



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON POLICY AND STRATEGIC PRIORITIES

SEPTEMBER 17, 2025

A meeting of the Standing Committee of Council on Policy and Strategic Priorities was held on Wednesday, September 17, 2025, at 9:42 am in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by the Part 14 of the *Procedure By-law*.

PRESENT: Councillor Peter Meiszner*, Chair (Leave of Absence – Civic Business – 1 pm to 5 pm)
Mayor Ken Sim*
Councillor Rebecca Bligh* (Leave of Absence – Civic Business – 9:30 am to 10:25 am and 11:30 am onwards)
Councillor Lisa Dominato*, Vice Chair (Leave of Absence – Civic Business – 2 pm onwards)
Councillor Pete Fry*
Councillor Sarah Kirby-Yung*
Councillor Mike Klassen
Councillor Lucy Maloney
Councillor Brian Montague*
Councillor Sean Orr
Councillor Lenny Zhou

CITY MANAGER'S OFFICE: Donny van Dyk, City Manager
Sandra Singh, Deputy City Manager

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

* Denotes absence for a portion of the meeting.

WELCOME

The Chair 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 Chair 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.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the Committee adopt Reports 1 to 6 and 8, and on consent.

not put

Note: Due to a technical issue, Council members were temporarily unable to add themselves to the queue to hold reports for questions. The issue was resolved and the motion above withdrawn to allow Councillors the opportunity to hold reports.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT the matters adopted on consent motion above be withdrawn.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Bligh absent for the vote)

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the Committee adopt Reports 1 and 3 to 6, on consent.

CARRIED UNANIMOUSLY
(Councillors Bligh and Montague absent for the vote)

REPORTS

1. 2026 Property Tax Exemption – Seniors Housing August 15, 2025

THAT the Committee recommend to Council

THAT Council approve, in principle, the by-law for 2026 Property Tax Exemption - Seniors Housing attached as Appendix A of the Report dated August 15, 2025, entitled "2026 Property Tax Exemption – Seniors Housing";

FURTHER THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law generally in accordance with Appendix A of the above-noted report.

ADOPTED ON CONSENT (Vote No. 00051)

**2. 58 Alexander Street - Removal of Property from Single Room Accommodation (SRA) By-law Designation
September 2, 2025**

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

MOVED by Councillor Dominato

SECONDED by Councillor Orr

THAT the Committee recommend to Council

THAT Council approve, in principle, an amendment to the Single Room Accommodation (SRA) By-law that removes the designation of 30 SRA - rooms at the Alexander Residence, located at 58 Alexander Street;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the necessary amendment to the SRA By-law.

CARRIED UNANIMOUSLY (Vote No. 00023)

(Councillors Bligh, Kirby-Yung and Mayor Sim absent for the vote)

**3. Grant to BC Housing to Support Continuation of Temporary Shelter at 15-27 West Hastings (Bud Osborn Shelter)
August 13, 2025**

THAT the Committee recommend to Council

- A. THAT Council approve a grant of up to \$300,000 to the British Columbia Housing Management Commission ("BC Housing") to provide 50% of the cost of BC Housing's lease at 15-27 West Hastings (the "Premises") for the continuation of the temporary shelter, to be funded from the previously allocated Empty Homes Tax (EHT) reserve funds through the Arts, Culture and Community Services Homelessness Services 2025 operating budget.
- B. THAT Council, for the purposes of the grant set out in A above, deems BC Housing to be an organization contributing to the culture, beautification, health or welfare of the city in accordance with Section 206(1)(j) of the *Vancouver Charter*.
- C. THAT Council authorize the City's General Manager, Arts, Culture and Community Services to negotiate and execute an agreement to disburse the grant in A above on terms and conditions that are satisfactory to the City's General Manager, Arts, Culture and Community Services and Director of Legal Services.

- D. THAT no legal rights or obligations will arise or be created by Council's adoption of A above unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT (Vote No. 00052) AND A
BY THE REQUIRED MAJORITY

**4. Contract Award for Supply of Landfill Services
August 18, 2025**

THAT the Committee recommend to Council

THAT Council authorize City staff to negotiate an agreement for Supply of Landfill Services with Tall Timber Tree Services & Nursery Ltd. for an estimated contract value of \$15,089,685 over the initial three-year term. The Agreement includes the City's option to extend for up to three additional two-year terms, for a maximum total term of nine years and an estimated total potential value of \$50,026,552, funded from Engineering Services' current and future operating budget for the Landfill;

FURTHER THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of Engineering Services;

AND FURTHER THAT no legal rights or obligations will be created by Council's approval of the above clauses unless and until the City executes and delivers the Agreement.

ADOPTED ON CONSENT (Vote No. 00053)

**5. Contract Award for Asphalt, Concrete, Soils, and Rock Crushing Services
August 18, 2025**

THAT the Committee recommend to Council

THAT Council authorize City staff to negotiate an agreement for Asphalt, Concrete, Soils, and Rock Crushing Services with Regehr Contracting Ltd. for an estimated total contract value of \$3,631,258 over the initial three-year term, with the City's option to extend for three additional two-year terms for a maximum potential total term of nine years (the "Agreement") with an estimated total contract value for the entire potential term of \$12,445,530, which will be funded from Engineering Services' operating budget for Kent Yard, operating budget for Landfill and capital budget for Landfill Closure;

FURTHER THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of Engineering Services;

AND FURTHER THAT no legal rights or obligations will be created by Council's approval of the above clauses unless and until the City executes and delivers the Agreement.

ADOPTED ON CONSENT (Vote No. 00029)

**6. Proposed Amendment to Subdivision By-law No. 5208 – Reclassification of 1140 West 54th Avenue and 1140 West 55th Avenue
August 5, 2025**

THAT the Committee recommend to Council

- A. THAT Council approves the application to reclassify Lot 1 and Lot 2 at 1140 West 54th Avenue and Lot 3 and Lot 4 at 1140 West 55th Avenue, from R1-1 subdivision category E to subdivision category C of Schedule A, Table 1 of Subdivision By-law No. 5208.
- B. THAT the Director of Legal Services be instructed to prepare the necessary by-law to amend the Subdivision By-law implementing the required change.

ADOPTED ON CONSENT (Vote No. 00030)

**7. Contract Award for Operator (Lease) for VanDusen Botanical Garden Restaurant
June 4, 2025**

Staff from Finance and Supply Chain Management and the Board of Parks and Recreation responded to questions.

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During questions to staff, it was

*MOVED by Councillor Klassen
SECONDED by Councillor Orr*

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

CARRIED UNANIMOUSLY

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The Committee heard from eight speakers who spoke in opposition to the report recommendations.

MOVED by Councillor Bligh
SECONDED by Councillor Maloney

THAT the Committee recommend to Council

THAT Council authorize City staff to negotiate an agreement for the Operator for VanDusen Botanical Garden Restaurant with Truffles Fine Foods Ltd. for an initial term of five (5) years, with the City's option to extend for two (2) additional five-year (5-year) terms, for a maximum total term of fifteen (15) years. The City will not provide any financial contribution to the operator during the contract;

FURTHER THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of the Vancouver Park Board;

AND FURTHER THAT no legal rights or obligations will be created by Council's approval of the above clauses unless and until the City executes and delivers the Agreement.

