



## **COUNCIL MEETING MINUTES**

**MAY 20, 2025**

A Meeting of the Council of the City of Vancouver was held on Tuesday, May 20, 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 Brian Montague  
Councillor Sean Orr  
Councillor Lenny Zhou

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

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

\* Denotes absence for a portion of the meeting.

### **WELCOME**

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

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

### **PROCLAMATION – Guru Nanak Jahaz (Komagata Maru) Remembrance Day**

The Mayor proclaimed May 23, 2025, as Guru Nanak Jahaz (Komagata Maru) Remembrance Day in the city of Vancouver, and invited members of the community to accept the proclamation and say a few words.

## IN CAMERA MEETING

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Bligh

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;
- (d) the security of the property of 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;
- (f) law enforcement, if the Council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (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;
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 [disclosure harmful to business interests of a third party] of the Freedom of Information and Protection of Privacy Act;
- (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 – May 6, 2025

MOVED by Councillor Bligh  
SECONDED by Councillor Klassen

THAT the Minutes of the Council meeting of May 6, 2025, be approved.

CARRIED UNANIMOUSLY

2. Council (Policy and Strategic Priorities) – May 7, 2025

MOVED by Councillor Meiszner  
SECONDED by Councillor Orr

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of May 7, 2025, be approved.

CARRIED UNANIMOUSLY

3. Special Council (Considering a By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 and consequential amendments to by-laws) – May 7, 2025

MOVED by Councillor Zhou  
SECONDED by Councillor Klassen

THAT the Minutes of the Special Council (Considering a By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 and consequential amendments to by-laws) meeting of May 7, 2025, be approved.

CARRIED UNANIMOUSLY

### **MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Klassen  
SECONDED by Councillor Meiszner

THAT Council adopt Comm 1, and Referral Reports 1, and 3 to 9, on consent.

CARRIED UNANIMOUSLY

## COMMUNICATIONS

### 1. **2025 Mayor's Budget Task Force Implementation Oversight Committee Meeting Schedule – Additional Meetings**

THAT in addition to currently scheduled meetings, meetings of the Mayor's Budget Task Force Implementation Oversight Committee be held on the following dates and times:

- June 24, 2025, 1 - 2 pm
- September 2, 2025, 1- 2 pm
- November 18, 2025, 1 - 2 pm

FURTHER THAT Mayor's Budget Task Force Implementation Oversight Committee meeting dates may be cancelled at the discretion of the Chair, in consultation with the City Manager or their designate.

ADOPTED ON CONSENT

## REPORTS

### 1. **Single Room Occupancy (SRO) Upgrading Grants May 6, 2025**

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

MOVED by Councillor Bligh

SECONDED by Councillor Kirby-Yung

- A. THAT Council approve two grants totaling \$660,000 from the 2025 SRO Upgrading Grant Capital Budget to Raincity Housing and Support Society ("Raincity") to support capital improvements to the SRA-designated properties at 215 Princess Avenue (Princess Rooms) and 514 East Cordova (The Vivian) subject to:
  - i. All required development and building permits having been issued by the City and;
  - ii. Raincity entering into and registering on title two separate Housing Agreements with the terms outlined in Appendix B of the Report dated May 6, 2025, entitled "Single Room Occupancy (SRO) Upgrading Grants", and otherwise upon such terms and conditions as the Director of Legal Services in consultation with the General Manager of Arts, Culture and Community Services may require.
- B. THAT Council approve two grants totalling up to \$36,000 (\$6,000 per building floor) from the 2025 SRO Upgrading Grant Capital Budget to Raincity Housing and Support Society ("Raincity") to implement fire safety upgrades at 215

Princess Avenue (Princess Rooms) and 514 East Cordova (The Vivian) in accordance with recent Fire By-Law amendments that require the installation of sprinkler isolation valves.

- C. THAT Council approve one grant of \$200,000 from the 2025 SRO Upgrading Grant Capital Budget to Community Builders Benevolence Group (“CBG”) to support capital improvements at 1060 Howe Street (The Metson Rooms), subject to:
  - i. All required development and building permits having been issued by the City; and
  - ii. CBG extending the existing lease with the owner, Prima Properties, for an additional 5 years (until 2030).
- D. THAT Council approve one grant of \$25,000 from the 2025 SRO Upgrading Grant Capital budget to The Natives of Toi Shan Benevolent Society to support capital upgrades to the SRA-designated property at 237 East Hastings.
- E. THAT Council approve three grants to the Downtown Eastside SRO Collaborative Society (“SRO-C”), including a grant of \$75,000 towards the “Building Operations Led by Tenants” (BOLT) program, a grant of \$99,800 to fund the “Heat Preparedness and Response” program, and a grant of \$120,000 to fund fire safety initiatives in private SROs. Source of funds is the 2025 SRO Upgrading Grant Capital budget and the 2025 Housing and Homelessness Services Operating Budget.
- F. THAT, pursuant to Section 206 (1) (j) of the *Vancouver Charter*, Council deems any organization that is to receive a grant pursuant to A to E above which is not a registered charity with Canada Revenue Agency, to be an organization contributing to the health and welfare of the City.
- G. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with the Report dated May 6, 2025, entitled “Single Room Occupancy (SRO) Upgrading Grants”, 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).
- H. THAT no legal rights or obligations will arise or be created by Council’s adoption of A to G above unless and until all legal documentation has been executed and delivered by the respective parties.

