



COUNCIL MEETING MINUTES

SEPTEMBER 16, 2025

A Meeting of the Council of the City of Vancouver was held on Tuesday, September 16, 2025, at 9:40 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:

Donny van Dyk, City Manager
Karen Levitt, Deputy City Manager

CITY CLERK'S OFFICE:

Katrina Leckovic, City Clerk
David Yim, Meeting Coordinator

WELCOME

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

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

IN CAMERA MEETING

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

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

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;

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

(c) labour relations or other employee relations;

(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. Special Council – August 6 and September 25, 2024, and April 9 and June 12, 2025

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Meiszner

THAT the Minutes of the Special Council meeting of August 6 and September 25, 2024, and April 9 and June 12, 2025, be approved.

CARRIED UNANIMOUSLY

2. Council (Policy and Strategic Priorities) – July 9, 2025

MOVED by Councillor Zhou

SECONDED by Councillor Klassen

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities of July 9, 2025, be approved.

CARRIED UNANIMOUSLY

3. Special Council (Business Licence Hearing) – July 16, 2025

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

THAT the Minutes of the Special Council (Business Licence Hearing) of July 16, 2025, be approved.

CARRIED UNANIMOUSLY

4. Council – July 22, 2025

MOVED by Councillor Klassen

SECONDED by Councillor Dominato

THAT the Minutes of the Council meeting of July 22, 2025, be approved.

CARRIED UNANIMOUSLY

5. Council (City Finance and Services) – July 23, 2025

MOVED by Councillor Klassen

SECONDED by Councillor Dominato

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of July 23, 2025, be approved.

CARRIED UNANIMOUSLY

6. Special Council – July 29, 2025

MOVED by Councillor Meiszner

SECONDED by Councillor Zhou

THAT the Minutes of the Special Council meeting of July 29, 2025, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Bligh

SECONDED by Councillor Montague

THAT Council adopt Communication 1, Report 4, and Referral Reports 1 to 11, 13 and 14, on consent.

CARRIED UNANIMOUSLY

COMMUNICATIONS

1. Changes to 2025 Council Meetings Schedule

THAT Council add a new Public Hearing on Tuesday, November 25, 2025, starting at 6 pm;

FURTHER THAT Council change an existing Meeting Reserve on Thursday, December 4, 2025, to a new Public Hearing, starting at 6 pm.

ADOPTED ON CONSENT

REPORTS

1. Public Realm Advertising Framework September 4, 2025

The Chief Strategy Officer responded to questions.

MOVED by Councillor Dominato

SECONDED by Councillor Kirby-Yung

THAT Council approve the Public Realm Advertising Framework, as outlined in the Report dated September 4, 2025, entitled "Public Realm Advertising Framework", to guide the City's approach to third-party advertising in the public realm.

CARRIED UNANIMOUSLY (Vote No. 00002)

2. Report back - 897 Granville Street – Sign By-law Amendment September 5, 2025

Council heard from the applicant of the Sign By-law amendment and asked questions of the applicant. Subsequently, Council heard from one speaker who spoke in support of the report recommendations.

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

A. THAT Council approve, in principle, an application to amend the Sign By-law as generally outlined in Appendix A of the Report dated September 5, 2025, entitled "Report back - 897 Granville Street – Sign By-law Amendment" to authorize a proposed electronic video billboard sign by Astral Out-of-Home Bell Media ("Astral") on behalf of Granville Smithe Holdings Ltd., the registered owner of a building having a civic address of 897 Granville Street subject to the following terms in a written agreement between the City and applicant:

- an annual payment to the City equal to \$80,000 (year 1), with a 3% year-over-year escalation for the term of the agreement;
- revenue share paid to the City by the property owner equal to half the net revenue (30%) paid to them by Astral; and
- an allocation of up to twenty percent (20%) of "Airtime" for use by the City, at no additional charge to the City, for the display of Non-Profit Arts Advertising and/ or City Artwork or similar be provided.

FURTHER THAT upon execution of the written agreement by the Director of Legal Services, Council instructs the Director of Legal Services to bring forward for enactment a by-law generally in accordance with Appendix A of the above-noted report.

