments proposed to the recommendations.

**LOST (Vote No. 10616)**

**(Councillors Dominato, Kirby-Yung, Klassen, Montague and Zhou opposed)**

\* \* \* \* \*

*During discussion on the amendment, it was*

*MOVED by Councillor Kirby-Yung*

*SECONDED by Councillor Klassen*

*THAT, under section 2.8 (a) of the Procedure By-law, Council extend the meeting past noon in order to complete Report 1.*

**CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY**

\* \* \* \* \*

The postponement motion having lost, the amendment was put and CARRIED (Vote No. 10617) with Councillors Bligh, Fry, Maloney and Orr opposed.

\* \* \* \* \*

*During discussion on the motion as amended, Acting Mayor Zhou relinquished the Chair to Deputy Mayor Klassen in order to propose an amendment and resumed the Chair once the vote on the amendment was finished and he provided closing comments on the amended motion.*

\* \* \* \* \*

AMENDMENT MOVED by Councillor Zhou  
SECONDED by Councillor Kirby-Yung

THAT the following be added as F:

THAT Council recognize the unique opportunities and challenges of the Granville Entertainment District and Central Business District - including shoulder areas by allowing limited consideration of exceptions to this policy.

CARRIED UNANIMOUSLY (Vote No. 10618)

Following discussion, Council agreed to separate the vote on the components of the amended motion. A was put and CARRIED (Vote No. 10619), with Councillors Bligh, Maloney and Orr opposed and Councillor Fry abstaining from the vote, C(b) (Residential-Hotel), was put and CARRIED (Vote No. 10620) with Councillors Fry and Orr opposed and Councillors Bligh and Maloney abstaining from the vote, then B, the remaining clause of C, and D to F were put and CARRIED UNANIMOUSLY (Vote No. 10621), with Councillors Maloney and Orr abstaining from the vote.

## **FINAL MOTION AS APPROVED**

- A. THAT Council approve the Hotel Development Policy, generally as presented in Appendix A of the Report dated April 1, 2025, entitled "Hotel Development Policy Update", to encourage new hotel room supply, and repeal the 2018 Interim Hotel Development Policy, with the following amendment and addition:

### **3.2.2.4 Community Amenity Contributions Policy for Rezoning**

For rezoning applications for hotel use in all areas of the City, the following uses shall be excluded from floorspace calculations for the purpose of determining community amenity contribution expectations from the hotel component of the development:

- i) Meeting rooms and conference facilities;



- ii) Guest recreational and amenity space (fitness facilities, pool areas, locker areas, libraries, business centres, etc.);
  - iii) Back-of-House space required for hotel operations.
- B. THAT Council approve the amendments to the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (Areas A, B, C1 & F and Areas C3 & H), generally as presented in Appendix B of the Report dated April 1, 2025, entitled “Hotel Development Policy Update”, to allow consideration of mixed-use hotel with residential development to support the continued viability of Vancouver’s visitor economy with the following amendments:

3.1.2 (b):

site area must be 1,672 m<sup>2</sup> (18,000 sq. ft.) or larger with a minimum frontage of 45.7 m (150 ft.); or a corner site that achieves acceptable urban design performance

7.2.1 (b):

Residential-Hotel: 18.3m (60 ft.).

- C. THAT Council approve the amendments to the Broadway Plan, generally as presented in Appendix C of the Report dated April 1, 2025, entitled “Hotel Development Policy Update”, to enable the consideration of hotel proposals on sites with less than 99-foot frontages in select employment and industrial areas within the Broadway Plan with the following amendments:

Section 11 Built Form and Site Design:

1. “11.1.7 Tower placement should demonstrate a minimum separation between existing towers and potential future towers within the block and adjacent blocks as follows:

- b) Residential-Hotel: 24.4 m (80 ft.). to 18.3m (60 ft.).

Section 9 Fairview:

Add new section 9.8.5:

For sites fronting West 2nd Avenue, consider additional height and density for hotel development. Hotel proposals seeking additional height and density on sites with less than 30.2 m (99 ft.) frontages will be considered on a case-by-case basis. Proposals will need to satisfy the Plan’s built form and site design policies and demonstrate that the development reasonably mitigates development limitations on adjacent properties.”

