



## **COUNCIL MEETING MINUTES**

**JUNE 3, 2025**

A Meeting of the Council of the City of Vancouver was held on Tuesday, June 3, 2025, at 9:32 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\* (Leave of Absence – Civic Business from 10 am onwards)  
Councillor Rebecca Bligh  
Councillor Lisa Dominato  
Councillor Pete Fry  
Councillor Sarah Kirby-Yung  
Councillor Mike Klassen\* (Leave of Absence – Civic Business)  
Councillor Lucy Maloney  
Councillor Peter Meiszner  
Councillor Brian Montague  
Councillor Sean Orr  
Councillor Lenny Zhou

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

**CITY CLERK'S OFFICE:** Katrina Leckovic, City Clerk  
Bonnie Kennett, 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.

### **PUBLIC NOTICE**

The Mayor advised that pursuant to Section 164.1(2) of the *Vancouver Charter*, public notice is hereby given that Council will give consideration to amend Procedure By-law No. 12577 at the Council meeting on June 17, 2025.

## **PROCLAMATION – Italian Heritage Month**

The Mayor declared June 2025 as Italian Heritage Month in the city of Vancouver, and invited members of the community to accept the proclamation and share a few words.

\* \* \* \* \*

*At this point in the meeting the Mayor relinquished the Chair to Deputy Mayor Bligh for the remainder of the meeting.*

\* \* \* \* \*

## **IN CAMERA MEETING**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Fry

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:

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

(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.

CARRIED UNANIMOUSLY  
(Councillor Klassen and Mayor Sim absent for the vote)

## **ADOPTION OF MINUTES**

1. Mayor's Budget Task Force Implementation Oversight Committee – May 13, 2025

MOVED by Councillor Meiszner  
SECONDED by Councillor Zhou

THAT the Minutes of the Mayor's Budget Task Force Implementation Oversight Committee meeting of May 13, 2025, be approved.

CARRIED UNANIMOUSLY  
(Councillor Klassen and Mayor Sim absent for the vote)

2. Council – May 20, 2025

MOVED by Councillor Zhou

SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Council meeting of May 20, 2025, be approved.

CARRIED UNANIMOUSLY

(Councillor Klassen and Mayor Sim absent for the vote)

3. Public Hearing – May 20, 2025

MOVED by Councillor Meiszner

SECONDED by Councillor Orr

THAT the Minutes of the Public Hearing of May 20, 2025, be approved.

CARRIED UNANIMOUSLY

(Councillor Klassen and Mayor Sim absent for the vote)

4. Council (City Finance and Services) – May 21, 2025

MOVED by Councillor Zhou

SECONDED by Councillor Orr

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of May 20, 2025, be approved.

CARRIED UNANIMOUSLY

(Councillor Klassen and Mayor Sim absent for the vote)

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Meiszner

SECONDED by Councillor Zhou

THAT Council adopt Referral Reports 1 to 13, on consent.

CARRIED UNANIMOUSLY

(Councillor Klassen and Mayor Sim absent for the vote)

## REPORTS

### 1. **City of Vancouver UNDRIP Task Force Annual Report May 21, 2025**

Members of the UNDRIP Task Force provided a presentation, and along with staff from Civic Engagement and Communications, Engineering Services, Indigenous Relations, and Planning Urban Design and Sustainability, responded to questions.

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor Zhou*

*SECONDED by Councillor Meiszner*

*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*

*(Councillor Klassen and Mayor Sim absent for the vote)*

\* \* \* \* \*

Council heard from one speaker who spoke to other aspects of the recommendations.

*MOVED by Councillor Fry*

*SECONDED by Councillor Zhou*

- A. THAT Council receive the Report dated May 21, 2025, entitled "City of Vancouver UNDRIP Task Force Annual Report", for information.
- B. THAT Council approve the updated Terms of Reference for the MSTV Intergovernmental UNDRIP Task Force as outlined in the Report dated May 21, 2025, entitled "City of Vancouver UNDRIP Task Force Annual Report".
- C. THAT Council receive the 2025 Annual Reconciliation Report as outlined in the Report dated May 21, 2025, entitled "City of Vancouver UNDRIP Task Force Annual Report", for information.
- D. THAT Council receive an update on the progress of the MMIWG2S+ Response as outlined in the Report dated May 21, 2025, entitled "City of Vancouver UNDRIP Task Force Annual Report", for information.

*CARRIED UNANIMOUSLY (Vote No. 10727)*

*(Councillor Klassen and Mayor Sim absent for the vote)*

\* \* \* \* \*

*Council recessed at 11:24 am and reconvened at 2:02 pm*

\* \* \* \* \*

## **2. Development Approval Procedure By-law May 6, 2026**

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

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Dominato

- A. THAT Council approve, in principle, a new Development Approval Procedure By-law to comply with the *Vancouver Charter* Amendment Act (No. 2), 2024 ("Bill 18"), as set out in the Report dated May 6, 2025, entitled "Development Approval Procedure By-law", and generally in accordance with Appendix A of the same report;

FURTHER THAT Council instruct the Director of Legal Services to bring forward for enactment the Development Approval Procedure By-law.

- B. THAT Council approve, in principle, amendments to the Procedure By-law to align the *Vancouver Charter* Amendment Act (No. 2), 2024 ("Bill 18"), as set out in the Report dated May 6, 2025, entitled "Development Approval Procedure By-law", and generally as set out in Appendix B of the same report;

FURTHER THAT Council instruct the Director of Legal Services to bring forward for enactment amendments to the Procedure By-law.

- C. THAT Council approve, in principle, amendments to the Subdivision By-law regarding a minor amendment concerning form of development, as set out in the Report dated May 6, 2025, entitled "Development Approval Procedure By-law", and generally as set out in Appendix C of the same report;

FURTHER THAT Council instruct the Director of Legal Services to bring forward for enactment amendments to the Subdivision By-law.

CARRIED (Vote No. 10728)  
(Councillor Orr opposed)  
(Councillor Fry abstained from the vote)  
(Councillor Klassen and Mayor Sim absent for the vote)

**3. Renewal of Lease Agreement with The Roman Catholic Archbishop of Vancouver for the portion of lanes adjacent to 3078 Renfrew Street, 2953 East 15th Avenue, and 3025 Nootka Street  
May 6, 2025**

Staff from Engineering Services responded to questions.

MOVED by Councillor Maloney  
SECONDED by Councillor Meiszner

- A. THAT Council close and stop-up that approximately 1288 square metre portion of lane abutting 3078 Renfrew Street, 2953 East 15th Avenue, and 3025 Nootka Street, all as further described in Appendix C (collectively, the “Abutting Lands”) of the Report dated May 6, 2025, entitled “Renewal of Lease Agreement with The Roman Catholic Archbishop of Vancouver for the portion of lanes adjacent to 3078 Renfrew Street, 2953 East 15th Avenue, and 3025 Nootka Street”.
- B. THAT Council authorize staff to negotiate and execute a lease agreement (the “Lease”) with the registered owner of the Abutting Lands, being The Roman Catholic Archbishop of Vancouver (the “Lessee”), for the approximately 1288 square metre portion of lane within Block B, Section 43, Town of Hastings Suburban Lands, Plan 11660 and as generally shown hatched on the sketch plan attached as Appendix A (the “Lease Area”), subject to the terms and conditions noted in Appendix B of the Report dated May 6, 2025, entitled “Renewal of Lease Agreement with The Roman Catholic Archbishop of Vancouver for the portion of lanes adjacent to 3078 Renfrew Street, 2953 East 15th Avenue, and 3025 Nootka Street”, all to the satisfaction of the Director of Real Estate Services and Director of Legal Services.
- C. THAT no legal rights or obligations will arise or be created between the City and the Roman Catholic Archbishop of Vancouver unless and until a legally binding agreement for the Lease is successfully negotiated and executed as authorized.

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY (Vote No. 10744)  
(Councillor Klassen and Mayor Sim absent for the vote)

**4. Vancouver Technical Secondary School Synthetic Turf Field – Construction Licence Agreement and Custody, Care, and Management of Land  
May 15, 2025**

Staff from Planning and Park Development, Vancouver Park Board, responded to questions.

\* \* \* \* \*

*Prior to the vote on this item, Councillor Dominato rose to declare a conflict of interest under Section 145.2(2) of the Vancouver Charter, citing a family member was connected to Vancouver Technical Secondary School.*

\* \* \* \* \*

MOVED by Councillor Fry  
SECONDED by Councillor Meiszner

- A. THAT Council approve the City of Vancouver (the “City”) to enter into a construction licence agreement (the “Licence Agreement”) with The Board of Education of School District No. 39 (Vancouver) (“VSB”), whereby the City will acquire the right to use a portion of the grounds of the Vancouver Technical Secondary School for the purposes of constructing a synthetic turf field, based upon the key terms outlined in Appendix B of the Report dated May 15, 2025, entitled “Vancouver Technical Secondary School Synthetic Turf Field – Construction Licence Agreement and Custody, Care, and Management of Land”, and upon such other terms and conditions to the satisfaction of the City’s Director of Legal Services and the General Manager of the Vancouver Board of Parks and Recreation (the “Park Board”).
- B. THAT Council resolves, pursuant to Section 488(3) of the *Vancouver Charter*, that the Vancouver School Board lands so held by the City of Vancouver, pursuant to the Licence Agreement, shall be in the custody, care and management of the Park Board for the full term of the Licence Agreement.

CARRIED UNANIMOUSLY (Vote No. 10749)  
(Councillor Dominato ineligible to vote due to conflict of interest)  
(Councillor Klassen and Mayor Sim absent for the vote)

**5. Mayor’s Budget Task Force Implementation Oversight Committee  
Recommendations Transmittal Report  
May 16, 2025**

The City Manager responded to questions.

MOVED by Councillor Zhou  
SECONDED by Councillor Montague

THAT Council approve the recommendation from the May 13, 2025 Mayor’s Budget Task Force Implementation Oversight Committee (“the Committee”) meeting as follows:

THAT Council receive the Report dated May 12, 2025, entitled “Update on the Implementation of Task Force Recommendations,” received by the Committee on May 13, 2025, for information.

CARRIED UNANIMOUSLY (Vote No. 10746)  
(Councillor Fry abstained from the vote)  
(Councillor Klassen and Mayor Sim absent for the vote)

## REFERRAL REPORTS

### 1. **Planning Incentives for High Performance Buildings in the Zoning & Development By-law** **May 21, 2025**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the application as described below, and that the application be referred to Public Hearing together with the recommendations set out below;

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

#### *RECOMMENDATION FOR PUBLIC HEARING*

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to update and extend the existing incentives for high performance buildings generally as presented in Appendix A of the Referral Report dated May 21, 2025, entitled "Planning Incentives for High Performance Buildings in the Zoning & Development By-law";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law, generally as presented in Appendix A of the above-noted report.

- B. THAT subject to approval of A above, Council approve, in principle, the application to amend the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law to include a consequential amendment generally as presented in Appendices B and C of the Referral Report dated May 21, 2025, entitled "Planning Incentives for High Performance Buildings in the Zoning & Development By-law";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law, generally as presented in Appendices B and C of the above-noted report.

- C. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to develop embodied carbon limits for use with the incentive in the Zoning and Development By-law for smaller high-performance buildings, in consultation with industry, for implementation in 2026.

ADOPTED ON CONSENT (Vote No. 10728)

### 2. **Amendments to Clarify Electric Vehicle Charging in the Zoning and Development By-law** **May 21, 2025**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the application as described below, and that the application be referred to Public Hearing together with the recommendations set out below;



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

*RECOMMENDATION FOR PUBLIC HEARING*

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to facilitate the installation of Electric Vehicle Charging Equipment, generally in accordance with Appendix A of the Referral Report dated May 21, 2025, entitled “Amendments to Clarify Electric Vehicle Charging in the Zoning and Development By-law”.
- B. THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law generally as presented in Appendix A of the Referral Report dated May 21, 2025, entitled “Amendments to Clarify Electric Vehicle Charging in the Zoning and Development By-law”.

ADOPTED ON CONSENT (Vote No. 10729)

**3. CD-1 (198) Text Amendment: 1700-1750 West 75th Avenue  
May 21, 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 Longpre Architecture, on behalf of Angus Corporate Centre Ltd., the registered owner of the lands located at 1700-1750 West 75th Avenue [*PID 017-390-427; Lot B District Lots 307, 317 and 5966 Plan LMP810*] to amend the text of CD-1 (Comprehensive Development) District (198) By-law No. 6254 to permit additional uses, be approved in principle;

FURTHER THAT the draft CD-1 (198) By-law No. 6254, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 21, 2025 entitled “CD-1 (198) Text Amendment: 1700-1750 West 75th Avenue”, 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 A above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 10731)

**4. Zoning and Development By-law and Latecomer Policy Amendments Enabling Authority to Impose Development Permit Conditions for Public Amenities, Facilities, Utilities and Land  
May 20, 2025**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the application as described below, and that the application be referred to Public Hearing together with the recommendations set out below;

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

*RECOMMENDATION FOR PUBLIC HEARING*

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to enable the authority to impose development permit conditions for public amenities, facilities, utilities and land generally as presented in Appendix A of the Referral Report dated May 20, 2025, entitled “Zoning and Development By-law and Latecomer Policy Amendments Enabling Authority to Impose Development Permit Conditions for Public Amenities, Facilities, Utilities and Land”;
- FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law, generally as presented in Appendix A of the above-noted report.
- B. THAT, at the time of the enactment of the above by-laws, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council approval amendments to the Latecomer Policy generally as presented in Appendix B of the Referral Report dated May 20, 2025, entitled “Zoning and Development By-law and Latecomer Policy Amendments Enabling Authority to

Impose Development Permit Conditions for Public Amenities, Facilities, Utilities and Land”;

- C. THAT A and B above be adopted on the following conditions:
- i. THAT passage of the above resolutions creates no legal rights for any 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 any rezoning by-laws; 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.10732)

**5. CD-1 Rezoning: 254 East 12th Avenue  
May 20, 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 JTA Development Consultants, on behalf of 254 E 12th Holdings Ltd., the registered owner of the lands located at 254 East 12th Avenue [*The East 38 feet of Lot 5, and Lots 6 and 7, Except Part in Explanatory Plan VAP20548 Block 114 District Lot 301 Plan 187; PIDs 015-612-929, 015-612-945 and 015-612-970 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 6.80 and the maximum building height from 10.7 m (35 ft.) to 59.4 m (195 ft.) with additional height for the portion of the rooftop amenity, to permit the development of an 18-storey mixed-use rental building with 20% of the residential floor area for below-market rental units, and commercial use 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 20, 2025, entitled “CD-1 Rezoning: 254 East 12th Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Studio One Architecture Inc., on behalf of JTA

Development Consultants, received March 28, 2024 and supplemental plans received November 21, 2024;

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 20, 2025, entitled "CD-1 Rezoning: 254 East 12th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to the approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated May 20, 2025, entitled "CD-1 Rezoning: 254 East 12th Avenue", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated May 20, 2025, entitled "CD-1 Rezoning: 254 East 12th Avenue";

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

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

ADOPTED ON CONSENT (Vote No. 10733)

**6. CD-1 Rezoning: 1855 West 2nd Avenue  
May 20, 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 JTA Development Consultants on behalf of Cypress Apartments Ltd., the registered owner of the lands located 1855 West 2nd Avenue [*Lots 28 to 32 of Lot 9 Block 217 District Lot 526 Plan 590; PIDs: 015-227-201, 015-227-219, 015-227-227, 015-227-235, 015-227-243, and 015-227-260 respectively*], to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 6.80 and the building height from 10.7 m (35 ft.) to 60 m (197ft.), with additional height for the portion with rooftop amenity, to permit a 20-storey mixed-use tower including two-storey rooftop amenity, 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 20, 2025, entitled "CD-1 Rezoning: 1855 West 2nd Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Marianne Amodio and Harley Grusko Architects Inc., received January 31, 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 20, 2025, entitled "CD-1 Rezoning: 1855 West 2nd 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 20, 2025, entitled "CD-1 Rezoning: 1855 West 2nd 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 20, 2025, entitled "CD-1 Rezoning: 1855 West 2nd 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. 10734)

**7. Miscellaneous Amendments Concerning Various CD-1 By-laws and Rezoning Conditions  
May 20, 2025**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to bring forward the zoning by-law amendments as described below and that the application be referred to Public Hearing together with the recommendations 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 Council approves the application to:
- (i) amend CD-1 (625) By-law No. 11485 for 408-488 West King Edward Avenue, to add Child Day Care Facility to the list of permitted Institutional uses, generally as presented in Appendix A of the Referral Report dated May 20, 2025, entitled "Miscellaneous Amendments Concerning Various CD-1 By-laws and Rezoning Conditions";
  - (ii) amend CD-1 (561) By-law No. 10872 for 955 East Hastings Street, to simplify limitations on Office Uses, generally as presented in Appendix B of the above-noted report;
  - (iii) amend CD-1 (497) By-law No. 10174 for 2665 Renfrew Street, to simplify the parking, loading and bicycle requirements as presented in Appendix C of the above-note report; and
  - (iv) amend CD-1 (772) By-Law No. 12962 for 1102-1138 East Georgia Street, to remove the limitation to General Office use and permit all Office Uses, generally as presented in Appendix D in the above-noted report.