B. THAT Council instruct the applicant to work with staff at the time of sign permit application to provide design modifications to better enhance the fit in the Granville Street Entertainment District through the provision of the signage structure, materials and details which better reflect the District's themed traditional historic neon signage.

CARRIED (Vote No. 00003)
(Councillors Meiszner and Orr opposed)

3. Revised Employee Code of Conduct - WITHDRAWN

This item was withdrawn at the request of staff.

4. 2026 Interest Rate on Property Tax Arrears August 6, 2025

A. THAT City Council set an interest rate of 8.95% for property tax arrears to be effective January 1, 2026.

- B. THAT the Director of Legal Services be instructed to bring forward for enactment a by-law outlined in Appendix A of the Report dated August 6, 2025, entitled “2026 Interest Rate on Property Tax Arrears” regarding the 2026 interest rate on property tax arrears, for consideration by Council on or before September 30, 2025, in accordance with the provisions of section 415 of the *Vancouver Charter*.

ADOPTED ON CONSENT (Vote No. 00006)

REFERRAL REPORTS

**1. Modernizing Business Licence Land Uses and Policies – Amendments to the Zoning and Development By-law, Downtown Official Development Plan By-law and Licence By-law
September 2, 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 by-laws in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATIONS FOR PUBLIC HEARING

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to modernize business land uses relating to Arcade, Adult Retail Store and Restaurant – Class 2 generally as presented in Appendix A of the Referral Report dated September 2, 2025, entitled “Modernizing Business Licence Land Uses and Policies – Amendments to the Zoning and Development By-law, Downtown Official Development Plan By-law and Licence By-law”;

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 subject to approval of A above, Council approve, in principle, related amendments to the Downtown Official Development Plan By-law, generally as presented in Appendix B of the Referral Report dated September 2, 2025, entitled “Modernizing Business Licence Land Uses and Policies – Amendments to the Zoning and Development By-law, Downtown Official Development Plan By-law and Licence By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Downtown Official Development Plan By-law generally as presented in Appendix B of the above-noted report.

- C. THAT subject to approval of A above, Council approve, in principle, related amendments to the Licence By-law generally as presented in Appendix C of the Referral Report dated September 2, 2025, entitled “Modernizing Business Licence Land Uses and Policies – Amendments to the Zoning and Development By-law, Downtown Official Development Plan By-law and Licence By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Licence By-law generally as presented in Appendix C of the above-noted report.

- D. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the repeal of the Adult Retail Store Guidelines.

- E. THAT A through 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 any rezoning by-law; 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. 00007)

2. Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management August 19, 2025

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to bring forward the 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 approve, in principle, amendments to the Building By-law regarding rainwater management regulations for new buildings, generally as

presented in Appendix A of the Referral Report dated August 19, 2025, entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Building By-law generally in accordance with Appendix A of the above-noted report.

- B. THAT subject to approval of A above, Council approve, in principle, an application to amend the Zoning and Development By-law to eliminate storm water requirements from the First Shaughnessy District Schedule, generally as presented in Appendix B of the Referral Report dated August 19, 2025, entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management”;

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

- C. THAT subject to approval of B above, Council approve, in principle, an application to amend the Heritage Conservation Area Official Development Plan (HCA ODP) to eliminate storm water guidelines from the First Shaughnessy Heritage Conservation Area Design Guidelines (Appendix A3 of the HCA ODP) generally as presented in Appendix C of the Referral Report dated August 19, 2025, entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Heritage Conservation Area Official Development Plan, generally in accordance with Appendix C of the above-noted report.