- D. THAT Council direct staff to amend to the Marine Landing Policy Updates (2021) in order to support diverse and affordable hotel options close to transit service and the airport, by allowing for increased height and density to be considered for hotel/industrial mixed-use projects, considered on a case-by-case basis;

FURTHER THAT Council direct staff to amend:

2.4.42 Additional height may be considered to accommodate the increased structural depth and floor-to-floor height of mass timber construction, or for sites proposing hotel use where general design considerations will still apply.

- E. THAT Council direct staff to continue work with Destination Vancouver, the Hotel Development Task Force and other key stakeholders in the accommodations industry, as presented in the Report dated April 1, 2025, entitled “Hotel Development Policy Update”, and report back to Council with recommendations for regulatory amendments to further encourage new hotels across the city.
- F. THAT Council recognize the unique opportunities and challenges of the Granville Entertainment District and Central Business District - including shoulder areas by allowing limited consideration of exceptions to this policy.

\* \* \* \* \*

*Council recessed at 12:16 pm and reconvened at 3:23 pm.*

\* \* \* \* \*

**2. Vancouver Community Sport Event Grants – Spring 2025 Intake  
April 1, 2025**

- A. THAT Council approves 17 Vancouver Community Sport Event Grants totalling \$78,600 as outlined in the body of the Report dated April 1, 2025, entitled “Vancouver Community Sport Event Grants – Spring 2025 Intake”, to each organization listed in Table 1 of the same report under the column entitled “Organization” and for the amount set out beside their name in the column entitled “Grant Recommended”; source of funding is the 2025 Vancouver Community Sport Hosting Grant Budget.
- B. THAT the grants in A above be subject to each grant recipient agreeing to the terms and conditions of the community sport hosting grant program as generally outlined in the Report dated April 1, 2025, entitled “Vancouver Community Sport Event Grants – Spring 2025 Intake” and otherwise satisfactory to the Director, Destination Events and Tourism and the City Solicitor.
- C. THAT no legal rights or obligations are created by the approval of the A and B above unless and until the grant agreement letter is executed and delivered by the grant recipient.

- D. THAT pursuant to the Section 206(1)(j) of the *Vancouver Charter*, the organizations listed in Table 1 in the Report dated April 1, 2025, entitled “Vancouver Community Sport Event Grants – Spring 2025 Intake”, which are not otherwise a registered charity with Canada Revenue Agency are deemed by Council to be an organization contributing to the culture, beautification, health, or welfare of the City.

ADOPTED ON CONSET (Vote No. 10623) AND A  
BY THE REQUIRED MAJORITY

**3. 2025 Cultural Grants (Balance of Operating, Capacity)  
April 1, 2025**

- A. THAT Council approve Cultural Operating Funding - Institutions (COFI) grants totaling \$2,861,560 from the 2025 Cultural Grants Operating Budget to the five organizations listed in Section A of Appendix A of the Report dated April 1, 2025, entitled “2025 Cultural Grants (Balance of Operating, Capacity)”, for the amounts recommended for each organization in the “2025 Grant Recomm.” column, which will bring the total 2025 operating grants for those five organizations to \$3,822,080.
- B. THAT Council approve Cultural Operating Funding – Annual (COFA) grants totaling \$926,980 from the 2025 Cultural Grants Operating Budget to the 38 organizations listed in Section B of Appendix A of the Report dated April 1, 2025, entitled “2025 Cultural Grants (Balance of Operating, Capacity)”, for the amounts recommended for each organization in the “2025 Grant Recomm.” column, which will bring the total 2025 operating grants for those 38 organizations to \$1,505,150.
- C. THAT Council approve a grant of \$30,000 from the 2025 ACT Operating Budget to the Greater Vancouver Professional Theatre Alliance to support REFLECT, a program to develop and enhance leadership in the cultural sector for equity-deserving individuals and communities.
- D. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with the Report dated April 1, 2025, entitled “2025 Cultural Grants (Balance of Operating, Capacity)”, that satisfy the City’s Director of Legal Services, and that disburse the grants described in the same report to the City’s General Manager of Arts, Culture, and Community Services (or their designate).
- E. THAT pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A of the Report dated April 1, 2025, entitled “2025 Cultural Grants (Balance of Operating, Capacity)”, and any organization meeting the criteria in Appendix C of the same report that is not otherwise a registered

charity with Canada Revenue Agency to be contributing to the culture of Vancouver.