- B. THAT Council approves the application to amend Housing Agreement Condition for 1425 and 1451 East 12th Avenue, generally as presented in Appendix E of the Referral Report dated May 20, 2025, entitled "Miscellaneous Amendments Concerning Various CD-1 By-laws and Rezoning Conditions".
- C. THAT if after Public Hearing, Council approves the Housing Agreement amendment described in Appendix E of the Referral Report dated May 20, 2025, entitled "Miscellaneous Amendments Concerning Various CD-1 By-laws and Rezoning Conditions", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- 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; 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. 10735)

**8. Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street  
May 20, 2025**

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

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

*RECOMMENDATION FOR PUBLIC HEARING*

- A. THAT the application, by Alabaster Developments Ltd. on behalf of:
- Madan Mohan Dhir and Darshna Devi Dhir, the registered owners of 859 East 33rd Avenue [PID 015-645-193; Lot 5, Except the South 7 Feet Now Road, of Lot 5 Block 3 District Lots 391 and 392 Plan 344];

- Madan Mohan Dhir and Darshana Devi Dhir, the registered owners of 871 East 33rd Avenue [*PID 015-645-207; Lot 6, Except the South 7 Feet Now Road, of Lot 5 Block 3 District Lots 391 and 392 Plan 344*];
- Maria Fatima Cunha, the registered owner of 883 East 33rd Avenue [*PID 002-897-814; The West 42 Feet of Lot 7, Except the South 7 Feet, Block 5 of Block 3 District Lots 391 and 392 Plan 344*]; and
- Maria De Fatima Cunha, the registered owner of 4895 St. Catherines Street [*PID 010-127-631; Amended Lot 8 (see 514872L) of Lot 5 Block 3 District Lots 391 and 392 Plan 344*];

to rezone the lands from R1-1 (Residential) District to RR-2B (Residential Rental) District, be approved in principle;

FURTHER THAT the draft zoning amendment By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 20, 2025, entitled "Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines 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 20, 2025, entitled "Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment 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 zoning amendment By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated May 20, 2025, entitled "Rezoning: 859-883 East 33rd Avenue and 4895 St. Catherines Street";

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 zoning amendment 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; 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. 10736)

**9. CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street  
May 20, 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 Sightline Properties (West 29th Ave) Ltd., the registered owner of the lands located at 520-590 West 29th Avenue and 4510-4550 Ash Street [*PID 031-644-601; Lot A Block 760 District Lot 526 Group 1 New Westminster District Plan EPP118341*], to rezone the lands from RM-8A (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.2 to 3.0 and the maximum building height from 11.5 m (38 ft.) to 21.3 m (70 ft.) with additional height for mechanical appurtenances, to permit the development of a two six-storey residential buildings and two three-storey townhouses containing 230 rental housing 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 20, 2025, entitled "CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture Inc. received July 25, 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 20, 2025, entitled "CD-1 Rezoning: 520-590 West 29th Avenue and 4510-4550 Ash Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above 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. 10737)

**10. CD-1 Rezoning: 4001-4009 Knight Street and 1348 East 24th Avenue  
May 20, 2025**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to refuse the application following the Public Hearing.

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**

THAT the application by Joe Carreira on behalf of Conwest (4001 Knight) GP Ltd., the registered owner of the lands located at 4001-4009 Knight Street and 1348 East 24th Avenue [*Lot C Block L District Lot 301 Plan 12342 and Lot 5, Except Part In Reference Plan 8408, Block L District Lot 301 Plan 187; PIDs 008-906-441 and 015-640-515 respectively*], to rezone the lands from C-2 (Commercial) and RM-1 (Residential) Districts to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.2 and 3.7 to 10.79 and the maximum building height from 10.7 m (35.1 ft.) and 22.0 m (72.2 ft.) respectively to 76.9 m (252 ft.) with additional height for the portion with rooftop amenity and mechanical equipment, to permit the development of a 23-storey mixed-use building containing 233 strata-residential units, a 37-space turn-key childcare facility for City ownership and commercial space on the ground floor, be refused.