- D. THAT subject to approval of A above, Council approves, in principle, applications to:
- (i) amend CD-1 (211) By-law No. 6314 for 2502 East 26th Avenue, to eliminate storm water requirements, generally as presented in Appendix D of the Referral Report dated August 19, 2025, entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management”;
 - (ii) amend CD-1 (212) By-law No. 6315 for 2709-2791 East 28th Avenue, to eliminate storm water requirements, generally as presented in Appendix E of the above-noted report;
 - (iii) amend CD-1 (214) By-law No. 6317 for 2960 East 29th Avenue, to eliminate storm water requirements, generally as presented in Appendix F of the above-noted report;

- (iv) amend CD-1 (218) By-law No. 6321 for 3301-3347 Clive Avenue and 3330 Vanness Avenue, to eliminate storm water requirements, generally as presented in Appendix G of the above-noted report;
 - (v) amend CD-1 (223) By-law No. 6361 for 2750-2798 East 28th Avenue and 4400-4402 Kaslo Street, to eliminate storm water requirements, generally as presented in Appendix H of the above-noted report;
 - (vi) amend CD-1 (225) By-law No. 6363 for 5092 McHardy Street and 3263-3277 and 3311-3327 Vanness Avenue, to eliminate storm water requirements, generally as presented in Appendix I of the above-noted report; and
 - (vii) amend CD-1 (241) By-law No. 6528 for 5003-5399 Boundary Road, to eliminate storm water requirements, generally as presented in Appendix J of the above-noted report.
- E. THAT subject to approval of D above, at the time of enactment of the amendments to the above by-laws, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to the Joyce Station Area CD-1 Guidelines (Vanness Avenue North, Rae Avenue & 5000-5300 Blocks Boundary Road) (By-law No. 6528) to eliminate storm water requirements, generally as presented in Appendix K of the Referral Report dated August 19, 2025, entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management”.
- F. THAT subject to approval of A above, at the time of enactment of the amendments to the above by-laws, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to the Transit-Oriented Areas Rezoning Policy to eliminate site-specific rainwater management requirements, generally as presented in Appendix L of the Referral Report dated August 19, 2025, entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management”.

ADOPTED ON CONSENT (Vote No. 00008)

**3. Enabling Outdoor Cold Plunges and Saunas – Amendments to the Zoning and Development By-law and Licence By-law
September 2, 2025**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the by-law amendments as described below and that the amendments 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 and Licence By-law amendments, 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 Beauty and Wellness Centre regulations to allow for outdoor cold plunges and saunas, generally in accordance with Appendix A of the Referral Report dated September 2, 2025, entitled “Enabling Outdoor Cold Plunges and Saunas – Amendments to the Zoning and Development By-law and Licence 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 in accordance with Appendix A of the above-noted report.

- B. THAT Council approve, in principle, amendments to the Licence By-law to remove the steam bath licence category and regulations, and amend the Beauty and Wellness Centre definition to include thermal therapy, generally as presented in Appendix B of the Referral Report dated September 2, 2025, entitled “Enabling Outdoor Cold Plunges and Saunas – Amendments to the Zoning and Development By-law and Licence By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Licence By-law, generally in accordance with Appendix B of the above-noted report.

- 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 by-laws including zoning by-laws; and
 - (iii) THAT the City and all its officials 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. 00009)

**4. Rezoning: 1401-1455 East 49th Avenue
September 2, 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 Raffaele Architecture, on behalf of Vittori Lanark Holdings Ltd., the lessee of the lands owned by the Board of Education of School District No. 39 (Vancouver) located at 1401-1455 East 49th Avenue [PID 032-188-803; Lot 1 District Lot 731 Group 1 New Westminster District Plan EPP132422], to rezone the lands from R1-1 (Residential Inclusive) District and C-1 (Commercial) District to RR-3B (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 September 2, 2025, entitled "Rezoning: 1401-1455 East 49th 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 subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated September 2, 2025, entitled "Rezoning: 1401-1455 East 49th Avenue", 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 September 2, 2025, entitled "Rezoning: 1401-1455 East 49th 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 zoning amendment by-law.