ADOPTED ON CONSENT (Vote No. 10624) AND A TO E  
BY THE REQUIRED MAJORITY

**4. 2024 Property Tax Exemptions  
March 31, 2025**

Staff from Finance and Supply Chain Management responded to questions.

Council received the Report dated March 31, 2025, entitled "2024 Property Tax Exemptions", for information.

**5a. Budget Resolution**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Bligh

THAT WHEREAS section 219 of the *Vancouver Charter* requires that the Director of Finance submit to Council each year the detailed estimates of revenues and expenditures of the City for the year;

AND WHEREAS section 372 of the *Vancouver Charter* requires that Council adopt the estimates of revenues and expenditures for the City as soon thereafter as possible;

AND WHEREAS the total estimated gross expenditures of the City to pay all debts and obligations of the City falling due in the year 2025, exclusive of the amounts required for school, Greater Vancouver Regional District, Greater Vancouver Transportation Authority, British Columbia Assessment Authority and Municipal Finance Authority purposes and not otherwise provide for, as amended by Council, amount to \$2,341,943,842;

AND WHEREAS the total estimated expenditures as aforesaid is the sum of the appropriation requests of all departments and boards properly supported by detailed analysis of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 2025 from sources other than real property taxes, as amended by Council, amounts to \$1,127,954,689;

AND WHEREAS the amount of the General Purposes Tax Levy so required is \$1,213,989,153.

THEREFORE BE IT RESOLVED THAT the said estimates of the Director of Finance as amended by Council, both as to totals and individual items pertaining thereto, are hereby adopted by Council.

CARRIED UNANIMOUSLY (Vote No. 10630)

**5b. 2025 Property Taxation: Distribution of Property Tax Levy  
March 31, 2025**

MOVED by Councillor Bligh  
SECONDED by Councillor Klassen

THAT Council instruct the Director of Finance to calculate the 2025 general purpose tax rates for all property classes to achieve a tax share of approximately 57.3% residential and approximately 42.7% non-residential.

CARRIED UNANIMOUSLY (Vote No. 10631)

**6. 1125 Granville Street - Single Room Accommodation (SRA) Conversion Permit  
April 1, 2025**

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

MOVED by Councillor Dominato  
SECONDED by Councillor Klassen

THAT Council approve a Single Room Accommodation (SRA) Conversion Permit in accordance with section 193D of the *Vancouver Charter* and the Single Room Accommodation By-law for the Clifton Hotel, located at 1125 Granville Street, to convert 74 residential rooms to a 67-room hotel, subject to:

- (i) Payment of a \$1,100,000 cash contribution to be deposited into the City's SRA replacement reserve fund to encourage the supply of low-cost accommodation;
- (ii) A development permit consistent with the plans provided for this SRA permit application being issuable.

carried

\* \* \* \* \*

*Council recessed from at 3:50 pm and reconvened at 4 pm.*

\* \* \* \* \*

AMENDMENT MOVED by Councillor Maloney  
SECONDED by Councillor Fry

THAT \$1,100,000 be struck and \$8,000,000 be inserted.

LOST (Vote No. 10632)  
(Councillors Bligh, Dominato, Kirby-Yung, Klassen, Montague and Zhou opposed)

REFERRAL MOVED by Councillor Fry  
SECONDED by Councillor Bligh

THAT Council refer the Report dated April 1, 2025, entitled "1125 Granville Street - Single Room Accommodation (SRA) Conversion Permit", specifically the Single Room Accommodation (SRA) Conversion Permit in accordance with section 193D of the *Vancouver Charter* and the Single Room Accommodation By-law for the Clifton Hotel, located at 1125 Granville Street, to staff to reconsider a higher contribution to convert 74 residential rooms to a 67-room hotel, subject to: (i) A new negotiated contribution to be deposited into the City's SRA replacement reserve fund to encourage the supply of low - cost accommodation; (ii) A development permit consistent with the plans provided for this SRA permit application being issuable.