LOST (Vote No. 00024)
(Councillors Bligh, Dominato, Fry, Kirby-Yung, Klassen, Maloney, Meiszner, Montague, Orr, Zhou, and Mayor Sim opposed)

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Prior to the vote above, Chair Meiszner relinquished the Chair to Vice Chair Dominato in order to provide comments on the motion and resumed the Chair following his comments.

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The Committee recessed at 11:52 am and reconvened at 1:01 pm.

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At this point in the proceedings, Chair Meiszner left the meeting for civic business and Vice Chair Dominato assumed the Chair for Reports 8 and 9, and Motion 1. Chair Meiszner resumed the Chair prior to beginning Motion 2.

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**8. Contract Award for The Accelerated Water Meter Installation Program (Supply, Delivery & Installation of Water Meters & Boxes—Phase 1)
August 15, 2025**

Staff from Engineering Services responded to questions.

MOVED by Councillor Zhou

SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

THAT Council authorize City staff to negotiate an agreement for Supply, Delivery & Installation of Water Meters & Boxes—Phase 1, with Neptune Technology Group Canada Co. for an estimated total contract value of \$14,428,545.00 over the initial 2-year term (the “Agreement”), which will be funded by Multiyear Capital Budget from the 2023-2026 Capital Plan;

FURTHER THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of Engineering Services;

AND FURTHER THAT no legal rights or obligations will be created by Council's approval of the above clauses unless and until the City executes and delivers the Agreement.

CARRIED UNANIMOUSLY (Vote No. 00025)

(Councillors Bligh, Meiszner and Mayor Sim absent for the vote)

9. City-Wide Design and Development Guidelines – Phase Two Actions July 10, 2025

At the Standing Committee on City Finance and Services meeting on July 23, 2025, Council referred this item back to staff for additional work and directed it be brought back to the Standing Committee on Policy and Strategic Priorities meeting on September 17, 2025. Staff kept the original Report dated July 10, 2025, entitled “City-Wide Design and Development Guidelines – Phase Two Actions”, and created a Memo dated September 5, 2025, entitled “City-wide Design and Development Guidelines Phase Two Actions – Amendments to Council Report Recommendation A and Appendix A (Solar Access Guidelines for the Downtown Peninsula)”, to supplement the item.

Note: During the staff presentation, staff recommended Council consider the recommendations from the original Report for this item and amend A of the recommendation to align with the Memo.

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

The Committee heard from one speaker who spoke in opposition to the staff recommendations.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

THAT the Committee recommend to Council

- A. THAT Council approve the Solar Access Guidelines for the Downtown Peninsula generally as presented in Appendix A of the Report dated July 10, 2025, entitled “City-Wide Design and Development Guidelines – Phase Two Actions”, and consequential amendments to policy documents, generally as presented in Appendix B of the above-noted report.
- B. THAT, subject to the approval of A, Council directs staff to report back with consequential amendments related to solar access in the Central Waterfront Official Development Plan (By-law No.5261) at a later date.
- C. THAT Council repeal various guidelines related to urban design, generally as presented in Appendix C of the Report dated July 10, 2025, entitled “City-Wide Design and Development Guidelines – Phase Two Actions”;

FURTHER THAT Council direct staff to report back with consequential amendments to the Zoning & Development By-law at a later date.
- D. THAT Council approve the amendments to the Transit-Oriented Areas Rezoning Policy, generally as presented in Appendix D of the Report dated July 10, 2025, entitled “City-Wide Design and Development Guidelines – Phase Two Actions”, to clarify the relationship of the policy to new area plans and built form expectations.
- E. THAT A through D be adopted on the following conditions:
 - 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; and
 - THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT A of the motion be amended as follows:

- Delete the words “Report dated July 10, 2025, entitled “City-Wide Design and Development Guidelines – Phase Two Actions”, and replace with the words “Memorandum dated September 5, 2025, but subject to the deletion of section 6.2, entitled “Social Housing Developments”;

- The words “also approve” be inserted between the words “and” and “consequential”;
- The words “above-noted” be deleted; and
- The words “dated July 10, 2025, entitled “City-wide Design and Development Guidelines – Phase Two Actions”.”, be added at the end.

CARRIED (Vote No. 00031)

(Councillors Maloney and Orr opposed)

(Councillors Bligh, Meiszner and Mayor Sim absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 00032) with Councillors Bligh, Meiszner and Mayor Sim absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council approve the Solar Access Guidelines for the Downtown Peninsula, generally as presented in Appendix A of the Memorandum dated September 5, 2025, entitled “City-wide Design and Development Guidelines Phase Two Actions – Amendments to Council Report Recommendation A and Appendix A (Solar Access Guidelines for the Downtown Peninsula)”, but subject to the deletion of section 6.2 entitled “Social Housing Developments” contained in the same memorandum, and also approve consequential amendments to policy documents, generally as presented in Appendix B of the Report dated July 10, 2025, entitled “City-wide Design and Development Guidelines – Phase Two Actions”.
- B. THAT Council direct staff to report back with consequential amendments related to solar access in the Central Waterfront Official Development Plan (By-law No.5261) at a later date.
- C. THAT Council repeal various guidelines related to urban design, generally as presented in Appendix C of the Report dated July 10, 2025, entitled “City-Wide Design and Development Guidelines – Phase Two Actions”;

FURTHER THAT Council direct staff to report back with consequential amendments to the Zoning & Development By-law at a later date.
- D. THAT Council approve the amendments to the Transit-Oriented Areas Rezoning Policy, generally as presented in Appendix D of the Report dated July 10, 2025, entitled “City-Wide Design and Development Guidelines – Phase Two Actions”, to clarify the relationship of the policy to new area plans and built form expectations.
- E. THAT A through D above be adopted on the following conditions:
 - 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; and

- 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.

COUNCIL MEMBERS' MOTIONS

1. Reopening Clark Drive: Protecting East Vancouver's Livability and Port Access

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Prior to the start of the item, Vice Chair Dominato relinquished the Chair to Duty Councillor Klassen to introduce the motion and participate in debate. Following the conclusion of the item, she resumed the Chair.

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The Committee heard from six speakers who spoke in support of the motion.