CARRIED UNANIMOUSLY AND A TO D  
BY THE REQUIRED MAJORITY (Vote No. 10694)  
(Councillor Dominato absent for the vote)

*Note: This item was reconsidered later in the meeting (see pages 8 and 9), and CARRIED*

*UNANIMOUSLY, with Councillor Dominato present for the vote.*

**2. Appointment of Childcare Operators, Lease Approvals, Childcare Grant Approvals, and New Lease Agreements for Two Existing Childcare Centres May 1, 2025**

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

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor Fry*

*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*

\* \* \* \* \*

*MOVED by Councillor Kirby-Yung*

*SECONDED by Councillor Zhou*

- A. THAT Council appoint six non-profit organizations as operators for 12 new licensed group childcare centres, with one designated operator per centre, as listed and described in Appendix A of the Report dated May 1, 2025, entitled "Appointment of Childcare Operators, Lease Approvals, Childcare Grant Approvals, and New Lease Agreements for Two Existing Childcare Centres".
  - B. THAT Council authorize the City's Director of Real Estate Services to negotiate and execute lease, sublease, and sub-sublease agreements for the 12 new licensed childcare centres that are listed and described in Appendix B of the Report dated May 1, 2025, entitled "Appointment of Childcare Operators, Lease Approvals, Childcare Grant Approvals, and New Lease Agreements for Two Existing Childcare Centres", with the non-profit operators recommended in A above, on the terms outlined in Appendix D of the same report, and on such other terms and conditions satisfactory to the City's Director of Real Estate Services, the Director of Legal Services, the Managing Director of Social Policy and Projects, and, in respect of the East Fraser Lands Community Centre, the General Manager of the Vancouver Board of Parks and Recreation ("the Park Board");
- FURTHER THAT Council concur with the Park Board negotiating and executing a lease with Association of Neighbourhood Houses of British Columbia as the tenant and childcare operator at East Fraser Lands Community Centre, provided that if the Park Board requests and the City agrees, Council authorize the City's Director of Real Estate Services to negotiate and execute such lease on behalf of

the Park Board.

For all 12 facilities, the rent under the lease agreements will be below the applicable market rate and will include payment of rent in lieu of property taxes. Therefore, Clause B constitutes grants valued at the estimated amounts listed in Appendix E of the above-noted report and totalling \$2,025,000, based on the first year of the term for each facility.

- C. THAT Council authorize the City's Director of Real Estate Services to negotiate and execute new lease agreements with Vancouver Society of Children's Centres for two existing childcare centres, as listed and described in Appendix C of the Report dated May 1, 2025, entitled "Appointment of Childcare Operators, Lease Approvals, Childcare Grant Approvals, and New Lease Agreements for Two Existing Childcare Centres", on the terms outlined in Appendix D of the same report, and on other terms and conditions satisfactory to the City's Director of Real Estate Services, the Director of Legal Services, and the Managing Director of Social Policy and Projects.

For both facilities, the rent under the leases will be below the applicable market rate and will include payment of rent in lieu of property taxes. Therefore, Clause C constitutes grants valued at the estimated amounts listed in Appendix F of the above-noted report and totalling \$512,000, based on the first year of the term for each facility.

- D. THAT Council approve one-time grants totalling \$976,000 for operational start-up costs for the 12 new licensed childcare facilities, to be disbursed over two years, and as outlined in Appendix G of the Report dated May 1, 2025, entitled "Appointment of Childcare Operators, Lease Approvals, Childcare Grant Approvals, and New Lease Agreements for Two Existing Childcare Centres".

Source of funds: Funding for the start-up grants is included as part of the annual childcare grant operating budget.