ADOPTED ON CONSENT (Vote No. 10738)

**11. CD-1 Rezoning: 414-420 West Pender Street  
May 20, 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 and heritage designation 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 Development Corp. on behalf of 1447047 B.C. Ltd.<sup>1</sup> the registered owner of the lands located at 414-420 West Pender Street [*Lots 7 and 8 Block 35 District Lot 541 Plan 210; PIDs 015-488-179 and 015-488-187 respectively*], to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 6.00 to 9.44 and the maximum building height from 32 m (105 ft.) to 36.4 m (119.5 ft.) with additional height for the portion with a rooftop amenity, to permit the development of a 12-storey, mixed-use building containing 88 rental units, with ground floor commercial uses, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated, May 20, 2025, entitled "CD-1 Rezoning: 414-420 West Pender Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GWA Architecture, received February 8, 2024 with revised drawings received on October 23, 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 20, 2025, entitled "CD-1 Rezoning: 414-420 West Pender 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 the heritage designation of the retained heritage façade at 414-420 West Pender Street [*Lots 7 and 8 Block 35 District Lot 541 Plan 210; PIDs 015-488-179 and 015-488-187 respectively*] as protected heritage property be approved in principle.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the Heritage Designation By-law, generally as set out in Appendix C of

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<sup>1</sup> Represented by Hans Fast, Christoph Hertwig, and Christoph Wendl

the Referral Report dated, May 20, 2025, entitled “CD-1 Rezoning: 414-420 West Pender Street”, prior to enactment of the CD-1 By-law.

- D. 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 20, 2025, entitled “CD-1 Rezoning: 414-420 West Pender Street”, be approved.
- E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Referral Report dated, May 20, 2025, entitled “CD-1 Rezoning: 414-420 West Pender 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.

- F. THAT A to E 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. 10739)

**12. CD-1 Rezoning: 1527 Main Street  
May 20, 2025**

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

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

*RECOMMENDATION FOR PUBLIC HEARING*

- A. THAT the application by DIALOG BC Architecture Engineering Interior Design Planning Inc., on behalf of 1527 Main Property (Nominee) Ltd., the registered owner of the lands located at 1527 Main Street [*PID 008-918-031; Lot A Block 34 District Lots 200A and 2037 Plan 12286*], to rezone the lands from FC-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 5.0 to 6.0 and the maximum building height from 22.9 m (75 ft.) to 55.3 m (181 ft.) and 67.2 m (220 ft.) with additional height for the portion with rooftop amenity, to permit the development of a mixed-use development with 17-storey (sub-area A) and 21-storey (sub-area B) buildings connected by a seven-storey podium, with 371 rental units, and commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 20, 2025, "CD-1 Rezoning: 1527 Main Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by DIALOG BC Architecture Engineering Interior Design Planning Inc., received July 30, 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 20, 2025, "CD-1 Rezoning: 1527 Main 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 CD-1 By-law, a consequential amendment to the Southeast False Creek Official Development Plan to increase the maximum permitted floor area limits for both the entire Southeast False Creek area and for Area 3C, and to establish a floor space ratio maximum for 1527 Main Street, generally as set out in Appendix C of the Referral Report dated May 20, 2025, "CD-1 Rezoning: 1527 Main Street", also be approved in principle.
- D. THAT subject to approval in principle of the CD-1 By-law, Council also approve in principle 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 20, 2025, "CD-1 Rezoning: 1527 Main Street".
- E. THAT subject to approval in principle of the CD-1 By-law, Council also approve in principle the amendment to the Noise Control By-law to include the CD-1, generally as set out in Appendix C of the Referral Report dated May 20, 2025, "CD-1 Rezoning: 1527 Main Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendment to the Noise Control By-law, the Sign By-law and the

Southeast False Creek Official Development Plan at the time of enactment of the CD-1 By-law.

- F. THAT A to E 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. 10740)

**13. CD-1 Rezoning: 2079-2085 West 5th Avenue  
May 20, 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 Colliers, on behalf of:
- Glynna Pybus, the registered owner of the lands located at 2079 West 5th Avenue [*PID 015-247-066; Lot 36 Block 245 District Lot 526 Plan 590*]; and
  - Brightside Community Homes Foundation, the registered owner of the lands located at 2085 West 5th Avenue [*Lots 37 to 40 Block 245 District Lot 526 Plan 590; PIDs 011-780-894, 011-780-908, 011-780-924 and 011-780-941 respectively*];

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 10.0 and the maximum building height from 10.7 m (35 ft.) to 68.5 m (224 ft.), with additional height for rooftop amenity, to permit a 21-storey mixed-use social housing building, 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 20, 2025, entitled "CD-1 Rezoning: 2079-2085 West 5th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Franci Architecture, received December 13, 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 20, 2025, entitled "CD-1 Rezoning: 2079-2085 West 5th 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 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 20, 2025, entitled "CD-1 Rezoning: 2079-2085 West 5th 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 20, 2025, entitled "CD-1 Rezoning: 2079-2085 West 5th 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. 10741)

## BY-LAWS

Councillor Montague advised he had reviewed the proceedings related to By-laws 2 to 4 and would therefore be voting on the enactment.