- D. THAT A through 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. 00010)

**5. CD-1 Rezoning: 11-15 East 4th Avenue
September 2, 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 Oxford Properties on behalf of 11 East 4th Avenue Inc., the registered owner of 11-15 East 4th Avenue [*PID 013-578-561; Lot F Block 18 District Lot 200A Plan 22192*], to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 6.30 and the building height from 30.5 m (100 ft.) to 46.5 m (153 ft.) to permit a mixed-use development with industrial, office and ground floor retail space in an eight-storey 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 September 2, 2025, entitled "CD-1 Rezoning: 11-15 East 4th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Chernoff Thompson Architects and B+H Architects, received October 4, 2024 and revised July 14, 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 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 September 2, 2025, entitled "CD-1 Rezoning: 11-15 East 4th Avenue", be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C

of the Referral Report dated September 2, 2025, entitled “CD-1 Rezoning: 11-15 East 4th 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 new CD-1 By-law.

- D. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of “mixed-employment (light industrial)”, generally as set out in Appendix C of the Referral Report dated September 2, 2025, entitled “CD-1 Rezoning: 11-15 East 4th Avenue”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new CD-1 By-law.

- E. THAT A through 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 bylaw 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. 00011)

**6. CD-1 Rezoning - 270 East 13th Avenue
September 2, 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 JTA Development Consultants, on behalf of Alexander Manor Holdings Ltd., the registered owner of the lands located at 270 East 13th Avenue [*Lots 7 to 9 Block 111 District Lot 301 Plan 187; PID 015-607-658, 015-607-682, 012-076-198 respectively*], to rezone the lands 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 62.8 m (206 ft.) with additional height for the portion with rooftop amenity space, to permit the development of a 20-storey mixed-use building containing 167 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 September 2, 2025, entitled "CD-1 Rezoning - 270 East 13th 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., received February 1, 2024, and supplemental plans 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 September 2, 2025, entitled "CD-1 Rezoning - 270 East 13th 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 September 2, 2025, entitled "CD-1 Rezoning - 270 East 13th 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 September 2, 2025, entitled "CD-1 Rezoning - 270 East 13th 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 through 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. 00005)

**7. Rezoning: 5770-5790 Granville Street
September 2, 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 Tera Development on behalf of:

- KKBL No. 508 Ventures Ltd., the registered owners of 5770 Granville Street [*PID 011-141-689; Lot 3 of Lot 1 Block 6 District Lot 526 Plan 5486*]; and
- Soo Kim Louie, the registered owner of 5790 Granville Street [*PID 006-498-205; Lot 4 of Lot 1 Block 6 District Lot 526 Plan 5486*];

to rezone the lands from R1-1 (Residential Inclusive) District to RR-3B (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 September 2, 2025, entitled "Rezoning: 5770-5790 Granville 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 September 2, 2025, entitled "Rezoning: 5770-5790 Granville 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 September 2, 2025, entitled "Rezoning: 5770-5790 Granville 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 through 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. 00017)

**8. CD-1 Rezoning: 1366 West 12th Avenue
September 2, 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 BFA Studio Architects, on behalf of 1366W12 Holdings Ltd. the registered owner of the lands located at 1366 West 12th Avenue [*Lot 3 to Lot 5, Block 412 District Lot 526 Plan 1276; PIDs 013-490-877, 013-490-885 and 013-490-893 respectively*], to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.0 to 6.5 and the maximum building height from 36.6 m (120 ft.) to 60 m (197 ft.) with additional height for the portion with rooftop amenity, to permit the development of an 20-storey 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 September 2, 2025, entitled "CD-1 Rezoning: 1366 West 12th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by BFA Studio Architects, received July 10, 2024 and supplemental plans received November 12, 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 September 2, 2025, entitled "CD-1 Rezoning: 1366 West 12th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT 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. 00012)

**9. Rezoning: 678 West 30th Avenue
September 2, 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 b Squared Architecture Inc., on behalf of 1470216 B.C. Ltd.¹, the registered owner of the lands located at 678 West 30th Avenue [*PID 010-691-197; Lot 2 Block 779 District Lot 526 Plan 7206*], to rezone the lands from R1-1 (Residential Inclusive) District to RM-8A (Multiple Dwelling) 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 September 2, 2025, entitled "Rezoning: 678 West 30th 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, 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 September 2, 2025, entitled "Rezoning: 678 West 30th 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 zoning amendment by-law.
- 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; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

¹ Represented by Rajwinder Singh Dhillon, Subaig Singh Ghag, and Sundeep Singh Ghag