- E. THAT Council receive for information the estimate costs for (1) the maintenance of the 12 new childcare facilities and (2) the maintenance of the two existing childcare facilities, totalling \$480,000 annually for the duration of the recommended lease terms (5 years with two 5-year options to renew). Such maintenance costs will be incorporated within future operating budget recommendations for REFM.
- F. THAT no legal rights or obligations will arise or be created by Council's adoption of B, C, and D above, unless and until all legal documentation has been executed and delivered by the respective parties.
- G. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deem any organization that is to receive a grant pursuant to the A to F above that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the culture, beautification, health and welfare of the city.

- H. THAT Council authorize the City's General Manager, Arts, Culture and Community Services to negotiate and execute agreements to disburse the grants described in D above on the terms and conditions set out herein or such other terms and conditions as are satisfactory to the City's General Manager, Arts, Culture and Community Services and Director of Legal Services.

CARRIED UNANIMOUSLY AND B TO D  
BY THE REQUIRED MAJORITY (Vote No. 10695)

\* \* \* \* \*

At this point in the proceedings, it was

RECONSIDERATION MOVED by Councillor Fry  
SECONDED by Councillor Klassen

THAT, as per section 8.13 (2) of the *Procedure By-law*, Council reconsider the vote on Report 1, entitled "Single Room Occupancy (SRO) Upgrading Grants".

CARRIED UNANIMOUSLY

Subsequently, Council voted on Report 1, "Single Room Occupancy (SRO) Upgrading Grants",

MOVED by Councillor Bligh  
SECONDED by Councillor Kirby-Yung

- A. THAT Council approve two grants totaling \$660,000 from the 2025 SRO Upgrading Grant Capital Budget to Raincity Housing and Support Society ("Raincity") to support capital improvements to the SRA-designated properties at 215 Princess Avenue (Princess Rooms) and 514 East Cordova (The Vivian) subject to:
- i. All required development and building permits having been issued by the City and;
  - ii. Raincity entering into and registering on title two separate Housing Agreements with the terms outlined in Appendix B of the Report dated May 6, 2025, entitled "Single Room Occupancy (SRO) Upgrading Grants", and otherwise upon such terms and conditions as the Director of Legal Services in consultation with the General Manager of Arts, Culture and Community Services may require.
- B. THAT Council approve two grants totalling up to \$36,000 (\$6,000 per building floor) from the 2025 SRO Upgrading Grant Capital Budget to Raincity Housing and Support Society ("Raincity") to implement fire safety upgrades at 215 Princess Avenue (Princess Rooms) and 514 East Cordova (The Vivian) in accordance with recent Fire By-Law amendments that require the installation of sprinkler isolation valves.

- C. THAT Council approve one grant of \$200,000 from the 2025 SRO Upgrading Grant Capital Budget to Community Builders Benevolence Group (“CBG”) to support capital improvements at 1060 Howe Street (The Metson Rooms), subject to:
  - i. All required development and building permits having been issued by the City and;
  - ii. CBG extending the existing lease with the owner, Prima Properties, for an additional 5 years (until 2030).
- D. THAT Council approve one grant of \$25,000 from the 2025 SRO Upgrading Grant Capital budget to The Natives of Toi Shan Benevolent Society to support capital upgrades to the SRA-designated property at 237 East Hastings.
- E. THAT Council approve three grants to the Downtown Eastside SRO Collaborative Society (“SRO-C”), including a grant of \$75,000 towards the “Building Operations Led by Tenants” (BOLT) program, a grant of \$99,800 to fund the “Heat Preparedness and Response” program, and a grant of \$120,000 to fund fire safety initiatives in private SROs. Source of funds is the 2025 SRO Upgrading Grant Capital budget and the 2025 Housing and Homelessness Services Operating Budget.
- F. THAT, pursuant to Section 206 (1) (j) of the *Vancouver Charter*, Council deems any organization that is to receive a grant pursuant to A to E above which is not a registered charity with Canada Revenue Agency, to be an organization contributing to the health and welfare of the City.
- G. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with the Report dated May 6, 2025, entitled “Single Room Occupancy (SRO) Upgrading Grants”, 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).
- H. THAT no legal rights or obligations will arise or be created by Council’s adoption of A to G above unless and until all legal documentation has been executed and delivered by the respective parties.

CARRIED UNANIMOUSLY AND A TO D  
BY THE REQUIRED MAJORITY (Vote No. 10696)

\* \* \* \* \*

### **3. 2025 Municipal By-Election Review April 14, 2025**

Staff from the City Clerk's Office provided a presentation and responded to questions.