LOST (Vote No. 10633)  
(Councillors Dominato, Kirby-Yung, Klassen, Montague and Zhou opposed)

\* \* \* \* \*

*Prior to the vote on the referral motion above, Acting Mayor Zhou relinquished the Chair to Deputy Mayor Klassen in order to participate in debate and resumed the Chair once he completed his comments.*

\* \* \* \* \*

The amendment and referral motion having lost, the motion was put and CARRIED (Vote No. 10634), with Councillors Bligh, Fry and Orr opposed.

\* \* \* \* \*

*At this point in the proceedings, it was*

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

*THAT Council refer Report 8, entitled "Mobile Pump-out Service Provision and Aquatic Environments Action Plan Progress Update", and Report 9, entitled "2025 Local By-Election Results", to the Standing Committee on City Finance and Services meeting on April 16, 2025, at 9:30 am;*

*FURTHER THAT Council extend the meeting past 5 pm in order to complete the business on the agenda.*

CARRIED UNANIMOUSLY AND THE FURTHER THAT  
BY THE REQUIRED MAJORITY

\* \* \* \* \*

**7. Sites for 2025 Alcohol Consumption in Public Plazas Program  
March 19, 2025**

- A. THAT Council approve, in principle, amendments to the City Land Regulation By-law No. 8735 to designate certain public places over which the City has jurisdiction as places where liquor may be consumed.
- B. THAT the Director of Legal Services be instructed to bring forward for enactment by Council a By-law to amend the City Land Regulation By-law to designate the places referenced in A above, generally as set out in Appendix A of the Report dated March 19, 2025, entitled "Sites for 2025 Alcohol Consumption in Public Plazas Program".

ADOPTED ON CONSENT (Vote No. 10625)

**8. Mobile Pump-out Service Provision and Aquatic Environments Action Plan  
Progress Update  
April 1, 2025**

Due to time constraints, this item was referred to the Standing Committee on City Finance and Services meeting on April 16, 2025, at 9:30 am.

**9. 2025 Local By-Election Results  
April 9, 2025**

Due to time constraints, this item was referred to the Standing Committee on City Finance and Services meeting on April 16, 2025, at 9:30 am.

**REFERRAL REPORTS**

**1. CD-1 Rezoning: 4902-4946 Joyce Street and 3510 Wellington Avenue  
April 1, 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 Wanson (Joyce) Development Ltd., the registered owner of the lands located at:

- 3510 Wellington Avenue and 4902-4910 Joyce Street [*Lots F and G (Reference Plan 184), Except the West 7 Feet and the East 3 Feet, Now Highways, Block 49 District Lots 36 and 51 Plan 849; PIDs 015-097-111 and 015-097-129*]; and
- 4940-4946 Joyce Street [*PID 015-097-137; Lot H (Reference Plan 184) Block 49 District Lots 36 and 51 Plan 849*];

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 5.0 and the building height from 10.7 m (35 ft.) to 39.6 m (130 ft.), with additional height for the portion with rooftop amenity, to permit a 12 storey, mixed-use building containing nine rental residential units, 104 strata-titled residential units and 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 April 1, 2025, entitled “CD-1 Rezoning: 4902-4946 Joyce Street and 3510 Wellington Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Merrick Architecture and provided to the City on October 17, 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 April 1, 2025, entitled “CD-1 Rezoning: 4902-4946 Joyce Street and 3510 Wellington 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 April 1, 2025, entitled “CD-1 Rezoning: 4902-4946 Joyce Street and 3510 Wellington 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 April 1, 2025, entitled “CD-1 Rezoning: 4902-4946 Joyce Street and 3510 Wellington 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. 10626)