- (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. 00013)

**10. CD-1 Rezoning: 1676 West 11th Avenue
September 2, 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 Villa Capri Enterprises Ltd., the registered owner of the lands located at 1676 West 11th Avenue [*Lots 2 to 4 Block 389 District Lot 526 Plan 1949; PIDs 013-453-505, 013-453-521, and 013-453-556 respectively*], to rezone the lands from RM-3 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.0 to 6.6 and the building height from 36.6 m (120 ft.) to 61m (200 ft.) to permit a 19-storey residential building, containing 176 market rental 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 September 2, 2025, entitled "CD-1 Rezoning: 1676 West 11th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by W. T. Leung Architects Inc., received December 20, 2023 and May 26, 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 September 2, 2025, entitled “CD-1 Rezoning: 1676 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. 00015)

**11. CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street
September 2, 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 Marcon, on behalf of:
- 500 W Pender Holdings (No. 1) Ltd. and 500 W Pender Holdings (No.2) Ltd., the registered owners of the lands located at 516-536 West Pender Street and 501 Richards Street [*Lots 4 to 7 Block 34 District Lot 541 Plan 210 and Lots 8 to 10, Except the South 50 feet, Block 34 District Lot 541 Plan 210;*

PIDs 006-033-342, -013-654-730, 013-654-748, 013-654-772, 013-998-641, 013-998-650, and 013-998-676, respectively]; and

- Lumbermens Building Corp., the registered owner of the land located at 509-515 Richards Street [*PID 007-234-449; Lot A (See 414418-L) of Lots 8, 9 and 10 Block 34 District Lot 541 Plan 210*];

to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 7.0 to 20.66 and the maximum building height from 91.4 m (300 ft.) to 95.5 m (313 ft.), to permit the development of a 29-storey mixed-use 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 September 2, 2025, entitled “CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Partners Architects, received February 15, 2023 and supplemental plans received January 6, 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 the heritage designation of the West Pender Street facade of the existing building known as the “Captain Pybus Building”, located at 534 West Pender Street [*PID 006-033-342; Lot 4 Block 34 District Lot 541 Plan 210*], and the Richards Street façade (with partial cornice return on the north and south elevations) of the existing building known as the “Lumbermen’s Building”, located at 509 Richards Street [*PID 007-234-449; Lot A (See 414418-L) of Lots 8, 9 and 10 Block 34 District Lot 541 Plan 210*], as protected heritage property, be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward the Heritage Designation By-law, generally as set out in Appendix C of the Referral Report dated September 2, 2025, entitled “CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street”, prior to enactment of the CD-1 By-law.

- C. THAT subject to approval in principle of the rezoning, the existing building known as the “Captain Pybus Building”, located at 534 West Pender Street [*PID 006-033-342; Lot 4 Block 34 District Lot 541 Plan 210*], be added to the Vancouver Heritage Register.
- 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 September 2, 2025, entitled “CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street”, be approved;

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

- E. 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 September 2, 2025, entitled “CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards 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 through 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. 00016)

**12. CD-1 Rezoning: 441 East Pender Street
September 2, 2025**

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

REFERRAL MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT Council refer the application to staff to review whether the principles of procedural fairness were followed with respect to changes to the application subsequent to public engagement.

CARRIED UNANIMOUSLY (Vote No. 00004)

**13. CD-1 Rezoning: 1111 Broughton Street
September 2, 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 Arcadis Architects (Canada) Inc., on behalf of The Bloom Group Nicholson Housing Society (Bloom Group), the registered owner of the lands located at 1111 Broughton Street [*PID 015-758-966; The North 1/2 of Lot 20 Block 48 District Lot 185 Plan 92*], to rezone the lands from RM-5 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.00 to 18.8 and the building height from 18.3 m (60 ft.) to 81.0 m (266 ft.) to permit a 25-storey residential building with rooftop amenity, containing 136 social 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 September 2, 2025, entitled "CD-1 Rezoning: 1111 Broughton Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arcadis, received January 7, 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 September 2, 2025, entitled "CD-1 Rezoning: 1111 Broughton 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.