\* \* \* \* \*

*During questions to staff, it was*

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

*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*

\* \* \* \* \*

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

A. THAT Council request staff, in preparing for the 2026 General Local Election and any future by-elections, to consider a consolidated voter experience framework that incorporates both strategic principles and operational best practices, including but not limited to:

- Expanding the number of advance voting days beyond the statutory requirements and improving vote-by-mail access.
- Reviewing the reduction in polling stations during the 2025 By-Election and ensuring future elections include enough locations to match the scale of past general elections.
- Distributing voting places equitably across the city with attention to underserved areas, and reintroducing high-capacity supercentre sites.
- Minimizing voter wait times, especially during peak periods, and exploring queue tracking and turnout modeling tools.
- Aligning staffing levels to projected turnout with the flexibility to scale, supported by enhanced election worker training in accessibility, crowd management, and multilingual support.
- Endeavouring to ensure that as many voting locations as possible meet accessibility standards, with advance site audits, priority access lines, and clear, multilingual signage.
- Enhancing language and inclusion supports through recruitment, materials, signage, and interpretation services, with consideration of additional languages such as French.
- Strengthening public communications and signage enforcement, including clearer rules for candidate signage and outreach on accessibility features.
- Exploring staff resilience measures such as a standby pool to ensure operational continuity.

- Supporting culturally appropriate, multilingual media campaigns with increased scope and reach.
- B. THAT Council request staff to report back with a pre-election readiness update in advance of the 2026 General Local Election, outlining how these recommendations, referenced in A above, are being integrated and any anticipated operational or budgetary implications.
- C. THAT Council request the Mayor write to the Minister of Housing and Municipal Affairs to encourage the Province to explore potential amendments to the Vancouver Charter to extend the Right to Time Off to vote in municipal elections and by-elections, similar to provisions in provincial and federal elections, as a way to support democratic participation.

amended

AMENDMENT MOVED by Councillor Fry  
SECONDED by Councillor Dominato

THAT the seventh bullet point in A be amended by inserting the words “including French” between the words “services” and “with”, and deleting the words “such as French”, at the end.

CARRIED UNANIMOUSLY (Vote No. 10697)

AMENDMENT MOVED by Councillor Klassen  
SECONDED by Councillor Orr

THAT the following be added to the end of C:

FURTHER THAT Council request the Mayor write to the Minister of Housing and Municipal Affairs and Elections BC to initiate discussions on the potential for Elections BC to oversee the administration of municipal elections in jurisdictions with populations over 50,000.

LOST (Vote No. 10698)  
(Councillors Bligh, Dominato, Kirby-Yung, Maloney, Meiszner, Orr, and Zhou opposed)  
(Mayor Sim abstained from the vote)

The amendments having carried or lost, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 10699).

## FINAL MOTION AS APPROVED

- A. THAT Council request staff, in preparing for the 2026 General Local Election and any future by-elections, to consider a consolidated voter experience framework that incorporates both strategic principles and operational best practices, including but not limited to:
- Expanding the number of advance voting days beyond the statutory requirements and improving vote-by-mail access.
  - Reviewing the reduction in polling stations during the 2025 By-Election and ensuring future elections include enough locations to match the scale of past general elections.
  - Distributing voting places equitably across the city with attention to underserved areas, and reintroducing high-capacity supercentre sites.
  - Minimizing voter wait times, especially during peak periods, and exploring queue tracking and turnout modeling tools.
  - Aligning staffing levels to projected turnout with the flexibility to scale, supported by enhanced election worker training in accessibility, crowd management, and multilingual support.
  - Endeavouring to ensure that as many voting locations as possible meet accessibility standards, with advance site audits, priority access lines, and clear, multilingual signage.
  - Enhancing language and inclusion supports through recruitment, materials, signage, and interpretation services, including French with consideration of additional languages.
  - Strengthening public communications and signage enforcement, including clearer rules for candidate signage and outreach on accessibility features.
  - Exploring staff resilience measures such as a standby pool to ensure operational continuity.
  - Supporting culturally appropriate, multilingual media campaigns with increased scope and reach.
- B. THAT Council request staff to report back with a pre-election readiness update in advance of the 2026 General Local Election, outlining how these recommendations, referenced in A above, are being integrated and any anticipated operational or budgetary implications.
- C. THAT Council request the Mayor write to the Minister of Housing and Municipal Affairs to encourage the Province to explore potential amendments to the *Vancouver Charter* to extend the Right to Time Off to vote in municipal elections and by-elections, similar to provisions in provincial and federal elections, as a way to support democratic participation.

\* \* \* \* \*

*At the completion of Report 3, 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 the business on the agenda.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

\* \* \* \* \*

*At this point in the proceedings Mayor Sim left the meeting and Acting Mayor Bligh assumed the Chair for the remainder of the meeting.*

\* \* \* \* \*

#### **4. Report Back – Review of City of Vancouver Committee Structures and Systems May 8, 2025**

Staff from the City Clerk's Office responded to questions.