MOVED by Councillor Dominato

SECONDED by Councillor Fry

THAT the Committee recommend to Council

WHEREAS

1. The Port of Vancouver is Canada's largest and most diversified port, playing a vital role in the national economy and serving as a major engine of trade, employment, and economic activity for the City of Vancouver and the broader region;
2. In 2011, a temporary rerouting of container truck traffic from the Clark Drive entrance to Commissioner Street was implemented due to construction at the Port of Vancouver;
3. This diversion, intended to be temporary, has since become permanent, resulting in increased truck traffic through residential corridors including Powell Street, Dundas Street, Nanaimo Street, and McGill Street;
4. In 2012, Vancouver's council approved a long-term transportation plan for the city, which included a goal to "advocate for the port to reopen Clark Drive as the primary north-south access point for port facilities" before 2017;
5. Residents have reported excessive noise, ground-shaking vibrations, and adverse effects on their health, safety, and quality of life—particularly for children and families;

6. The Vancouver Fraser Port Authority recently confirmed that the Clark Drive entrance has been permanently closed to inbound container trucks;
7. Local residents have recently started an online petition calling for the re-opening of the Clark Drive entrance; and
8. The City of Vancouver does not currently have jurisdiction over port entrance decisions but does have a responsibility to advocate for the well-being and livability of its citizens.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council formally acknowledge and support the concerns raised by East Vancouver residents regarding the impact of the permanent container truck rerouting.
- B. THAT Council direct staff to collaborate with the Vancouver Fraser Port Authority to re-evaluate access options, including the feasibility of reopening the Clark Drive entrance full time or during certain times of the day to minimize residential disruption.
- C. THAT Council direct staff to explore traffic mitigation strategies—such as noise abatement measures, time-of-day restrictions, and route buffering—to reduce harm to affected neighborhoods.
- D. THAT The City of Vancouver advocate to Transport Canada and other federal entities for policy changes that empower municipalities to influence port-related traffic decisions.
- E. THAT A copy of this motion be forwarded to relevant City staff, the Vancouver Fraser Port Authority, and Members of Parliament and Legislative Assembly representing impacted areas.

amended

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Fry

THAT the following be added as F:

THAT Council direct staff to establish a monitoring program with regular reporting back to Council and the public on truck traffic volumes, noise and pollution levels on truck routes impacted by the permanent container truck rerouting.

LOST (Vote No. 00033)
(Councillors Dominato, Kirby-Yung, Klassen, Montague and Zhou opposed)
(Councillors Bligh, Meiszner and Mayor Sim absent for the vote)

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Kirby-Yung

THAT in E, the words “Metro Vancouver Board,” be added between the words “Authority” and “and”;

FURTHER THAT the following be added as F:

THAT Council re-affirm support for the Vancouver Fraser Port Authority’s Rolling Truck Age Program and intention to mitigate the impacts of diesel particulate matter on residential populations from port-bound heavy trucks.

CARRIED UNANIMOUSLY (Vote No. 00034)
(Councillors Bligh, Meiszner and Mayor Sim absent for the vote)

The amendments having lost or carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 00035) with Councillors Bligh, Fry, Meiszner, and Mayor Sim absent for the vote.

FINAL MOTION AS APPROVED

WHEREAS

1. The Port of Vancouver is Canada’s largest and most diversified port, playing a vital role in the national economy and serving as a major engine of trade, employment, and economic activity for the City of Vancouver and the broader region;
2. In 2011, a temporary rerouting of container truck traffic from the Clark Drive entrance to Commissioner Street was implemented due to construction at the Port of Vancouver;
3. This diversion, intended to be temporary, has since become permanent, resulting in increased truck traffic through residential corridors including Powell Street, Dundas Street, Nanaimo Street, and McGill Street;
4. In 2012, Vancouver’s council approved a long-term transportation plan for the city, which included a goal to “advocate for the port to reopen Clark Drive as the primary north-south access point for port facilities” before 2017;
5. Residents have reported excessive noise, ground-shaking vibrations, and adverse effects on their health, safety, and quality of life—particularly for children and families;
6. The Vancouver Fraser Port Authority recently confirmed that the Clark Drive entrance has been permanently closed to inbound container trucks;
7. Local residents have recently started an online petition calling for the re-opening of the Clark Drive entrance; and

8. The City of Vancouver does not currently have jurisdiction over port entrance decisions but does have a responsibility to advocate for the well-being and livability of its citizens.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council formally acknowledge and support the concerns raised by East Vancouver residents regarding the impact of the permanent container truck rerouting.
- B. THAT Council direct staff to collaborate with the Vancouver Fraser Port Authority to re-evaluate access options, including the feasibility of reopening the Clark Drive entrance full time or during certain times of the day to minimize residential disruption.
- C. THAT Council direct staff to explore traffic mitigation strategies—such as noise abatement measures, time-of-day restrictions, and route buffering—to reduce harm to affected neighborhoods.
- D. THAT The City of Vancouver advocate to Transport Canada and other federal entities for policy changes that empower municipalities to influence port-related traffic decisions.
- E. THAT a copy of this motion be forwarded to relevant City staff, the Vancouver Fraser Port Authority, Metro Vancouver Board, and Members of Parliament and Legislative Assembly representing impacted areas.
- F. THAT Council re-affirm support for the Vancouver Fraser Port Authority's Rolling Truck Age Program and intention to mitigate the impacts of diesel particulate matter on residential populations from port-bound heavy trucks.

2. Prioritizing the Completion and Delivery of Community Facilities and Infrastructure in the 2027–2030 Capital Plan

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At this point in the proceedings, Councillor Meiszner resumed the Chair from Vice Chair Dominato.

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The Committee heard from one speaker who spoke in opposition to the motion.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver's Capital Plan is a four-year financial strategy that guides investment in essential infrastructure and public amenities, including water and sewer systems, roads, sidewalks, curb cuts, lighting and bikeways, traffic and pedestrian signals, community centres, recreational facilities including pools, sports fields and rinks, arts and culture spaces, firehalls, parks, public spaces, the urban forest and libraries;
2. Development of the 2027–2030 Capital Plan presents a critical opportunity for Council to reaffirm its commitment to addressing the City's growing infrastructure deficit and to prioritize delivery of public-serving projects over prolonged planning efforts;
3. The current 2023–2026 Capital Plan includes \$3.5 billion in investments, but historical trends show increasing planning expenditures and fewer completed projects within a single capital cycle, delaying the delivery of tangible benefits to residents;
4. Vancouver faces compounding challenges, including aging infrastructure (such as pipes from the late 19th and mid-20th centuries, and community centres built in the 1940s–1980s), escalating construction costs, and declining revenue from development contributions due to economic conditions and policy shifts that prioritize rental and affordable housing;
5. These conditions require the City to adopt a more nimble, outcome-driven approach that focuses on delivering fully funded, shovel-ready projects within shorter timeframes, and avoids allocating resources to planning efforts where capital funding is unlikely to materialize in the foreseeable future;
6. Disparities persist between neighbourhoods in terms of access to public amenities and community infrastructure, including ice rinks, firehalls, and community centres as examples, and must be addressed through equitable capital planning; and
7. In a rapidly growing and increasingly unaffordable city, refreshed playgrounds, renewed dog parks, and small-scale upgrades to local facilities can be just as impactful to residents' quality of life as large, high-profile capital projects.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to prioritize the renewal and delivery of core community facilities and essential infrastructure in the 2027–2030 Capital Plan, with particular focus on aging and end-of-life assets.

- B. THAT Council direct staff to prioritize projects that are fully or substantially funded and can be completed within the Capital Plan cycle, and to deprioritize planning initiatives where funding is uncertain or unavailable within a reasonable timeframe.
- C. THAT Council direct staff to report back, in advance of Council's consideration of the draft 2027–2030 Capital Plan, with a comprehensive inventory of the City's community facilities and core infrastructure, including the age, expected lifespan, and current condition of each asset, to support evidence-based decision-making during Capital Plan deliberations.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the following be added as D:

THAT Council direct staff to report back as soon as practically possible on options to implement a rigorous capital asset management framework that would help guide decision-making and enhance the City's capital plans as identified by the Mayor's Budget Task Force in their January 2024 report and further corroborated in the recently released Recreation Facility Asset Management Report from the City's Auditor General;

FURTHER THAT Council acknowledge the importance of this work for guiding capital investment and stewarding the full lifecycle, optimization and use of City's facilities, infrastructure and community assets, as underscored by the Auditor General's Report that identifies that 72% of recreation facilities were in poor or very poor condition, from an asset management perspective, based on the cost of required repairs and maintenance relative to the facility's replacement value, and that a CAMP provides a best practice baseline for decision-making.

CARRIED (Vote No. 00036)
(Councillor Maloney opposed)
(Councillor Bligh and Mayor Sim absent for the vote)

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Zhou

THAT in A and B, the word "prioritize" be deleted and replaced by the words "present and rank".

LOST (Vote No. 00037)
(Councillors Dominato, Kirby-Yung, Klassen, Maloney, Meiszner, Montague and Zhou opposed)
(Councillor Bligh and Mayor Sim absent for the vote)

The amendments having carried or lost, the motion as amended was put and CARRIED (Vote No. 00038) with Councillor Maloney opposed and Councillor Bligh and Mayor Sim absent for the vote.

FINAL MOTION AS APPROVED

WHEREAS

1. The City of Vancouver's Capital Plan is a four-year financial strategy that guides investment in essential infrastructure and public amenities, including water and sewer systems, roads, sidewalks, curb cuts, lighting and bikeways, traffic and pedestrian signals, community centres, recreational facilities including pools, sports fields and rinks, arts and culture spaces, firehalls, parks, public spaces, the urban forest and libraries;
2. Development of the 2027–2030 Capital Plan presents a critical opportunity for Council to reaffirm its commitment to addressing the City's growing infrastructure deficit and to prioritize delivery of public-serving projects over prolonged planning efforts;
3. The current 2023–2026 Capital Plan includes \$3.5 billion in investments, but historical trends show increasing planning expenditures and fewer completed projects within a single capital cycle, delaying the delivery of tangible benefits to residents;
4. Vancouver faces compounding challenges, including aging infrastructure (such as pipes from the late 19th and mid-20th centuries, and community centres built in the 1940s–1980s), escalating construction costs, and declining revenue from development contributions due to economic conditions and policy shifts that prioritize rental and affordable housing;
5. These conditions require the City to adopt a more nimble, outcome-driven approach that focuses on delivering fully funded, shovel-ready projects within shorter timeframes, and avoids allocating resources to planning efforts where capital funding is unlikely to materialize in the foreseeable future;
6. Disparities persist between neighbourhoods in terms of access to public amenities and community infrastructure, including ice rinks, firehalls, and community centres as examples, and must be addressed through equitable capital planning; and
7. In a rapidly growing and increasingly unaffordable city, refreshed playgrounds, renewed dog parks, and small-scale upgrades to local facilities can be just as impactful to residents' quality of life as large, high-profile capital projects.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to prioritize the renewal and delivery of core community facilities and essential infrastructure in the 2027–2030 Capital Plan, with particular focus on aging and end-of-life assets.
- B. THAT Council direct staff to prioritize projects that are fully or substantially funded and can be completed within the Capital Plan cycle, and to deprioritize

planning initiatives where funding is uncertain or unavailable within a reasonable timeframe.

- C. THAT Council direct staff to report back, in advance of Council's consideration of the draft 2027–2030 Capital Plan, with a comprehensive inventory of the City's community facilities and core infrastructure, including the age, expected lifespan, and current condition of each asset, to support evidence-based decision-making during Capital Plan deliberations.
- D. THAT Council direct staff to report back as soon as practically possible on options to implement a rigorous capital asset management framework that would help guide decision-making and enhance the City's capital plans as identified by the Mayor's Budget Task Force in their January 2024 report and further corroborated in the recently released Recreation Facility Asset Management Report from the City's Auditor General;

FURTHER THAT Council acknowledge the importance of this work for guiding capital investment and stewarding the full lifecycle, optimization and use of City's facilities, infrastructure and community assets, as underscored by the Auditor General's report that identifies that 72% of recreation facilities were in poor or very poor condition, from an asset management perspective, based on the cost of required repairs and maintenance relative to the facility's replacement value, and that a CAMP provides a best practice baseline for decision-making.

3. Accelerating the Turf Field Upgrade at Beaconsfield Park for Inclusion in the 2027-2030 Capital Plan

The Committee heard from six speakers who spoke in support of the motion.

MOVED by Councillor Dominato

SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

WHEREAS

- 1. The Sport Field Strategy currently prioritizes the Beaconsfield Park gravel field for conversion to a turf field in the 2031- 2034 Capital Plan;
- 2. At the July 7, 2025, meeting of the Vancouver Board of Parks and Recreation, a motion entitled "*Accelerating the Turf Field Upgrade at Beaconsfield Park for Inclusion in the 2027-2030 Capital Plan*" was unanimously supported by the Park Board Commissioners;
- 3. Park Board staff have been directed to report back no later than Q1 2026 with a detailed feasibility and funding framework to inform Capital Plan finalization and potential partnerships;

4. The City of Vancouver is currently entering the planning phase for the 2027–2030 Capital Plan, to be finalized in July 2026, providing a timely opportunity for Council to prioritize and align a Beaconsfield Park turf field upgrade with upcoming capital investment decisions;
5. The rationales presented at Park Board for accelerating the turf field upgrade at Beaconsfield Park are equally valid for Council. These include:
 - The gravel field at Beaconsfield Park is currently programmed for high use by community sports organizations, and the site is already equipped with field lighting, making it suitable for extended hours of play, including evenings;
 - The Italian Canadian Sports Federation (ICSF) Columbus FC that primarily uses Beaconsfield Park has experienced substantial growth in recent years in line with citywide trends. Club registration has increased significantly reflecting Vancouver's growing, diverse population and heightened interest in accessible and inclusive team sports;
 - In future, the Britannia Micro Footie Soccer Program could potentially deliver soccer programming at Beaconsfield Park;
 - Vancouver is a host city for FIFA World Cup 2026 and global attention and community engagement in the sport are expected to surge further in the years immediately preceding and following the tournament;
 - Soccer is widely regarded to be one of the most accessible and inclusive sports, as it can be adapted for all abilities and is played and followed in nearly every country around the world;
 - Soccer in Vancouver has one of the longest playing seasons of any sport, as noted in the City's own programming materials, yet the supply of high-quality, all-season fields has not kept pace with demand;
 - Synthetic turf fields can accommodate approximately 3.5 times more usage annually than natural grass fields, making them a more efficient investment for high-demand sports like soccer;
 - Beaconsfield Park's central location, multi-field layout, and existing lighting infrastructure make it a highly cost-effective and strategic site for an accelerated turf conversion;
 - An accelerated synthetic turf field at Beaconsfield Park would exist in close proximity to the renewed turf field at Vancouver Technical Secondary School, creating opportunities for new synergies and the hosting of tournaments and competitions; ¹
 - ICSF Columbus FC is actively exploring ways to contribute private or partnership funding toward project enhancements, such as viewing

stands or auxiliary features, further reducing the financial burden on the City;

6. The proposal to accelerate the Beaconsfield Park turf field conversion aligns well with the goals and objectives of the VanPlay Master Plan, the Sport Field Strategy, and the recently adopted Rupert and Renfrew Station Area Plan; and
7. Given that Beaconsfield Park already has field lighting and is situated in a central, high-demand area, the accelerated conversion to synthetic turf is both strategic and cost-effective and aligns with city-wide objectives to enhance sports infrastructure.

THEREFORE BE IT RESOVED THAT Council direct staff to prioritize the Beaconsfield Park gravel field turf upgrade for inclusion in the 2027–2030 Capital Plan, recognizing the strategic opportunity presented by community demand, existing site readiness and synergies, and the global momentum of FIFA 2026;

FURTHER THAT staff be directed to work with their Park Board counterparts to facilitate any and all actions required to support the prioritization, acceleration, and inclusion of the Beaconsfield Park gravel field turf upgrade in the 2027–2030 Capital Plan.

¹ On June 3, 2025, Council approved the renewal of the synthetic turf field at Vancouver Technical Secondary School, as identified in the 2023-2026 Capital Plan and 2025 Park Board Capital Budget.

CARRIED UNANIMOUSLY (Vote No. 00039)
(Councillor Bligh absent for the vote)

4. Creating Connections: Advancing a Transformative Active Transportation Pathway in South Vancouver

The Committee heard from one speaker who spoke in support of the motion.

MOVED by Councillor Klassen
SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

WHEREAS

1. South Vancouver is experiencing population growth, particularly in the River District and Marine Gateway neighbourhoods, where residents are seeking sustainable, safe, and connected transportation options;
2. The growing Marine Gateway neighbourhood lacks access to greenways or nearby outdoor spaces for people to safely walk, run, and roll;

3. Workers employed in South Vancouver's industrial land area could benefit from safe and convenient active transportation routes for their daily commuting;
4. TransLink's [*Burrard Peninsula Area Transport Plan*](#) identifies Kent Avenue as a corridor for a Major Bikeway Network (MBN), made up of traffic-protected and traffic-calmed bikeways connecting Urban Centres and major destinations;
5. The CPKC (company name formed from merger of *Canadian Pacific Kansas City*) railroad right of way (RoW) stretches from Boundary Road to Milton Street, with much of it adjacent to Kent Avenue. The RoW provides a unique opportunity to establish a continuous active transportation pathway that would serve pedestrians, cyclists, e-scooter riders, and persons using mobility devices;
6. While a patchwork of pathways exists on portions of this corridor, upgrades are needed to allow people to move safely along it without impeding goods movement that is integral to doing business in the industrial area;
7. A continuous, protected pathway through the Kent Avenue corridor that incorporates the railway RoW would offer a safe, direct, and scenic connection between the River District and Marine Drive Canada Line Station at Marine Gateway—promoting transit use, reducing vehicle dependence, and supporting public health through active lifestyles;
8. Extending this pathway west of Oak Street via the West 75th Avenue alignment—parallel to the Musqueam Midden (čəsnaʔəm)—offers an opportunity to integrate cultural heritage awareness into the pathway experience;
9. Connecting the Kent Avenue corridor to the southern terminus of the Arbutus Greenway would complete a sought-after east-west active transportation route across South Vancouver that connects to the west side and False Creek, with links to the City of Richmond via the Canada Line Bikeway;
10. The Arbutus Greenway demonstrates a successful precedent for transforming former railway corridors into public active transportation routes, made possible by ensuring the lands remain zoned for transportation uses and reserved for people movement; and safeguarding the Kent Avenue corridor for similar future use would ensure that generations to come benefit from safe, sustainable, and connected mobility options; and
11. Coordinated planning with CPKC, TransLink, and the Musqueam Indian Band is essential to ensure access to rights-of-way, secure long-term pathway tenure, and respect cultural and jurisdictional priorities.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to initiate discussions with CPKC (Canadian Pacific Kansas City), TransLink, and the Musqueam Indian Band for the purpose of extending a publicly accessible active transportation pathway incorporating the railway right of way through the Kent Avenue corridor between Boundary Road

and Oak Street.

- B. THAT Council direct staff to explore opportunities to extend the active transportation corridor westward from Oak Street along the CPKC (Canadian Pacific Kansas City) railway right of way and West 75th Avenue alignment to connect with the Arbutus Greenway at Milton Street, including route mapping, partnership models that respect the traditional territory of the Musqueam People, and funding options.
- C. THAT staff report back to Council with progress on the establishment of the pathway, including costing and next steps for implementation, alignment with the City's Transportation 2040 strategy, and green transportation targets.

CARRIED UNANIMOUSLY (Vote No. 0040)
(Councillor Bligh absent for the vote)

5. Beyond Arterials: Creating More Housing Options on Low-Traffic Streets

The Committee heard from 12 speakers who spoke in support of the motion.

MOVED by Councillor Maloney
SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. Young families find it profoundly difficult to build lives in Vancouver due to the shortage of housing, and especially due to the shortage of housing that they want most: in quiet neighbourhoods, on side streets, with access to mature trees and greenspace;
2. Like many North American cities, Vancouver has long restricted the development of apartment buildings and other higher-density forms to narrow strips along arterial streets, consigning those who cannot afford more expensive housing to live along these arterials, with less access to mature trees and more exposure to dust, pollution and safety risks;
3. People exposed to traffic pollution are at significantly greater risk of respiratory and cardiovascular disease (Mayer et al., 2024; Pindus et al., 2015). Residents living on arterials typically face much higher baseline noise levels inside their homes, which has documented negative cardiovascular effects (Juneau, 2023). Providing the majority of housing on arterial roads gives young families little choice as to where they can afford to raise their children;

4. Vancouver has a network of quiet, leafy streets that may be able to become home to additional residents without substantially adding to congestion - the active transportation network;
5. Vancouver has many world-class parks, which are presently accessible primarily by people living in the single family detached home neighbourhoods around them;
6. Current economic conditions have slowed new-home construction, particularly large-scale projects. Easing of restrictions on smaller-scale apartment buildings could help to stimulate our local economy by creating construction and associated jobs and meeting demand to address Vancouver's low vacancy rate;
7. Apartments can provide a more accessible option for seniors and disabled people than multi-level single-family homes and townhouses when mobility becomes difficult. A wider availability of housing choices in every neighbourhood can allow residents to stay in their neighbourhoods for longer;
8. Allowing low to medium-rise apartment buildings on the City's greenways, active transport routes and on low-traffic streets around parks, would allow the gradual, gentle densification of housing along these routes, providing more housing options in every neighbourhood and giving more residents access to housing on quieter streets;
9. Allowing housing to be built on side streets can reduce the displacement of treasured independent retail businesses on high streets by artificially providing greater incentives for redevelopment on commercial streets (White, 2025; Vancouver Plan);
10. Senior governments have prioritized housing construction and are presently providing substantial capital to finance necessary upgrades of associated infrastructure;
11. Despite the shortage of housing, zoning for an adequate supply of housing has been hampered by an infrastructure deficit. Identifying high-priority areas for net new housing that also advances other policy goals is a financially prudent and effective way to address the housing shortage;
12. Constrained housing supply requires more people who work in Vancouver to commute from neighbouring municipalities, exacerbating the noise, pollution and danger from motor vehicle traffic experienced by residents living on arterial roads; and

13. In order to build a brighter, more prosperous and more vibrant future for Vancouver, we need to build the homes on quiet, leafy streets that allow families to build the lives they want in the city they love.

THEREFORE BE IT RESOLVED THAT Council direct staff to:

1. Explore and report back on zoning changes that would allow, as a permitted use, the following:
 - a. Residential and mixed-use apartment buildings of up to six floors with a maximum FSR of 3.0;
 - b. Ground-floor commercial, including but not limited to ground-floor retail at intersections. (the "Amended Zoning").
2. Explore and report back on by-law amendments implementing the Amended Zoning in the following areas:
 - a. Local streets adjacent to parks;
 - b. Local streets along existing and planned greenways and other designated active transportation routes in the City of Vancouver.

Excluding:

- a. Areas where the existing zoning already allows higher densities;
 - b. Existing commercially zoned areas.
3. For the zoning changes proposed in resolutions 1 and 2, undertake economic feasibility analyses demonstrating rate of change scenarios.
4. Identify where existing infrastructure can support the Amended Zoning and prioritize those areas for implementation of the Amended Zoning.
5. Engage with industry and experts to explore how new buildings can be designed to limit stormwater discharge levels, similar to existing direction for single family homes.
6. Identify funding opportunities from senior levels of government to support any required stormwater, sewer, or other infrastructure upgrades needed to service the Amended Zoning and
7. Report back to City Council with an implementation plan timeline and budget, and where possible, leverage the current Vancouver Official Development Plan and other relevant consultations and policy process.

referred

REFERRAL MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT Council refer the motion entitled “Beyond Arterials: Creating More Housing Options on Low-Traffic Streets” to staff for information within the ongoing implementation of the Vancouver Plan, noting that a significant portion of the work contemplated in this motion is already underway through the Vancouver Plan or previous Council direction, and that this referral should not impact the timely delivery of the Vancouver Plan, including completion of the City-wide Official Development Plan within this term, nor the timely delivery of the Villages planning work.

CARRIED (Vote No. 00041)
(Councillors Maloney and Orr opposed)
(Councillor Fry abstained from the vote)
(Councillor Bligh absent for the vote)

Note: This motion was reconsidered prior to the beginning of Motion 8 and carried unanimously (Vote No. 00044), with Councillor Bligh absent for the vote.

6. Removing Obstacles Preventing Sustainable Food Systems in Vancouver

The Committee heard from three speakers who spoke in support of the motion.

MOVED by Councillor Maloney
SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. Vertical farming, also known as Controlled Environment Agriculture, produces crops indoors using hydroponics, artificial lighting, and other technologies to carefully control growing conditions;
2. Vertical farming businesses can be established in underutilized urban spaces—including buildings, parkades, and other non-standard sites that are difficult to lease for traditional commerce due to factors such as inadequate loading areas or insufficient ceiling heights;
3. Vertical farming businesses strengthen local food security by expanding our ability to produce food locally year-round, reducing our reliance on imports. For example, as of 2022 British Columbia was importing 81% of its spinach and 70% of its lettuce from the United States ([Bajaj and Ramankutti, 2025](#); [Wickramasinghe, 2025](#));

4. Vertical farms create local jobs and reduce greenhouse gas emissions by shortening food transport distances. Vertical farms can quickly respond to changing consumer demand and can produce low-volume, niche, or culturally important plants, benefiting restaurants, hotels, and catering and grocery businesses, as well as residents;
5. Currently, Urban Farm Class B businesses—the City's designation for vertical farms—are only permitted as conditional uses in all relevant zoning district schedules. This forces proponents to navigate a complicated, time-consuming and costly review and permitting process;
6. The City of Vancouver recognises the challenges of the current permitting process for vertical farms and has previously granted development permits that grant relaxations to work-around by-laws created when vertical farming was a fledgling industry;
7. Vertical farming businesses often have the opportunity to operate on multiple floors of a building, but City regulations currently limit Urban Farms to a single floor in many industrial district schedules (such as I-1, I-1A, I-1B, I-2, I-3, IC-1, and IC-3), preventing farms from taking full advantage of available space to maximise crop yield;
8. Certain by-law requirements intended for larger commercial operations—for example, design standards for loading zones—undermine the commercial viability of smaller vertical farms that may wish to operate on non-standard sites;
9. Possible solutions to the challenges faced by vertical farming businesses include changing Urban Farm Class B from a conditional approval use to an outright approval use and categorizing vertical farms as temporary structures. The City already provides avenues for permitting temporary structures and farm buildings ([Building By-law No. 14343 s. 1.1.1.1](#)), and this may offer a streamlined process similar to existing exemptions for construction, outdoor patios and other temporary uses;
10. Vertical farming businesses are ineligible for the support and assistance that the province provides traditional agribusinesses. The City of Vancouver restricts Urban Farm Class B operational size to 7,000 m². This prevents vertical farm operators from applying to the province for farm status [Urban Farm Guidelines s. 2.2 \(iv\)](#), as BC Assessment will not approve farm classification for vertical farms unless they are on leased land outside the Agricultural Land Reserve and are at least 8,000 m² ([Classification of Land as a Farm Regulation \(B.C. Reg. 411/95\)](#)); and

11. The City could help level the playing field for vertical farming operations with traditional agricultural operations by enabling vertical farms to operate on multiple floors of a building and removing the 7,000 m2 size cap.

THEREFORE BE IT RESOLVED THAT Council direct staff to:

- A. Explore and report back on the feasibility and implications of:
- i. Streamlining the change-of-use process for farms seeking Urban Farm Class B licenses, especially those which are not making significant changes to the structure of an existing building;
 - ii. Designating Urban Farm Class B as an outright approval use instead of a conditional approval use for certain zoning district schedules;
 - iii. Revisiting the 1:1 Floor Space Ratio requirement for Urban Farm Class B operations in selected district schedules, which would allow Controlled Environment Agriculture on multiple levels of a building; and
 - iv. Allowing vertical farm businesses to operate in underutilised spaces, such as parkades.
- B. Write to British Columbia's Ministry of Agriculture to express the City of Vancouver's support for extending to vertical farming businesses the same benefits and subsidies provided to traditional agriculture.

CARRIED UNANIMOUSLY (Vote No. 00042)
(Councillor Bligh absent for the vote)

* * * * *

At this point in the proceedings, it was

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT, under section 2.8 (b) of the Procedure By-law, Council extend the meeting past 5 pm to complete the remainder of the agenda.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Bligh absent for the vote)

* * * * *

7. Improving the Empty Homes Tax to Curb Speculation

The Committee heard from eight speakers who spoke in support of the motion and one speaker who spoke in opposition.

MOVED by Councillor Orr
SECONDED by Councillor Maloney

THAT the Committee recommend to Council

WHEREAS

1. The Empty Homes Tax, (also known as the “Vacancy Tax”), was introduced in 2017 with the goal of returning empty and under-utilized properties to the market as long-term rental homes for people who live and work in Vancouver;
2. The Empty Homes Tax has been a success so far, generating \$169.8 million of net revenues between 2017 and 2023 to support affordable housing initiatives in Vancouver, and reducing the number of known vacant properties in Vancouver during that period by 58%;
3. In 2023, City Council approved a proposal to freeze the Empty Homes Tax at 3%, stopping a previously planned increase to 5% that City Council had approved in 2020;
4. In 2023, City Council approved a new exemption for “vacant new inventory” - meaning that newly built condos that are unsold and sitting empty can remain untaxed and empty in perpetuity;
5. These changes combined represent a significant amount of lost revenue for badly needed affordable housing programs in Vancouver; and
6. Stronger enforcement for the Empty Homes Tax would generate significant revenue: Vancouver’s 2024 Empty Homes Tax Annual Report indicates that “Revenue generated from non-compliant audits during the period from November 2, 2023 to November 1, 2024 was \$18.8 million.”

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to bring forward amendments to the Vacancy Tax By-Law to increase the rate from 3% to 5% for 2026.
- B. THAT Council direct staff to bring forward amendments to the Vacancy Tax By-Law to impose a partial tax on currently-exempted “vacant new inventory” at a rate of 1% starting in 2026.
- C. THAT Council direct staff to report back in Q2 of 2026 with recommendations for a graduated Vacancy Tax on unsold new builds that starts at 1% and increases each year to disincentivize the under-use of properties.

LOST (Vote No. 00043)

(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou, and Mayor Sim opposed)

(Councillor Bligh absent for the vote)

* * * * *

Prior to the start of Motion 8,

RECONSIDERATION MOVED by Councillor Dominato
SECONDED by Councillor Maloney

THAT the motion to refer Motion 5 entitled “Beyond Arterials: Creating More Housing Options on Low-Traffic Streets”, be reconsidered.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

* * * * *

Following the vote to reconsider,

REFERRAL MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT Council refer the motion entitled “Beyond Arterials: Creating More Housing Options on Low-Traffic Streets” to staff for information within the ongoing implementation of the Vancouver Plan, noting that a significant portion of the work contemplated in the motion is already underway through the Vancouver Plan or previous Council direction, and that this referral should not impact the timely delivery of the Vancouver Plan, including completion of the City-wide Official Development Plan within this term, nor the timely delivery of the Villages planning work.

CARRIED UNANIMOUSLY (Vote No. 00044)
(Councillor Bligh absent for the vote)

* * * * *

8. Greening the City – Enhancing Livability and the Tree Canopy Through Healthy Afforestation

The Committee heard from one speaker who spoke in support of the motion.

MOVED by Councillor Fry
SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. Afforestation is the process of transforming of non-forest into forest land. Distinct from reforestation, the process of replanting trees where forests were removed, afforestation seeks to create new complete forests where there are none (or in the case of Vancouver, for 150 years);

2. Urban forests play a critical role in improving air quality, reducing heat island effects, supporting biodiversity, and enhancing the overall health and well-being of residents. Equitable access to green space supports livability, particularly in underserved and high-density neighbourhoods;
3. In Vancouver, the urban forest is typically defined by our tree canopy. From the Urban Forest Action Plan of 2012 ¹ to the Urban Forest Strategy of 2025 ² the primary metric to define the health, vitality and state of the urban forest has been a measure of tree canopy coverage;
4. Vancouver's tree canopy is experiencing multiple pressures, from development, aging tree stock, heat stress, and drought resulting from climate change. Infestations are another climate-related threat to Vancouver's tree canopy, particularly in arboreal monocultures typical to public trees, where large homogenous population of single tree species can allow diseases and migrant pests like the Looper Moth, Ash Borer, or Japanese Beetle to thrive and spread rapidly, potentially decimating tree stock;
5. Tree canopy and urban forest are not synonymous. The urban tree canopy is a two-dimensional measure of the urban forest, representing the extent of tree cover when viewed from above. The urban forest is the entire collection of trees, plants, and other organic elements that exist, including not just the visible foliage from above (the canopy), but also the stems, roots, soil, ground cover, and understory vegetation that contribute to the broader ecosystem;
6. Afforestation, the creation of healthy forest ecosystems in places they otherwise don't exist, considers greening beyond adding trees. While trees are important, the bigger picture is restoring a working, balanced forest ecosystem that is more resilient, improves soil, manages water, suppresses invasive species while supporting birds, pollinators, and other wildlife. Afforestation can contribute to climate and disease resilience, carbon sequestration, heat island mitigation, livability, and community engagement in environmental stewardship;
7. Miyawaki forests, or "mini forests," are dense, small-scale woodlands of native trees and shrubs planted to rapidly accelerate forest growth in urban or degraded areas. Developed fifty years ago in Japan by botanist Akira Miyawaki, this technique creates a multi-layered, self-sustaining forest ecosystem that grows quickly and provides numerous environmental benefits. The Miyawaki method has inspired micro-forest solutions adapted to local conditions in cities around the world as an effective tool for greening cities in dense urban environments from Asia to Europe,³ to Canada;⁴

¹ Vancouver 2012 | Urban Forest Action Plan
<https://parkboardmeetings.vancouver.ca/2012/121015/DECISION-UrbanForestActionPlanandProtectionforMatureTrees-20121015.pdf>

² Vancouver 2025 | Urban Forest Strategy
<https://council.vancouver.ca/20250521/documents/cfsc1.pdf>

³ UNESCO 2015, 2023 | Tiny Forest
<https://www.unesco.org/en/articles/tiny-forest>

8. Compared to more traditional short-term approaches to urban forestry that focus on planting trees, the Miyawaki method may be a more effective long-term strategy to generate tree canopy, while creating dense, self-sustaining and resilient forests adapted to small spaces;⁵
9. Under the current City of Vancouver Tree By-law and policies regarding property development tree requirements and replacement, trees planted to meet permit requirements, aren't necessarily planted or maintained for health and survival. Tree Bylaw updates anticipated to come forward to Council in early 2026 may address this and afforestation techniques could support viability of tree retention; and
10. Vancouver's Urban Forestry Strategy report back on priority actions is scheduled for 2026, and includes advancing a canopy modelling study to better understand available planting space and determine private and public land contribution for equitable and strategic long-term urban forestry planning, as well as Ecological Network implementation, a joint initiative between Planning and Environmental Services in collaboration with Parks and Engineering toward developing a model of connected ecological network across the city.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back on actions to support afforestation and micro-forest initiatives across the city and integrating them into existing work on forestry and tree canopy, including the Urban Forestry Strategy and Ecological Network implementation, with a focus on:
 - Planting native and climate-resilient trees, ground cover, and understory vegetation;
 - Prioritizing areas with low canopy coverage, poor soil, and/or vulnerability to climate impacts;
 - Ensuring long-term financial capacity to support these afforestation initiatives; and
 - Integrating afforestation into new developments, public spaces, and transportation corridors.
- B. THAT Council request staff to report back as part of work underway, on:
 - Funding mechanisms, including partnerships with community organizations, provincial and federal programs, and private sector contributions;
 - Opportunities for community-led planting, afforestation, and stewardship initiatives;
 - Metrics and timelines for monitoring forest and canopy growth and

⁴ Canadian Geographic 2022 | The many benefits of the minuscule but mighty Miyawaki forests
<https://canadiangeographic.ca/articles/the-many-benefits-of-the-minuscule-but-mighty-miyawaki-forests/>

⁵ Simiran K. Gill, University of Alberta, 2024 | Maintaining age diversity in urban forests through continuous tree planting: The potential of the Miyawaki method for urban forestry in Edmonton, AB.
https://sites.ualberta.ca/~ahamann/people/pdfs/Gill_2024_MF.pdf

ecological impact.

- C. THAT Council direct staff to report back as part of work underway on policy tools and incentives to:
- Protect existing and encourage new micro-forests on private and public lands;
 - Encourage afforestation in urban design and development applications;
 - Support long-term maintenance and health of newly planted trees and forests; and
 - To include afforestation as part of work underway to update property development tree requirements.
- D. THAT Council affirm the City's commitment to urban afforestation initiatives as part of its broader climate action, equity, and livability goals.

referred

REFERRAL MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT Council refer the motion entitled "Greening the City – Enhancing Livability and the Tree Canopy Through Healthy Afforestation" to staff for information as part of the ongoing Urban Forestry Strategy and Ecological Network Implementation, with consideration for maintaining a neat and tidy public realm.

CARRIED UNANIMOUSLY (Vote No. 00045)
(Councillors Bligh, Dominato and Kirby-Yung absent for the vote)

9. Strengthening Public Trust and Transparency Through Full Disclosure of Total Council Compensation

MOVED by Mayor Sim
SECONDED by Councillor Zhou

THAT the Committee recommend to Council

WHEREAS

1. Transparency, accountability, and responsible stewardship of public funds are essential principles in maintaining the public's trust in elected officials and local government;
2. Members of Vancouver City Council may be appointed to serve on external agencies, regional bodies, and intergovernmental organizations, such as Metro Vancouver, TransLink, E-Comm 911, the Municipal Finance Authority, the Union of BC Municipalities (UBCM), and the Federation of Canadian Municipalities (FCM), which often provide additional financial compensation for meeting

attendance, official representation, and/or other duties;

3. This additional financial compensation, which may include stipends, per diems, travel allowances, retainers, expense reimbursements, or other forms of payment, is ultimately drawn from public funds, either directly or through municipal contributions to these agencies and organizations;
4. The public, media, and even fellow elected officials may currently find it difficult to obtain a full accounting of the total compensation received by elected representatives across all their publicly funded roles, due to inconsistent or inaccessible reporting standards across organizations;
5. Strengthening public confidence in municipal governance requires proactive transparency, not only with respect to how much money elected officials earn as members of Council, but also about the broader systems of remuneration connected to their official duties on external bodies; and
6. Public reporting of all remuneration associated with elected office serves to prevent conflicts of interest, and ensure that compensation remains appropriate, justified, and commensurate with public expectations and the responsibilities involved.

THEREFORE BE IT RESOLVED THAT Council direct staff to prepare and publish an annual public financial disclosure report, beginning with the 2024 calendar year, to be posted on the City of Vancouver website in a timely, clear, standardized format that is easily accessible and navigable by the public, detailing the total compensation received by members of Vancouver City Council in connection with their appointments to taxpayer funded¹ external agencies and organizations, including but not limited to:

- Metro Vancouver
- TransLink
- Mayors' Council on Regional Transportation
- Easy Park Board of Directors
- Pacific National Exhibition Board of Directors
- Vancouver Art Gallery Board of Directors
- Zero Emissions Innovation Centre
- E-Comm 911
- Municipal Finance Authority
- Union of BC Municipalities (UBCM)
- BC Urban Mayor's Caucus (BCUMC)
- Federation of Canadian Municipalities (FCM)
- Other provincial or federal crown corporations;

FURTHER THAT this annual report shall include a complete itemization of each Council member's compensation (as per above), to support open, transparent, accountable governance and informed public oversight, including but not limited to:

- Base municipal salary and benefits;
- Per diems, stipends, retainers, and allowances;
- Expense reimbursements and travel-related compensation; and

- Any other financial or in-kind compensation received in the course of official duties.

¹. For clarity, the disclosure requirements outlined in this motion apply only to compensation received from taxpayer-funded sources.

amended

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Zhou

THAT the Therefore Be It Resolved clause be amended as follows:

- Insert the words “secondment, or election” between the words “appointments,” and “to”;
- Insert the words “as well as internal (City of Vancouver) paid positions,” between the words “organizations,” and “including”;
- Insert the words “Acting Mayor, Deputy Mayor, and Duty Councillor” as the first bullet point.

CARRIED UNANIMOUSLY (Vote No. 00046)
(Councillors Bligh and Dominato absent for the vote)

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Orr

THAT the Further That clause be amended as follows:

- Insert the words “and records of attendance or time on task” between the words “above” and “to”;
- Insert the words “expensed vehicle rental, and personal security; and” as the fourth bullet point.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

THAT the words “expensed vehicle rental, and personal security; and” be struck.

CARRIED UNANIMOUSLY (Vote No. 00047)
(Councillors Bligh and Dominato absent for the vote)

The amendment to the amendment having carried, the amendment as amended was put and LOST (Vote No. 00049) with Councillors Kirby-Yung, Klassen, Meiszner, Montague, Zhou, Mayor Sim opposed, and Councillors Bligh and Dominato absent for the vote.

The amendments having carried or lost, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 00050) with Councillors Bligh and Dominato absent for the vote.

FINAL MOTION AS APPROVED

WHEREAS

1. Transparency, accountability, and responsible stewardship of public funds are essential principles in maintaining the public's trust in elected officials and local government;
2. Members of Vancouver City Council may be appointed to serve on external agencies, regional bodies, and intergovernmental organizations, such as Metro Vancouver, TransLink, E-Comm 911, the Municipal Finance Authority, the Union of BC Municipalities (UBCM), and the Federation of Canadian Municipalities (FCM), which often provide additional financial compensation for meeting attendance, official representation, and/or other duties;
3. This additional financial compensation, which may include stipends, per diems, travel allowances, retainers, expense reimbursements, or other forms of payment, is ultimately drawn from public funds, either directly or through municipal contributions to these agencies and organizations;
4. The public, media, and even fellow elected officials may currently find it difficult to obtain a full accounting of the total compensation received by elected representatives across all their publicly funded roles, due to inconsistent or inaccessible reporting standards across organizations;
5. Strengthening public confidence in municipal governance requires proactive transparency, not only with respect to how much money elected officials earn as members of Council, but also about the broader systems of remuneration connected to their official duties on external bodies; and
6. