



## **COUNCIL MEETING MINUTES**

**MAY 6, 2025**

A Meeting of the Council of the City of Vancouver was held on Tuesday, May 6, 2025, at 9:30 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law*.

**PRESENT:**

Mayor Ken Sim  
Councillor Rebecca Bligh  
Councillor Lisa Dominato  
Councillor Pete Fry  
Councillor Sarah Kirby-Yung  
Councillor Mike Klassen  
Councillor Lucy Maloney  
Councillor Peter Meiszner  
Councillor Sean Orr  
Councillor Lenny Zhou

**ABSENT:**

Councillor Brian Montague (Leave of Absence – Personal Reasons)

**CITY MANAGER'S OFFICE:**

Paul Mochrie, City Manager  
Sandra Singh, Deputy City Manager

**CITY CLERK'S OFFICE:**

Tina Penney, Deputy City Clerk  
David Yim, Meeting Coordinator

### **WELCOME**

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

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

**CONDOLENCES** – In honour of the victims of the tragic incident following the Lapu Lapu day festival

The Mayor provided condolences to the victims of the tragic incident following the Lapu Lapu day festival. The Mayor acknowledged the profound impact on the entire community, resulting in widespread grief and a call for unity and healing to those affected.

## IN CAMERA MEETING

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;
- (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;
- (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. Nomination Subcommittee – April 8, 2025

MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

THAT the Minutes of the Nomination Subcommittee meeting of April 8, 2025, be approved.

CARRIED UNANIMOUSLY

2. Council – April 15, 2025

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Bligh

THAT the Minutes of the Council meeting of April 15, 2025, be approved.

CARRIED UNANIMOUSLY

3. Public Hearing – April 15 and 22, 2025

MOVED by Councillor Zhou  
SECONDED by Councillor Orr

THAT the Minutes of the Public Hearing of April 15 and 22, 2025, be approved.

CARRIED UNANIMOUSLY

4. Council (City Finance and Services) – April 16, 2025

MOVED by Councillor Dominato  
SECONDED by Councillor Zhou

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of April 16, 2025, be approved.

CARRIED UNANIMOUSLY

5. Public Hearing – April 17 and 23, 2025

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT the Minutes of the Public Hearing of April 17 and 23, 2025, be approved.

CARRIED UNANIMOUSLY

6. Mayor's Budget Task Force Implementation Oversight Committee – April 22, 2025

MOVED by Councillor Dominato  
SECONDED by Councillor Zhou

THAT the Minutes of the Mayor's Budget Task Force Implementation Oversight Committee meeting of April 22, 2025, be approved.

CARRIED UNANIMOUSLY

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT Council adopt Reports 2 to 7, on consent.

CARRIED UNANIMOUSLY

## UNFINISHED BUSINESS

### 1. CD-1 Rezoning: 121-129 West 11<sup>th</sup> Avenue

At the Public Hearing on April 23, 2025 (reconvening from April 17, 2025), Council heard the staff presentation, asked questions to staff and applicant, heard from public speakers and closed the speakers list and receipt of public comments for this item. Council subsequently referred debate and decision to the Council meeting on May 6, 2025, as Unfinished Business.

Council also had before it a memorandum from the General Manager, Planning, Urban Design and Sustainability dated April 7, 2025, entitled "CD-1 Rezoning: 121-129 West 11th Avenue", which noted corrections to section 8 of the proposed By-law amendments in Appendix A of the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 121-129 West 11th Avenue", to align with simplified Horizontal Angle of Daylight regulations as enacted by Council on April 1, 2025.

Prior to beginning the item, Councillors Bligh, Meiszner, and Mayor Sim advised that they had not reviewed the proceedings and would therefore not be participating in debate and decision.

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

MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

A. THAT the application by HAVN Developments Ltd., on behalf of:

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

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

presented in the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 121-129 West 11th 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 section 8 of Appendix A of the above-noted Report be amended to read as follows:

### **Access to Natural Light**

8.1 Each habitable room must have at least 1 window on an exterior wall of a building.

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Shape Architecture Inc., received December 15, 2023;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 121-129 West 11th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 121-129 West 11th Avenue", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally set out in Appendix C of the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 121-129 West 11th Avenue";

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

- E. THAT A to D 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.

amended and referred

AMENDMENT MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

THAT the following be added as the first paragraph under the "Agreements" in section 2 of Appendix B of the Referral Report dated January 21, 2025, entitled "CD-1 Rezoning: 121-129 West 11th Avenue":

That, if the above conditions have not been satisfied and enactment of the rezoning by-law has not occurred prior to the date that is 18 months following the date of Council's approval in principle of this rezoning application, then:

- (a) the approval in principle may at such time be terminated, revoked, rescinded, or reconsidered by Council, in its sole discretion, and
- (b) the rezoning application or a revised rezoning application may be required to return to public hearing and will, in any event, be brought to Council for consideration and approval.

CARRIED UNANIMOUSLY (Vote No. 10662)  
(Councillor Fry abstained from the vote)  
(Councillors Bligh, Meiszner, and Mayor Sim ineligible to vote)

REFERRAL MOVED by Councillor Dominato  
SECONDED by Councillor Kirby-Yung

THAT Council refer this application back to staff to explore reducing shadowing impacts on Major Matthews Park, noting that significant reductions may result in a different form of development, and to report back at a future Public Hearing.

carried

AMENDMENT TO THE REFERRAL MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT the following phrase “to report back at a future Public Hearing.” be struck and replaced by “defer debate and decision pending the report back.”

withdrawn

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT the immediately previous motion to amend the referral be withdrawn.

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

The amendment to the referral having been withdrawn, the referral was put and CARRIED (Vote No. 10663), with Councillor Maloney opposed and Councillors Bligh, Meiszner, and Mayor Sim ineligible to vote.

#### **FINAL MOTION AS APPROVED**

THAT Council refer the Referral Report dated January 21, 2025, entitled “CD-1 Rezoning: 121-129 West 11th Avenue” back to staff to explore reducing shadowing impacts on Major Matthews Park, noting that significant reductions may result in a different form of development, and to report back at a future Public Hearing.

#### **REPORTS**

##### **1. Assignment of Business Licence Hearing Panels for September to December 2025 and Changes to Business Licence Hearing Panels for May – July 2025 April 24, 2025**

MOVED by Councillor Zhou  
SECONDED by Councillor Maloney

- A. THAT Council delegate the holding of hearings under Section 275 or 278, or appeals under Sections 277 of the *Vancouver Charter*, for hearing dates on September 9 and 10, October 14 and 15, November 18 and 19, and December 16 and 17 designated by Council to a panel of three Council Members as outlined in the Report dated April 24, 2025, entitled “Assignment of Business Licence Hearing Panels for September to December 2025 and Changes to Business Licence Hearing Panels for May – July 2025”.
- B. THAT due to the resignation of former Councillor Adriane Carr and the election of Councillors Sean Orr and Lucy Maloney, the Business Licence Hearing Panels approved on November 12, 2024, for May, June and July 2025, be reassigned as follows:

**May 13 – 9:30 am**  
Councillor Klassen – Chair  
Councillor Maloney

Councillor Kirby-Yung  
Councillor Meiszner – Alternate

**May 14 – 9:30 am**

Councillor Bligh – Chair  
Councillor Zhou  
Councillor Fry  
Councillor Orr – Alternate

**June 24 – 9:30 am**

Councillor Kirby-Yung – Chair  
Councillor Meiszner  
Councillor Montague  
Councillor Klassen – Alternate

**June 25 – 9:30 am**

Councillor Kirby-Yung – Chair  
Councillor Fry  
Councillor Dominato  
Councillor Bligh – Alternate

**July 15 – 9:30 am**

Councillor Fry – Chair  
Councillor Klassen  
Councillor Dominato  
Councillor Kirby-Yung – Alternate

**July 16 – 9:30 am**

Councillor Montague – Chair  
Councillor Bligh  
Councillor Meiszner  
Councillor Zhou – Alternate

**September 9 – 9:30 am**

Councillor Kirby-Yung – Chair  
Councillor Meiszner  
Councillor Montague  
Councillor Klassen – Alternate

**September 10 – 9:30 am**

Councillor Fry – Chair  
Councillor Kirby-Yung  
Councillor Dominato  
Councillor Orr – Alternate

**October 14 – 9:30 am**

Councillor Maloney – Chair  
Councillor Bligh  
Councillor Zhou  
Councillor Montague – Alternate



**October 15 – 9:30 am**

Councillor Meiszner – Chair  
Councillor Fry  
Councillor Orr  
Councillor Dominato – Alternate