Council received the Report dated May 8, 2025, entitled "Report Back – Review of City of Vancouver Committee Structures and Systems", for information.

### **REFERRAL REPORTS**

#### **1. CD-1 Rezoning: 325 East 6th Avenue May 6, 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 Arcadis Architects (Canada) Inc., on behalf of W.F.C. Properties (Brunswick) Inc., the registered owner of the lands located at 325 East 6th Avenue [PID 012-145-564; Lot C (Explanatory Plan 9473) Block 28 District Lot 200A Plan 197], to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.45 to 6.0 and the maximum building height from 10.7 m (35 ft.)

to 61.0 m (200 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 19-storey residential building containing 109 strata-titled residential units, and a minimum of 20% of the total residential floor area, or 2,019.7 sq. m (21,739 sq. ft.), whichever is greater of social housing, 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 May 6, 2025, entitled "CD-1 Rezoning: 325 East 6th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arcadis Architects (Canada) Inc., received May 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 May 6, 2025, entitled "CD-1 Rezoning: 325 East 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 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. 10701)

**2. CD-1 Rezoning: 4975-4997 Joyce Street  
May 6, 2025**

MOVED by Councillor Zhou

SECONDED by Councillor Meiszner

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 Sightline Properties Ltd., on behalf of:

- Bhagwan Sarup Dhir and Usha Rani Dhir, the registered owners of 4997 and 4975 Joyce Street [*Lots 10 and 13 Except the East 7 Feet and the West 10 Feet now highways Block 17, 47 and 48 District Lots 36 and 51 Plan 2620; PIDs 013-585-916 and 013-235-133 respectively*]; and
- Madan Mohan Dhir and Darshna Devi Dhir, the registered owners of 4993 and 4983 Joyce Street [*Lots 11 and 12, Except the East 7 Feet and the West 10 Feet now highways, Block 17, 47 and 48 District Lots 36 and 51 Plan 2620; PIDs 007-625-189 and 013-586-033 respectively*];

to rezone the lands at 4975-4997 Joyce Street from RM-4 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.75 to 18.9 and the maximum building height from 10.7 m (35 ft.) to 127.2 m (417 ft.), to permit a 38-storey, mixed-use development, with 408 rental units, of which 10% of the residential floor area will be secured at below-market rents with commercial uses 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 May 6, 2025, entitled "CD-1 Rezoning: 4975-4997 Joyce Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Ciccozzi Architects, received April 2, 2024, updated March 28, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated May 6, 2025, entitled “CD-1 Rezoning: 4975-4997 Joyce Street”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.
- 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 May 6, 2025, entitled “CD-1 Rezoning: 4975-4997 Joyce Street”, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated May 6, 2025, entitled “CD-1 Rezoning: 4975-4997 Joyce Street”;  
  
FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.
- E. THAT A to D above be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 10700)  
(Mayor Sim absent for the vote)

**3. CD-1 Rezoning: 2267-2275 West 7th Avenue  
May 6, 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 Acton Ostry Architects Inc. on behalf of West 7th Avenue Holdings Ltd., the registered owner of the lands located at

- 2267 West 7th Avenue [*The East 1/2 and the West 1/2 of Lot 16, and The East 1/2 and the West 1/2 of Lot 17, all of Block 283 District Lot 526 Plan 590; PIDs 015-224-708, 015-224-759, 015-224-775 and 015-224-783 respectively*]; and
- 2275 West 7th Avenue [*Lot 18 Block 283 District Lot 526 Plan 590; PID 015-224-791*];

to rezone the lands from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.45 to 6.50 and the maximum building height from 10.7 m (35 ft.) to 63 m (207 ft.) with additional height for the portion with rooftop amenity, to permit a 20-storey rental building, containing 190 rental units with a minimum of 20% of the residential floor area for 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 May 6, 2025, entitled “CD-1 Rezoning: 2267-2275 West 7th Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Acton Ostry Architects Inc. received December 19, 2023, revised October 16, 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 May 6, 2025, entitled “CD-1 Rezoning: 2267-2275 West 7th 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. 10702)

**4. CD-1 Rezoning: 1270-1290 West 11th Avenue  
May 6, 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 Proscenium Architecture + Interiors Inc., on behalf of:

- Becison Holding Corporation Inc., the registered owner of 1270 West 11th Avenue [*PID 014-688-646; Lot 3 Block 393 District Lot 526 Plan 1276*]; and
- Brother Properties Ltd., the registered owner of 1290 West 11th Avenue [*PID 014-688-638; Lot C Block 393 District Lot 526 Plan 1276*];