**2. CD-1 Rezoning: 1770 West 12th Avenue  
April 1, 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 DIALOG, on behalf of Burrard and Twelfth Property (Nominee) Ltd., the registered owner of the lands located at 1770 West 12th [*PID 032-283-849; Lot 1 District Lot 526 Group 1 New Westminster District Plan EPP138293*], to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.0 to 6.8 and the maximum building height from 36.6 m (120 ft.) to 76.6 m (251 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 24-storey mixed-use rental building containing 264 rental units, of which 20% of the residential floor area will be secured as below-market rental units, and ground-floor commercial uses, 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 April 1, 2025, entitled "CD-1 Rezoning: 1770 West 12th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by DIALOG, received May 8, 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 April 1, 2025, entitled "CD-1 Rezoning: 1770 West 12th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT 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 April 1, 2025, entitled "CD-1 Rezoning: 1770 West 12th 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 April 1, 2025, entitled "CD-1 Rezoning: 1770 West 12th 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. 10627)

**3. CD-1 Rezoning: 1364 West 11th Avenue  
April 1, 2025**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

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

**RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by CCI Trading Group Inc., on behalf of Wimming Canada Holdings Ltd., the registered owner of the lands located at 1364 West 11th Avenue [*Lots 3 to 5 Block 392 District Lot 526 Plan 1276; PIDs 013-256-769, 013-256-777 and 013-256-793 respectively*], to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.0 to 6.5 and the maximum building height from 36.6 m (120 ft.) to 59.3 m (195 ft.) with additional height for the rooftop amenity, to permit the development of a 20-storey residential building containing 178 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, be approved in principle;

FURTHER THAT the draft CD-1 by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated April 1, 2025, entitled "CD-1 Rezoning: 1364 West 11th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by W.T. Leung Architects Inc., received December 21, 2023, with supplemental drawings on June 28, 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 April 1, 2025, entitled "CD-1 Rezoning: 1364 West 11th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and

any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 10628)

**4. CD-1 Rezoning: 2180 West 6th Avenue  
April 1, 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 Franc Architecture, on behalf of Hollybush Holdings Ltd., the registered owner of the lands located at 2180 West 6th Avenue [*Lots A to C of Block 284 District Lot 526 Plan 2113 and Lot 4 of Block 284 District Lot 526 Plan 590; PIDs 004-338-880, 004-338-928, 004-338-910 and 004-321-791 respectively*], to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 7.76 and the building height from 10.7 m (35 ft.) to 79.6 m (261 ft.), with additional height for the rooftop amenity, to permit a 24-storey mixed-use building containing 166 rental units, of which 20% of the residential floor area will be secured as below-market rental units, ground-floor commercial, and an in-kind 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 April 1, 2025, entitled "CD-1 Rezoning: 2180 West 6th Avenue", be approved in principle;

AND FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Franc Architecture, received April 17, 2024,

with revisions received July 26, 2024, 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 April 1, 2025, entitled "CD-1 Rezoning: 2180 West 6th 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 April 1, 2025, entitled "CD-1 Rezoning: 2180 West 6th 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 April 1, 2025, entitled "CD-1 Rezoning: 2180 West 6th 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. 10629)

**5. CD-1 Rezoning: 1780 East Broadway  
April 1, 2025**

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

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 Westbank Projects Corp/ Crombie REIT, on behalf of Snowcat Property Holdings Ltd., the registered owner of the lands located at 1780 East Broadway [*PID 006-634-851; Lot 1 Block 162 District Lot 264A Plan 20377 Except Part in Plan EPP35255*], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit a mixed-use development with three towers of varying heights above a retail base and a public plaza, a maximum building height of 146 m (479 ft.), and a floor space ratio (FSR) of 8.30, 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 April 1, 2025, entitled "CD-1 Rezoning: 1780 East Broadway", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins&Will, received May 6, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval 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 April 1, 2025, entitled "CD-1 Rezoning: 1780 East Broadway", 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 April 1, 2025, entitled "CD-1 Rezoning: 1780 East Broadway", 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 April 1, 2025, entitled "CD-1 Rezoning: 1780 East Broadway";

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.

Following discussion, the referral was approved by unanimous consent (Vote No. 10635).