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 new CD-1 By-law.

- 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. 00018)

**14. Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)
September 2, 2025**

THAT the application to replace the Original Housing Agreement Condition with the Modified Housing Agreement Condition, each defined in Recommendation A, to 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;

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application to replace condition of Enactment 2.8 in Appendix B – Part 2 of the Referral Report for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street) in RTS 14508 (the “Original Housing Agreement Condition” with the condition described in and as set out in Appendix A (the “Modified Housing Agreement Condition”) of the Referral Report dated September 2, 2025, entitled “Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)” be approved.
- B. THAT subject to approval of the application, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law(s) 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.
- 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 the Housing Agreement By-law(s) authorizing the City to enter into the new Housing Agreement for the property, and any costs incurred in fulfilling requirements imposed 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. 00019)

BY-LAWS

Councillors Bligh, Dominato, Fry, Kirby-Yung, Klassen, Meiszner, Montague, Orr, and Zhou advised that they had reviewed the proceedings related to By-laws 8 and 9 and would therefore be voting on the enactment.

Councillor Orr advised that he had reviewed the proceedings related to By-law 15 and would therefore be voting on the enactment.

Councillor Montague advised that he had reviewed the proceedings related to By-law 20 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, 2 and 8, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

MOVED by Councillor Meiszner
SECONDED by Councillor Dominato

THAT Council, except for those members ineligible to vote as noted below, enact the by-law listed on the agenda for this meeting as numbers 3 to 5 inclusive, and 9 to 21 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend the Licence By-law No. 4450 regarding business hours and miscellaneous amendments (By-law No. 14442)
2. A By-law to amend Secondhand Dealers and Pawnbrokers By-law No. 2807 regarding business hours (By-law No. 14443)

3. A By-law to repeal Business Premises Regulation of Hours By-law No. 8022 (By-law No. 14444)
4. A By-law to amend the Standards of Maintenance By-law No. 5462 regarding miscellaneous amendments (By-law No. 14445)
5. A By-law to amend the Ticket Offences By-law No. 9360 regarding a housekeeping amendment (By-law No. 14446)
6. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from R1-1 to RM-8A (688 West 29th Avenue) - *WITHDRAWN*
7. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from R1-1 to RR-2B (2520-2544 West 16th Avenue and 3223 Larch Street) - *WITHDRAWN*
8. A By-law to amend CD-1 (285) By-law No. 6963 (950 West 41st Avenue - Jewish Community Centre) (By-law No. 14447)
(*Councillor Maloney and Mayor Sim are ineligible to vote*)
9. A By-law to amend Sign By-law No.11879 (950 West 41st Avenue - Jewish Community Centre) (By-law No. 14448)
(*Councillor Maloney and Mayor Sim are ineligible to vote*)
10. A By-law to amend Noise Control By-law No. 6555 (950 West 41st Avenue - (Jewish Community Centre) (By-law No. 14449)
11. A By-law to amend Parking By-law No. 6059 with regard to CD-1 District Parking requirements (950 West 41st Avenue - Jewish Community Centre) (By-law No. 14450)
12. A By-law to enact a Housing Agreement for 185-193 Southwest Marine Drive (By-law No. 14451)
13. A By-law to enact a Housing Agreement for 215 Princess Avenue (By-law No. 14452)
14. A By-law to enact a Housing Agreement for 512 East Cordova Street (By-law No. 14453)
15. A By-law to amend Sign By-law No.11879 (701 Kingsway) (By-law No. 14454)
(*Councillors Fry and Maloney are ineligible to vote*)
16. A By-law to amend Noise Control By-law No. 6555 (701 Kingsway) (By-law No. 14455)
17. A By-law to amend Sign By-law No.11879 (430-440 West Pender Street) (By-law No. 14456)
(*Councillor Maloney is ineligible to vote*)
18. A By-law to amend Noise Control By-law No. 6555 (430-440 West Pender Street) (By-law No. 14457)

19. A By-law to enact a Housing Agreement for 1965 šxʷməθkʷəy̓ əmasəm Street (1965 Musqueamview Street) (By-law No. 14458)
20. A By-law to amend the Zoning and Development By-law No. 3575 regarding amendments to enable authority to secure public amenities, facilities, utilities and land as conditions of development permit approval (By-law No. 14459)
21. A By-law to provide for the imposition of interest on delinquent property taxes for 2026 (By-law No. 14460)

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. Zero Means Zero: Advancing a Zero Percent Property Tax Increase for 2026

Mayor Sim submitted a notice of Council Member's Motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of October 8, 2025, as a Council Members' Motion.