**November 18 – 9:30 am**

Councillor Orr – Chair  
Councillor Maloney  
Councillor Bligh  
Councillor Zhou – Alternate

**November 19 – 9:30 am**

Councillor Montague – Chair  
Councillor Klassen  
Councillor Fry  
Councillor Maloney – Alternate

**December 16 – 9:30 am**

Councillor Dominato – Chair  
Councillor Orr  
Councillor Maloney  
Councillor Bligh – Alternate

**December 17 – 9:30 am**

Councillor Meiszner – Chair  
Councillor Kirby-Yung  
Councillor Bligh  
Councillor Dominato – Alternate

CARRIED UNANIMOUSLY (Vote No. 10665)

**2. 2025 Property Taxation: DPRP By-law, Tax Rating By-laws, and Averaging Resolutions  
April 25, 2025**

- A. THAT Council approve, in principle, the 2025 Development Potential Tax Relief By-law, generally as set out in Appendix I of the Report dated April 25, 2025, entitled “2025 Property Taxation: DPRP By-law, Tax Rating By-laws, and Averaging Resolutions”.
- B. THAT Council approve, in principle, the 2025 rating by-law that establishes the municipal general purpose tax rate, generally as set out in Appendix C of the Report dated April 25, 2025, entitled “2025 Property Taxation: DPRP By-law, Tax Rating By-laws, and Averaging Resolutions”, for each property class.
- C. THAT Council approve, in principle, the 2025 rating by-law that establishes the Metro Vancouver Regional District tax rate, generally as set out in Appendix D of the Report dated April 25, 2025, entitled “2025 Property Taxation: DPRP By-law,

Tax Rating By-laws, and Averaging Resolutions”, for each property class.

- D. THAT Council approve, in principle, the 2025 averaging resolutions, generally as set out in Appendices E, F, G, and H of the Report dated April 25, 2025, entitled “2025 Property Taxation: DPRP By-law, Tax Rating By-laws, and Averaging Resolutions”, that substitute the tax rates established by other taxing authorities to give effect to the land assessment averaging program.
- E. That the Director of Legal Services be instructed to bring forward, for enactment or adoption, the by-laws and resolutions referenced in A, B, C and D above.

ADOPTED ON CONSENT (Vote No. 10667)

**3. 2025 Supportive Housing Capital Grants  
April 24, 2025**

- A. THAT Council approve 12 Supportive Housing Capital Grants totalling \$243,251 from the 2025 Supportive Housing Capital Grant Program to the organizations listed in Appendix A of the Report dated April 24, 2025, entitled “2025 Supportive Housing Capital Grants”, for the amounts recommended in the “2025 Recommend” column.
- B. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with the Report dated April 24, 2025, entitled “2025 Supportive Housing Capital Grants”, that satisfy the City’s Director of Legal Services, and that disburse the grants described in the above-noted Report to the City’s General Manager of Arts, Culture, and Community Services (or their designate).
- C. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization that is to receive a grant pursuant to A and B above that is not a registered charity with Canada Revenue Agency to be an organization contributing to the health and welfare of the city.
- D. THAT no legal rights or obligations will arise or be created by Council’s adoption of A to C above unless and until all legal documentation is executed and delivered by the City and the grant recipients.

ADOPTED ON CONSENT AND A THROUGH C  
BY THE REQUIRED MAJORITY (Vote No. 10668)

**4. Vancouver Heritage Foundation Board – Annual Report 2024  
April 8, 2025**

- A. THAT Council approve the 2024 Annual Report of Vancouver Heritage Foundation attached as Appendix A of the Report dated April 8, 2025, entitled “Vancouver Heritage Foundation Board – Annual Report 2024”.
- B. THAT Council approve payment of a grant from the 2025 Operating Budget to

Vancouver Heritage Foundation in the amount of \$149,387, to be used as operating funds for the third year of the three-year operating agreement (2023-2025).

- C. THAT Council authorize the Director of Legal Services to draft and execute a new three-year operating agreement for 2026, 2027, and 2028, at a base annual cost of \$152,375 plus inflationary increases, for the Vancouver Heritage Foundation's services, and that the new operating agreement be to the satisfaction of the Director of Legal Services and the City Manager. Funding for 2026 - 2028 to be addressed as part of the annual operating budget process.

ADOPTED ON CONSENT AND  
B AND C BY THE REQUIRED MAJORITY (Vote No. 10669)

**5. Vancouver Heritage Register Administrative Update  
March 26, 2025**

THAT Council amend the Vancouver Heritage Register Policy (2024) by approving the additions, deletions and adjustments detailed in Appendix A of the Report dated March 26, 2025, entitled "Vancouver Heritage Register Administrative Update".

ADOPTED ON CONSENT (Vote No. 10670)

**6. Heritage Incentive Program (HIP) 2024 Update and Grant Recommendation for 355 Burrard Street (Marine Building)  
January 27, 2025**

- A. THAT Council receive for information an update on the implementation of the Heritage Incentive Program.
- B. THAT Council approve a Heritage Incentive Program grant of up to \$4 million for the heritage rehabilitation and seismic upgrade of the Marine Building located at 355 Burrard Street, as described in DB-2024-03407, the source of funding from the approved 2023-2026 multi-year capital budget for Heritage Incentive Program Grants.
- C. THAT Council authorize the City to enter into an agreement with the owner of 355 Burrard Street, to be registered in the Land Title Office as covenant under Section 219 of the Land Title Act.
- D. THAT the agreement described in C above shall be prepared and registered to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Planning, Urban Design and Sustainability.

ADOPTED ON CONSENT AND B  
BY THE REQUIRED MAJORITY (Vote No. 10671)

**7. Capital Budget Adjustment – New Park at Main and 7th Avenue**

**April 23, 2025**

THAT Council approve an increase of \$1,620,000 to the 2023-2026 Capital Plan and Multi Year Capital budget for the new park at Main and 7<sup>th</sup> Avenue, with the source of funding to come from the National Infrastructure Fund grant.

ADOPTED ON CONSENT (Vote No. 10672)

**8. Small-Scale Pharmacies in Chinatown  
April 23, 2025**

Staff from City Manager's Office and Development, Buildings & Licensing responded to questions.

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

MOVED by Councillor Zhou

SECONDED by Councillor Meiszner

THAT Council direct staff to revise Small-Scale Pharmacy - Location and Operation Guidelines to include additional guidelines for the HA-1 and HA-1A district schedules of Chinatown, as detailed in the Report dated April 23, 2025, entitled "Small-Scale Pharmacies in Chinatown";

FURTHER THAT staff return with revised guidelines for Council adoption.

CARRIED UNANIMOUSLY (Vote No. 10666)

**BY-LAWS**

Councillor Dominato advised she had reviewed the proceedings related to By-laws 5 and 6, and would therefore be voting on the enactments.

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

THAT Council enact the by-law listed on the agenda for this meeting as number 14, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

MOVED by Councillor Dominato

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 1 through 9, 11 through 13, and 15 through 17, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend the City Land Regulation By-law No. 8735 Regarding Consumption of Liquor on City Land (2025) (Bylaw No. 14318)
2. A By-law to adopt the Jericho Lands Development Plan as an Official Development Plan (Bylaw No. 14319)
3. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (5630-5678 Heather Street) (Bylaw No. 14320)  
*(Councillors Maloney, Orr and Mayor Sim ineligible to vote)*
4. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from M-2 to I-2 (1568 West 75th Avenue and 9123 Bentley Street) (Bylaw No. 14321)  
*(Councillor Meiszner and Mayor Sim ineligible to vote)*
5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from R1-1 to RR-2B (2753-2769 East 49th Avenue) (Bylaw No. 14322)  
*(Councillors Maloney and Orr ineligible to vote)*
6. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1068-1090 Burnaby Street & 1318 Thurlow Street) (Bylaw No. 14323)  
*(Councillors Bligh, Maloney, Orr and Mayor Sim ineligible to vote)*
7. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1026-1108 West 41st Avenue) (Bylaw No. 14324)  
*(Councillors Maloney, Montague, Orr and Mayor Sim ineligible to vote)*
8. A By-law to enact a Housing Agreement for 436 East Hastings Street (Bylaw No. 14325)
9. A By-law to enact a Housing Agreement for 5950 – 5990 Granville Street (Bylaw No. 14326)
10. A By-law to enact a Housing Agreement for 4635 – 4675 Arbutus Street - **WITHDRAWN**
11. A By-law to enact a Housing Agreement for 701 Kingsway (Bylaw No. 14327)
12. A By-law to enact a Housing Agreement for 523 – 549 East 10th Avenue (Bylaw No. 14328)
13. A By-law to enact a Housing Agreement for 188 Jackson Avenue (Bylaw No. 14329)
14. A By-law to provide for tax relief from development potential for 2025 (Bylaw No. 14330)
15. A By-law to levy rates on all taxable real property in the City of Vancouver, to raise a sum which added to the estimated revenue of the City of Vancouver from other sources, will be sufficient to pay all debts and obligations of the City of Vancouver falling due within the year 2025 and not otherwise provided for (Bylaw No. 14331)
16. A By-law to levy a rate on property to raise monies required to be paid to the Metro Vancouver Regional District (Bylaw No. 14332)