Councillors Meiszner, Montague and Zhou advised they had reviewed the proceedings related to By-law 5 and would therefore be voting on the enactment.

MOVED by Councillor Dominato  
SECONDED by Councillor Montague

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 2 and 3, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY  
(Councillor Bligh, Maloney and Orr ineligible to vote)  
(Councillor Klassen and Mayor Sim absent for the vote)

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 and 4 to 38 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY  
(Councillors Maloney and Orr ineligible to vote)  
(Councillor Klassen and Mayor Sim absent for the vote)

1. A By-law to amend Building By-law No. 12511 regarding rainwater management regulations for low-density development (By-law No. 14344)
2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (3132-3150 Rosemont Drive (West)) (By-law No. 14345)  
*(Councillors Bligh, Maloney and Orr ineligible to vote)*
3. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (3132-3150 Rosemont Drive (East)) (By-law No. 14346)  
*(Councillors Bligh, Maloney and Orr ineligible to vote)*
4. A By-law to amend CD-1 (72) By-law No. 4580 (3132-3150 Rosemont Drive) (By-law No. 14347)  
*(Councillors Bligh, Maloney and Orr ineligible to vote)*
5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (3353 Cambie Street) (By-law No. 14348)  
*(Councillors Maloney and Orr ineligible to vote)*
6. A By-law to enact a Housing Agreement for 1325-1333 East Georgia Street (By-law No. 14349)



7. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 13004 (3701-3743 West Broadway) (By-law No. 14950)
8. A By-law to amend Subdivision By-law No. 5208 (5630-5678 Heather Street) (By-law No. 14951)
9. A By-law to amend Subdivision By-law No. 5208 (2821-2869 East 49th Avenue) (By-law No. 14952)
10. A By-law to amend Subdivision By-law No. 5208 (3803-3823 West 10th Avenue) (By-law No. 14953)
11. A By-law to amend Subdivision By-law No. 5208 (1026-1108 West 41st Avenue) (By-law No. 14954)
12. A By-law to amend Subdivision By-law No. 5208 (2753-2769 East 49th Avenue) (By-law No. 14955)
13. A By-law to amend Subdivision By-law No. 5208 (5950-5990 Granville Street) (By-law No. 14956)
14. Development Approval Procedure By-law (By-law No. 14957)
15. A by-law to amend Subdivision By-law No. 5208 regarding form of development (By-law No. 14958)
16. A By-law to levy rates on qualifying real property in the Cambie Village Business Improvement Area (By-law No. 14959)
17. A By-law to levy rates on qualifying real property in the Chinatown Business Improvement Area (By-law No. 14960)
18. A By-law to levy rates on qualifying real property in the Collingwood Business Improvement Area (By-law No. 14961)
19. A By-law to levy rates on qualifying real property in the Commercial Drive Business Improvement Area (By-law No. 14962)
20. A By-law to levy rates on qualifying real property in the Downtown Vancouver Business Improvement Area (By-law No. 14963)
21. A By-law to levy rates on qualifying real property in the Dunbar Village Business Improvement Area (By-law No. 14964)
22. A By-law to levy rates on qualifying real property in the Fraser Street Business Improvement Area (By-law No. 14965)
23. A By-law to levy rates on qualifying real property in the Gastown Business Improvement Area (By-law No. 14966)
24. A By-law to levy rates on qualifying real property in the Hastings Crossing Business Improvement Area (By-law No. 14967)