## **BY-LAWS**

MOVED by Councillor Klassen

SECONDED by Councillor Kirby-Yung

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 5 inclusive and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

**CARRIED UNANIMOUSLY**

1. A By-law to assess real property to defray 2024 costs for the East Hastings Street Collective Parking Project (By-law No. 14313)
2. A By-law to assess real property to defray 2025 maintenance costs for the Trounce Alley and Blood Alley Square Local Improvement Project (By-law No. 14314)
3. A By-law to enact a Housing Agreement for 1235 Nanaimo (By-law No. 14315)
4. A By-law to enact a Housing Agreement for 1068 – 1090 Burnaby Street and 1318 Thurlow Street (By-law No. 14316)
5. A By-law to enact a Housing Agreement for 2992 Commercial Drive (By-law No. 14317)

## **NOTICE OF COUNCIL MEMBER'S MOTIONS**

### **1. Reducing Home Demolition Waste in Vancouver**

Councillor Kirby-Yung, co-submitted along with Councillor Dominato, 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 May 7, 2025, as a Council Members' Motion.

### **2. Opportunity for a Cultural Precinct in the Heart of Downtown**

Councillor Kirby-Yung, co-submitted along with Councillor Zhou, 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 May 7, 2025, as a Council Members' Motion.

### **3. Adding Sikh Heritage Month to City of Vancouver's Official Observances**

Councillor Kirby-Yung 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 May 7, 2025, as a Council Members' Motion.

### **4. Sustainable School Food Funding**

Councillor Bligh, co-submitted along with Councillor Fry, 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 May 7, 2025, as a Council Members' Motion.

### **5. Jumpstarting Rental Housing: Bold Action to Boost Rental Housing Construction in Tough Economic Times**

Councillor Bligh submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of May 7, 2025, as a Council Members' Motion.

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

Councillor Klassen 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 May 7, 2025, as a Council Members' Motion.

### **7. Pausing Proposed Changes to Vancouver Charter and Elected Park Board**

Councillor Fry 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 May 7, 2025, as a Council Members' Motion.



## **NEW BUSINESS**

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

MOVED by Councillor Dominato

SECONDED by Councillor Kirby-Yung

THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on April 16, 2025, and May 8, 2025, both from 5 pm onwards;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for personal reasons from meetings on April 22, 2025, from 3 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on April 16, 2025, and May 7, 2025, both from 5 pm onwards;

AND FURTHER THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on April 15 and 16, 2025, all day.

CARRIED UNANIMOUSLY

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

MOVED by Councillor Klassen

SECONDED by Councillor Dominato

THAT Councillor Klassen be granted a Leave of Absence for personal reasons from meetings on April 22, 2025, from 6 pm onwards;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on May 8, 2025, from 5 pm onwards.

CARRIED UNANIMOUSLY

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

MOVED by Councillor Bligh

SECONDED by Councillor Orr

THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on May 7, 2025, from 6 pm onwards.

CARRIED UNANIMOUSLY

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

MOVED by Councillor Dominato  
SECONDED by Councillor Fry

THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on May 22, 2025, from 3 pm onwards.

CARRIED UNANIMOUSLY

### **ENQUIRIES AND OTHER MATTERS**

#### **1. Vancouver Animal Services - Animal Adoptions**

Councillor Kirby-Yung noted Council had received a lot of communications regarding Vancouver Animal Services and their inability to have their own social media handles and how that hinders animal adoptions. She requested an update on the matter and asked information be provided to Vancouver Animal Services on how best to use the City's social media handles. The City Manager agreed to follow-up.

#### **2. Vancouver Coastal Health - De-escalation Teams Update**

Councillor Dominato noted Council recently had an update from Vancouver Coastal Health (VCH) regarding the implementation of mental health nurses and practitioners as well as the de-escalation teams, including the indigenous led indigenous teams. She enquired if Council could have information, in the form of a memo or a presentation to Council, regarding the de-escalation teams, for the purpose of delving into and better understanding how that deployment is working at an operational level. She asked for information regarding what that looks like in terms of outreach in the community, neighbourhoods, data that's been collected, and interface with clients. The City Manager agreed to reach out to VCH and provide a response.

### **ADJOURNMENT**

MOVED by Councillor Klassen  
SECONDED by Councillor Kirby-Yung

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 5 pm.

\* \* \* \* \*