## ADMINISTRATIVE MOTIONS

### 1. 2025 Tax Levies for Provincial Schools

MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

#### WHEREAS

1. Pursuant to Section 119(3) of the *School Act*, the Lieutenant Governor in Council determines the tax rate on the net taxable value of all land and improvements in the City of Vancouver;
2. Pursuant to *Order in Council No. 172 and No. 173* approved on April 14, 2025, the Lieutenant Governor in Council determined the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

|                          |         |
|--------------------------|---------|
| Class 1 Residential      | 0.89360 |
| Class 5 Light Industry   | 3.56000 |
| Class 6 Business & Other | 3.56000 |

being dollars of tax for each one thousand dollars of taxable value, for the 2025 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver would raise the following sums:

|                          |               |
|--------------------------|---------------|
| Class 1 Residential      | \$342,589,501 |
| Class 5 Light Industry   | \$7,756,920   |
| Class 6 Business & Other | \$274,607,842 |

3. Pursuant to provisions of the *Vancouver Charter*, on March 12, 2025, Council enacted By-law No. 14293 (*2025 Land Assessment Averaging By-law*) which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 14293, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *School Act* for the year 2025 are as follows:

|                          | <u>Net Taxable Value</u> | <u>Adjusted Taxable Value</u> |
|--------------------------|--------------------------|-------------------------------|
| Class 1 Residential      | \$383,381,267,821        | \$382,484,947,412             |
| Class 5 Light Industry   | \$2,178,910,000          | \$2,157,895,472               |
| Class 6 Business & Other | \$77,137,034,334         | \$76,668,184,637              |

5. Council is obliged to vary the tax rates set by the Administrator in Council to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED THAT in the case of Class 1 Residential, the rate of 0.89569 is hereby substituted for the rate of 0.89360; in the case of Class 5 Light Industry, the rate of 3.59467 is substituted for the rate of 3.56000; and in the case of

Class 6 Business & Other, the rate of 3.58177 is substituted for the rate of 3.56000 for taxation pursuant to the School Act in the City of Vancouver for the 2025 taxation year.

CARRIED UNANIMOUSLY

**2. 2025 Tax Levies for South Coast British Columbia Transportation Authority (“TransLink”)**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

WHEREAS

1. Pursuant to Section 25 of the *South Coast British Columbia Transportation Authority Act*, the South Coast British Columbia Transportation Authority (“TransLink”) in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. Pursuant to the *South Coast British Columbia Transportation Authority Property Tax By-law No. 157-2025* and *Replacement Tax By-law No. 158-2025*, TransLink levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

|                          |         |
|--------------------------|---------|
| Class 1 Residential      | 0.31410 |
| Class 5 Light Industry   | 0.77580 |
| Class 6 Business & Other | 0.95180 |

being dollars of tax for each one thousand dollars of taxable value, for the 2025 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

|                          |               |
|--------------------------|---------------|
| Class 1 Residential      | \$120,415,566 |
| Class 5 Light Industry   | \$1,690,398   |
| Class 6 Business & Other | \$73,214,431  |

3. Pursuant to provisions of the Vancouver Charter, on March 12, 2025, Council enacted By-law No. 14293 (*2025 Land Assessment Averaging By-law*) which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 14293, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *South Coast British Columbia Transportation Authority Act* for the year 2025 are as follows:

|                          | <u>Net Taxable Value</u> | <u>Adjusted Taxable Value</u> |
|--------------------------|--------------------------|-------------------------------|
| Class 1 Residential      | \$383,366,973,821        | \$382,470,653,412             |
| Class 5 Light Industry   | \$2,178,910,000          | \$2,157,895,472               |
| Class 6 Business & Other | \$76,922,075,134         | \$76,453,259,719              |

5. Council is obliged to vary the tax rates set by TransLink in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED THAT, in the case of Class 1 Residential, the rate of 0.31484 is hereby substituted for the rate of 0.31410; in the case of Class 5 Light Industry, the rate of 0.78336 is substituted for the rate of 0.77580; and in the case of Class 6 Business & Other, the rate of 0.95764 is substituted for the rate of 0.95180 for taxation pursuant to the *South Coast British Columbia Transportation Authority Act* in the City of Vancouver for the 2025 taxation year.