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 58.2 m (191 ft.) with additional height for the rooftop amenity, to permit the development of a 19-storey residential building containing 155 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 6, 2025, entitled "CD-1 Rezoning: 1270-1290 West 11th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Proscenium Architecture + Interiors Inc., received May 14, 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 May 6, 2025, entitled "CD-1 Rezoning: 1270-1290 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 new CD-1, generally as set out in Appendix C of the Referral Report dated May 6, 2025, entitled "CD-1 Rezoning: 1270-1290 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 as set out in Appendix C of the Referral Report dated May 6, 2025, entitled "CD-1 Rezoning: 1270-1290 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 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. 10703)

**5. CD-1 Rezoning: 2158-2170 West 1st Avenue  
May 6, 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 Chris Dikeakos Architects Inc, on behalf of:

- Jacqueline Ward, the registered owner of 2158 West 1st Avenue [*PID: 015-233-855, The East ½ of Lot 8 Block 214 District Lot 526 Plan 590; PID: 015-233-863, Lot 9 Block 214 District Lot 526 Plan 590*]; and
- Millennium Kitsilano Nominee Ltd., the registered owner of 2170 West 1st Avenue [*PID: 016-421-191, The West ½ of Lot 8 Block 214 District Lot 526 Plan 590; PIDs 015-233-782, 015-233-791, 015-233-804, 015-233-812 and 015-233-847, Lots 3-7 Block 214 District Lot 526 Plan 590, respectively*],

to rezone the above properties from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 6.8 and the maximum building height from 10.7 m (35 ft.) to 64.7 m (212 ft.) with additional height for the portion of rooftop amenity space, to permit the development of a 20-storey mixed-use building containing 185 rental units, with a minimum of 20% of the residential floor area secured as below-market rental units, with commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 6, 2025, entitled "CD-1 Rezoning: 2158-2170 West 1st Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Chris Dikeakos Architecture Inc, received May 1, 2024, with revisions received June 14, 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 May 6, 2025, entitled "CD-1 Rezoning: 2158-2170 West 1st 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 May 6, 2025, entitled "CD-1 Rezoning: 2158-2170 West 1st 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 May 6, 2025, entitled "CD-1 Rezoning: 2158-2170 West 1st 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. 10704)

**6. CD-1 Rezoning: 1665-1685 West 11th Avenue  
May 6, 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 Acton Ostry Architects Inc., on behalf of the registered owners of lands located 1665-1685 West 11th Avenue as listed in Schedule 1 with corresponding lot Parcel Identifiers (PIDs) and legal descriptions, 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 10.7 m (35 ft.) to 65.2 m (214 ft.), with additional height for the portion with rooftop amenity and mechanical equipment, to permit a 20-storey residential rental building, with 20% of the residential floor area for 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 May 6, 2025, entitled "CD-1 Rezoning: 1665-1685 West 11th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Acton Ostry Architects Inc., on behalf of Palmar Properties Inc., received December 20, 2023 and resubmission plans received October 1, 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 May 6, 2025, entitled "CD-1 Rezoning: 1665-1685 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. 10705)

**7. CD-1 (887) Text Amendment: 675 Pacific Street  
May 6, 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 the City of Vancouver, the registered owner of the lands located at 675 Pacific Street [*PID 032-415-770; Lot C Block 113 District Lot 541 Group 1 New Westminster District Plan EPP131478*] to amend the text of CD-1 (Comprehensive Development) District (887) By-law No. 14237 to increase the permitted floor area for social housing from 15,458 sq. m (166,388.5 sq. ft.) to 18,194 sq. m (195,838.5 sq. ft.) and to increase the building height from 83.7 m (274.6 ft.) to 85.0 m (278.9 ft.), be approved in principle;

FURTHER THAT the draft CD-1 By-law to amend CD-1 (887) By-law No. 14237, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 6, 2025, entitled "CD-1 (887) Text Amendment: 675 Pacific Street", be approved in principle;

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 May 6, 2025, entitled "CD-1 (887) Text Amendment: 675 Pacific Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

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

ADOPTED ON CONSENT (Vote No. 10706)

**8. CD-1 Rezoning: 469-483 East 10th Avenue  
May 6, 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 Fastmark Acquisitions Corp. on behalf of:
- Malouf Blanchard and Sharon Blanchard, the registered owners of 469 East 10th Avenue [*PID 011-895-071; Lot 13 Block 124 District Lots 264A Plans 1355 and 1771*];
  - Xiaoling Zhen, the registered owner of 477 East 10th Avenue [*PID 006-715-095; Lot 12 Block 124 District Lot 264A Plans 1355 and 1771*]; and

- Dina Mintz, the registered owner of 483 East 10th Avenue [*PID 032-075-081; Lot 1 Block 124 District Lot 264A Group 1 New Westminster District Plan EPP117446*];

to rezone the lands from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 5.5 and the building height from 10.7 m (35 ft.) to 56.2 m (184 ft.), with additional height for the portion with rooftop amenity, to permit a 17-storey residential building containing rental residential 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 May 6, 2025, entitled “CD-1 Rezoning: 469-483 East 10th Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects received April 16, 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 May 6, 2025, entitled “CD-1 Rezoning: 469-483 East 10th Avenue”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT 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. 10707)

**9. CD-1 Rezoning: 1110-1160 West King Edward Avenue  
May 6, 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 Marcon Developments Ltd., on behalf of Amica King Ed & Osler Seniors Inc., the registered owner of the lands located at:

- 1160 West King Edward Avenue [*PID 011-073-951; Lot 3 Block 674 District Lot 526 Plan 5767*];
- 1150 West King Edward Avenue [*PID 011-073-969; Lot 4 Block 674 District Lot 526 Plan 5767*];
- 1136 West King Edward Avenue [*PID 011-073-977; Lot 4A Block 674 District Lot 526 Plan 5767*];
- 1122 West King Edward Avenue [*PID 011-073-985; Lot 5 Block 674 District Lot 526 Plan 5767*]; and
- 1110 West King Edward Avenue [*PID 011-073-993; Lot 5A Block 674 District Lot 526 Plan 5767*];

to rezone the above properties from R1-1 (Residential Inclusive) to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.70 to 3.4 and the maximum building height from 11.5 m (37.7 ft.) to 28 m (91.9 ft.) with additional height for a portion with rooftop amenity, to permit the development of a six-storey, 169-unit Community Care Facility – Class B be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 6, 2025, entitled “CD-1 Rezoning: 1110-1160 West King Edward Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Shift Architecture received on March 19, 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 of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated May 6, 2025, entitled "CD-1 Rezoning: 1110-1160 West King Edward Avenue";

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

- C. THAT A and B above be adopted on the following conditions:

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

ADOPTED ON CONSENT (Vote No. 10708)

### **BY-LAWS**

Councillors Kirby-Yung and Klassen advised they had reviewed the proceedings related to By-law 1 and would therefore be voting on the enactment.

Councillors Fry and Meiszner advised they had reviewed the proceedings related to By-law 6 and would therefore be voting on the enactment.

MOVED by Councillor Klassen

SECONDED by Councillor Dominato

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 8 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY  
(Mayor Sim absent for the vote)

1. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from R1-1 to RR-2B (5950-5990 Granville Street) (By-law No. 14336)  
*(Councillors Maloney and Orr ineligible to vote)*
2. A By-law to authorize the amendment of a Housing Agreement authorized by By-law No. 13220 (130 East Cordova Street) (By-law No. 14337)
3. A By-law to enact a Housing Agreement for 4635-4675 Arbutus Street (By-law No. 14338)
4. A By-law to amend Sign By-law No.11879 (5630, 5650, and 5668-5678 Heather Street) (By-law No. 14339)  
*(Councillors Maloney and Orr ineligible to vote)*
5. A By-law to amend Noise Control By-law No. 6555 (5630, 5650, and 5668-5678 Heather Street) (By-law No. 14340)
6. A By-law to amend Sign By-law No.11879 (3352-3386 Vanness Avenue and 3347 Clive Avenue) (By-law No. 14341)  
*(Councillors Maloney and Orr ineligible to vote)*
7. A By-law to amend Noise Control By-law No. 6555 (3352-3386 Vanness Avenue and 3347 Clive Avenue) (By-law No. 14342)
8. A By-law to regulate the construction of buildings and related matters (Building By-law) (By-law No. 14343)

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

### **1. Expanding the School Travel Planning Program**

Councillor Dominato, co-submitted along with Councillor Meiszner, a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of June 18, 2025, as a Council Members' Motion.

### **2. Declaring Housing as a Human Right**

Councillor Orr, 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 June 4, 2025, as a Council Members' Motion.

### **3. Protecting Renters by Establishing a Tenant Advocacy Office**

Councillor Maloney 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 June 4, 2025, as a Council Members' Motion.