2. Promoting Cultural Inclusion and Economic Vitality: Advancing a Main Street Filipino Cultural Centre and Hotel Project

Mayor Sim and Councillor Zhou co-submitted a notice of Council Member's Motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of October 8, 2025, as a Council Members' Motion.

3. VanStat: A Pilot Program for Smart, Transparent, and Accountable City Services

Councillors Zhou and Montague co-submitted a notice of Council Member's Motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of October 8, 2025, as a Council Members' Motion.

4. Prioritizing Accessibility and Public Participation at City Council

Councillor Orr submitted a notice of Council Member's Motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of October 8, 2025, as a Council Members' Motion.

5. Next Stop UBC: A Call to Accelerate the Completion of the Broadway SkyTrain

Councillors Maloney and Orr co-submitted a notice of Council Member's Motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of October 8, 2025, as a Council Members' Motion.

6. Protecting the Champlain Heights Forest Trail Network for Future Generations and Residents

Councillor Fry submitted a notice of Council Member's Motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of October 8, 2025, as a Council Members' Motion.

7. Advancing Recommendations and Remedies to improve Operation and Application of Vancouver's Code of Conduct By-law

Councillor Fry submitted a notice of Council Member's Motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of October 8, 2025, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on September 17, 2025, from 1 pm to 5 pm, and November 12, 2025, from 1 pm onwards;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on October 23, 2025 from 3 pm onwards;

FURTHER THAT Councillor Zhou be granted a Leave of Absence for civic business from meetings on October 1, 2025, from 5 pm onwards, October 2, 2025, from 7 pm onwards, November 17 to 19, 2025, and November 27, 2025, from 2:30 pm onwards;

FURTHER THAT Councillor Zhou be granted a Leave of Absence for personal reasons from meetings on October 14, 2025, from 7 pm onwards;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on September 18, 2025, and October 28 to 30, 2025;

FURTHER THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on September 18, 2025, from 1 pm onwards, and November 4, 2025, from 5 pm onwards;

FURTHER THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on October 9, 2025, from 5 pm onwards, October 28 to 30, 2025, and December 22 and 23, 2025;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on September 16, 2025, from 4 pm to 8 pm, September 17, 2025, from 3 pm onwards, October 8, 2025, from 2:30 pm onwards, October 14, 2025 from 5 pm onwards, October 23, 2025, from 5:30 pm onwards, October 28 to 30, 2025 and November 4, 2025 from 5 pm onwards;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on September 16, 2025, from 6 pm to 7:30 pm, October 2, 2025, from 3 pm to 6 pm, October 29, 2025, from 5 pm onwards, November 6, 2025, from 3 pm onwards, and November 27, 2025, from 3 pm to 6 pm;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for personal reasons on October 1, 2025, from 5 pm onwards;

AND FURTHER THAT Councillor Orr be granted a Leave of Absence for civic business from meetings on October 2, 2025, from 4:30 pm onwards.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Report Back – Code of Conduct for Community Policing Board Member

Councillor Fry requested a report back from staff regarding the applicability of the City's Code of Conduct policy on board members based on a political tweet made by the vice president of the Gastown Hastings Crossing Community Policing Center. The City Manager agreed to follow up.

2. Report Back - Maintenance Dispute Over Shaughnessy Lake in VanDusen Garden

Councillor Montague requested a report back from the Vancouver Board of Parks and Recreation regarding the lack of maintenance of Shaughnessy Lake within VanDusen Garden. The City Manager agreed to follow up.

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 11:18 am.

* * * * *