CARRIED UNANIMOUSLY

### 3. 2025 Tax Levies for British Columbia Assessment Authority

MOVED by Councillor Meiszner

SECONDED by Councillor Dominato

WHEREAS:

1. Pursuant to Section 17(2) of the *Assessment Authority Act*, the British Columbia Assessment Authority ("BC Assessment") in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);

2. Pursuant to the *2025/2026 Assessment Authority By-law No. 68*, BC Assessment levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

|                          |         |
|--------------------------|---------|
| Class 1 Residential      | 0.03570 |
| Class 5 Light Industry   | 0.10040 |
| Class 6 Business & Other | 0.10090 |

being dollars of tax for each one thousand dollars of taxable value, for the 2025 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

|                          |              |
|--------------------------|--------------|
| Class 1 Residential      | \$13,686,201 |
| Class 5 Light Industry   | \$218,763    |
| Class 6 Business & Other | \$7,761,437  |

3. Pursuant to provisions of the *Vancouver Charter*, on March 12, 2025, Council enacted By-law No. 14293 (*2025 Land Assessment Averaging By-law*) which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 14293, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *Assessment Authority Act* for the year 2025 are as follows:



|                          | <u>Net Taxable Value</u> | <u>Adjusted Taxable Value</u> |
|--------------------------|--------------------------|-------------------------------|
| Class 1 Residential      | \$383,366,973,821        | \$382,470,653,412             |
| Class 5 Light Industry   | \$2,178,910,000          | \$2,157,895,472               |
| Class 6 Business & Other | \$76,922,075,134         | \$76,453,259,719              |

5. Council is obliged to vary the tax rates set by BC Assessment in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED THAT, in the case of Class 1 Residential, the rate of 0.03578 is hereby substituted for the rate of 0.03570; in the case of Class 5 Light industry, the rate of 0.10138 is substituted for the rate of 0.10040; and in the case of Class 6 Business & Other, the rate of 0.10152 is substituted for the rate of 0.10090 for taxation pursuant to the *Assessment Authority Act* in the City of Vancouver for the 2025 taxation year.

CARRIED UNANIMOUSLY

#### **4. 2025 Tax Levies for Municipal Finance Authority of British Columbia**

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Meiszner

WHEREAS:

1. Pursuant to Sections 17, 18(2) and 19 of the *Municipal Finance Authority Act*, the Municipal Finance Authority of British Columbia ("MFABC") in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. Pursuant to the *Municipal Finance Authority of British Columbia Resolution No. 172, 2025*, MFABC levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

|                          |         |
|--------------------------|---------|
| Class 1 Residential      | 0.00020 |
| Class 5 Light Industry   | 0.00070 |
| Class 6 Business & Other | 0.00050 |

being dollars of tax for each one thousand dollars of taxable value, for the 2025 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

|                          |          |
|--------------------------|----------|
| Class 1 Residential      | \$76,673 |
| Class 5 Light Industry   | \$1,525  |
| Class 6 Business & Other | \$38,461 |

3. Pursuant to provisions of the *Vancouver Charter*, on March 12, 2025, Council enacted By-law No. 14293 (*2025 Land Assessment Averaging By-law*) which

authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;

4. Pursuant to By-law No. 14293, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *Municipal Finance Authority Act* for the year 2025 are as follows:

|                          | <u>Net Taxable Value</u> | <u>Adjusted Taxable Value</u> |
|--------------------------|--------------------------|-------------------------------|
| Class 1 Residential      | \$383,366,973,821        | \$382,470,653,412             |
| Class 5 Light Industry   | \$2,178,910,000          | \$2,157,895,472               |
| Class 6 Business & Other | \$76,922,075,134         | \$76,453,259,719              |

5. Council is obliged to vary the tax rates set by MFABC in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED THAT, in the case of Class 1 Residential, the rate of 0.00020 is hereby substituted for the rate of 0.00020; in the case of Class 5 Light Industry, the rate of 0.00071 is substituted for the rate of 0.00070; and in the case of Class 6 Business & Other, the rate of 0.00050 is substituted for the rate of 0.00050 for taxation pursuant to the *Municipal Finance Authority Act* in the City of Vancouver for the 2025 taxation year.