25. A By-law to levy rates on qualifying real property in the Hastings North Business Improvement Area (By-law No. 14968)
26. A By-law to levy rates on qualifying real property in the Kerrisdale Business Improvement Area (By-law No. 14969)
27. A By-law to levy rates on qualifying real property in the Kitsilano 4th Avenue Business Improvement Area (By-law No. 14970)
28. A By-law to levy rates on qualifying real property in the Marpole Business Improvement Area (By-law No. 14971)
29. A By-law to levy rates on qualifying real property in the Mount Pleasant Business Improvement Area (By-law No. 14972)
30. A By-law to levy rates on qualifying real property in the Mount Pleasant Expansion Business Improvement Area (By-law No. 14973)
31. A By-law to levy rates on qualifying real property in the Point Grey Village Business Improvement Area (By-law No. 14974)
32. A By-law to levy rates on qualifying real property in the Robson Street Business Improvement Area (By-law No. 14975)
33. A By-law to levy rates on qualifying real property in the South Granville Business Improvement Area (By-law No. 14976)
34. A By-law to levy rates on qualifying real property in the Strathcona Business Improvement Area (By-law No. 14977)
35. A By-law to levy rates on qualifying real property in the Victoria Drive Business Improvement Area (By-law No. 14978)
36. A By-law to levy rates on qualifying real property in the West Broadway Business Improvement Area (By-law No. 14979)
37. A By-law to levy rates on qualifying real property in the West End Business Improvement Area (By-law No. 14980)
38. A By-law to levy rates on qualifying real property in the Yaletown Business Improvement Area (By-law No. 14981)

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

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

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

## **NEW BUSINESS**

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

MOVED by Councillor Meiszner

SECONDED by Councillor Fry

THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on June 24 to 26, 2025, and September 16 and 17, 2025;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on November 4, 2025, from 5 pm onwards;

FURTHER THAT Councillor Zhou be granted a Leave of Absence for civic business from meetings on June 26, 2025, from 5 pm onwards;

FURTHER THAT Councillor Fry be granted a Leave of Absence for personal reasons from meetings on July 24 to 29, 2025;

FURTHER THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on July 30, 2025;

FURTHER THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on June 11, 2025, from noon onwards, and June 19, 2025, from 5 pm onwards;

FURTHER THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on June 18, 2025, from 3 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons on June 10, 2025, from 4:30pm to 8 pm;

FURTHER THAT Councillor Dominato be granted Leaves of Absence for civic business on June 25 and 26, 2025, from 5 pm onwards;

AND FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business on June 26, 2025, from 5 pm onwards.

CARRIED UNANIMOUSLY

(Councillor Klassen and Mayor Sim absent for the vote)

### **2. Memorial Event for the April 26th Lapu-Lapu Day Tragedy in the City of Vancouver**

\* \* \* \* \*

*At this point in the meeting, before the motion received a seconder, Council recessed at 2:50 pm and reconvened at 3:03 pm.*

\* \* \* \* \*

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Montague

- A. THAT Council authorize the City Manager or designate to enter into a no-fee contract with Canucks Entertainment Corp. for the use of Rogers Arena for the “Come Together: Vancouver Strong” event and a no-fee contract with Brand Live for production services for the event.
- B. THAT Council authorize the allocation of up to \$50,000 from the General Revenue Stabilization fund to cover production costs not otherwise covered by ticket sales for the event, noting the intention is to charge a nominal ticket fee to cover unavoidable hard costs, with any residual revenues to be donated to the Filipino community with their guidance.

carried

REFERRAL MOVED by Councillor Maloney  
SECONDED by Councillor Orr

THAT Council refer the motion entitled “Memorial Event for the April 26th Lapu-Lapu Day Tragedy in the City of Vancouver” to the Council meeting following the Standing Committee meeting on Policy and Strategic Priorities on June 4, 2025, as Unfinished Business.

LOST (Vote No. 10747)  
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague and Zhou opposed)  
(Mayor Sim absent for the vote)

The amendment having lost, the motion was put and CARRIED UNANIMOUSLY (Vote No. 10748) with Mayor Sim absent for the vote.

### **3. Change to Roster of Acting Mayor**

MOVED by Councillor Lisa Dominato  
SECONDED by Councillor Montague

THAT Councillor Kirby-Yung be named in place of Councillor Dominato as the Acting Mayor on June 3 to 5, 2025 and June 27 to 29, 2025.

CARRIED UNANIMOUSLY (Vote No. 10748)  
(Mayor Sim absent for the vote)

### **ENQUIRIES AND OTHER MATTERS**

None.

**ADJOURNMENT**

MOVED by Councillor Montague  
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY  
(Mayor Sim absent for the vote)

Council adjourned at 3:24 pm.

\* \* \* \* \*