## **NEW BUSINESS**

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

MOVED by Councillor Meiszner

SECONDED by Councillor Montague

THAT Councillor Orr be granted a Leave of Absence for personal reasons from meetings on June 26, 2025, from 5 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on June 19, 2025, from 6 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on June 4, 2025, all day;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on June 18, 2025, from 3 pm onwards;

FURTHER THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on May 22, 2025, from 3 pm onwards, May 27, 2025, from 3 pm onwards, May 28, 2025, from 5 pm onwards, June 3, 2025, from 11 am onwards, June 4, 2025, all day, and June 10, 2025, from 3 pm onwards;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on May 22, 2025, from 3 pm onwards;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for personal reasons from meetings on July 10, 2025, from 6 pm onwards;

FURTHER THAT Councillor Zhou be granted a Leave of Absence for civic business from meetings on May 22, 2025, from 4 pm onwards;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on June 4, 2025, and July 9, 2025, both from 1 pm to 4 pm;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on May 27, 2025, from 5 pm onwards, May 28, 2025, from 3 pm onwards, and June 4 and 5, 2025, both all day;

AND FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on June 18, 2025, from 4 pm onwards.

CARRIED UNANIMOUSLY

(Mayor Sim absent for the vote)

**2. Motion to Reaffirm British Columbia Board Position with the Federation of Canadian Municipalities (FCM)**

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

WHEREAS

1. The Federation of Canadian Municipalities (FCM) represents the interests of member municipalities on policy and program matters that fall within federal jurisdiction;
2. FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the united voice required to carry the municipal message to the federal government;
3. FCM's Annual General Meeting (AGM) will be held in conjunction with the Annual Conference and Trade Show, May 29 – June 1, 2025, followed by the election of FCM's Board of Directors;
4. FCM By-law No. 1 reserves two seats for British Columbia representing the three largest member municipalities by population;
5. In 2024, Council passed a resolution endorsing Councillor Dominato's appointment to FCM as one of the three largest municipalities until June 2026. Commencing in 2025, FCM has adopted 2 year-terms for British Columbia, Ontario and the Atlantic (2025-2027), which requires a new Council resolution; and
6. Pursuant to FCM by-laws, if Councillor Dominato is re-elected in the 2026 municipal election, Council will need to submit a new resolution confirming the appointment to the end of the 2027 Board cycle (or longer). If Councillor Dominato is not re-elected or Council does not wish to support continuation of the appointment, the seat becomes vacant, to be filled at a subsequent AGM.

THEREFORE BE IT RESOLVED THAT Vancouver City Council endorse Councillor Lisa Dominato to stand for election on Federation of Canadian Municipalities (FCM) Board of Directors for the period starting in June 2025 and ending June 2027;

FURTHER THAT all costs associated with Councillor Lisa Dominato attending FCM's Board of Directors meetings be funded through the Councillor's Travel and Training budget.

CARRIED UNANIMOUSLY  
(Mayor Sim absent for the vote)

**3. Travel Approval for Councillor Lisa Dominato and Councillor Mike Klassen to Attend Meetings with Mayor Sim in Ottawa, June 3-5, 2025**

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

**WHEREAS**

1. Section 6.2 of the Mayor and Councillor Expenses Bylaw No. 11529 requires a Councillor seeking reimbursement for travel expenses—excluding conventions approved under Section 3.1—to obtain prior approval from Council;
2. Mayor Sim has requested Councillor Mike Klassen and Councillor Lisa Dominato to accompany him to meetings with the Prime Minister of Canada and Federal Cabinet Ministers from June 3-5, 2025, in Ottawa, Ontario;
3. Councillor Klassen and Councillor Dominato will already be attending the Federation of Canadian Municipalities Annual Conference and Tradeshow in Ottawa from May 30 – June 2, 2025, and will extend their stay until June 5, 2025, to participate in these meetings with Mayor Sim;
4. Councillors Klassen and Dominato will incur additional expenses for the extended stay, including accommodation, flight change fee and per diem costs, estimated as follows:

Item	Estimated Costs
Airfare Change Fee on Return Flight	\$275.00
Accommodation – 3 nights @ \$490 per night per Councillor X 2 Councillors	\$2940.00
Per Diem: \$65 per day per Councillor X 2 Councillors	\$520.00
Total Estimated Costs for both Councillor Dominato and Councillor Klassen	\$3,735.00

THEREFORE BE IT RESOLVED THAT Council authorize Councillor Dominato and Councillor Klassen to accompany Mayor Sim at meetings from June 3 to 5, 2025, in Ottawa, Ontario, with expenses estimated at \$3,735.00 (including taxes) to be funded from the 2025 Councillors' Travel Budget.

CARRIED UNANIMOUSLY  
(Mayor Sim absent for the vote)

**ENQUIRIES AND OTHER MATTERS**

None.

**ADJOURNMENT**

MOVED by Councillor Dominato  
SECONDED by Councillor Fry

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 12:27 pm.

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