CARRIED UNANIMOUSLY

### NOTICE OF COUNCIL MEMBER'S MOTIONS

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

Councillor Kirby-Yung and Councillor Dominato co-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 May 21, 2025, as a Council Member's Motion.

#### 2. Places to Be and Places to Go

Councillor Fry 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 May 21, 2025, as a Council Member's Motion.

#### 3. Honouring Trey Helten: Renaming "Ashtrey Alley"

Councillor Orr 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 May 21, 2025, as a Council Member's Motion.

#### 4. Increasing Funding for Vital Community Libraries

Councillor Orr 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 May 21, 2025, as a Council Member's Motion.

## **NEW BUSINESS**

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

MOVED by Councillor Klassen

SECONDED by Councillor Bligh

THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on May 7, 2025, from 5 pm onwards, and on June 18, 2025, from 6 pm onwards, and for personal reasons from meetings on June 19, 2025, from 6 pm onwards;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on May 7, 2025, from 1 pm to 3 pm, and for personal reasons from meetings on June 5 and 6, 2025;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on May 15, 2025, from 6 pm to 7:30 pm, and for personal reasons from meetings on May 22, 2025, from 3 pm onwards;

FURTHER THAT Councillor Orr be granted a Leave of Absence for civic business from meetings on June 19, 2025, from 5 pm onwards;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on June 4, 2025, from 6 pm onwards, and on June 5 and 6, 2025, and for personal reasons from meetings on May 22, 2025, from 5:30 pm onwards;

AND FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on May 22, 2025, from 6 pm onwards.

CARRIED UNANIMOUSLY

## **ENQUIRIES AND OTHER MATTERS**

### **1. Vancouver Coastal Health - Medical Outreach Services**

Councillor Dominato requested an update on the current status of the medical outreach teams from Vancouver Coastal Health, particularly those serving the downtown core and supportive housing facilities. The request follows reports from service providers indicating that such outreach services have been significantly reduced or discontinued. The City Manager agreed to follow up with Vancouver Coastal Health.

### **2. Review of Event Safety and Planning Following Recent Tragedy**

Councillor Dominato requested an update on the review on public event safety and planning in the City given the recent incident following the Lapu Lapu day festival. The City Manager confirmed that a joint review with the Vancouver Police Department is underway and will report back to Council.

**3. Public Event Funding and Traffic Concerns Ahead of Summer Season**

Councillor Kirby-Yung enquired about the current status and flexibility of City's funding for policing costs at public events, especially with the upcoming festival season. The City Manager noted the ongoing reviews of future events and potential additional costs for both the City and event organizers. Further Councillor Kirby-Yung raised concerns about traffic congestion at Canada Place as cruise ship season intensifies. The City Manager agreed to follow up.

**4. Red Dress Ceremony Cancellation at City Hall**

Councillor Orr raised concerns about the cancellation of the Red Dress Ceremony at City Hall, noting public disappointment. The City Manager agreed to follow up.

**5. Update on Cambie Street Bridge Reopening**

Councillor Meiszner inquired about the timeline for the full reopening of the Cambie Street Bridge, noting partial lane closures. The City Manager indicated that all lanes are expected to reopen within the month and will follow up with Engineering Services.

**6. Vancouver Animal Services – Increased Social Media Support**

Councillor Meiszner requested an update on efforts to promote adoptable animals from the Vancouver Animal Shelter using the City's social media channel, noting ongoing public advocacy and media interest. The City Manager agreed to follow up.

**7. Update on Intersection Safety Camera Report**

Councillor Maloney requested an update on the motion that Councillor Boyle introduced in November 2023 regarding intersection safety cameras to create safer streets, noting that staff were expected to report back by Q3 2024. The City Manager agreed to follow up.

**ADJOURNMENT**

MOVED by Councillor Klassen  
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 11:46 am.

\* \* \* \* \*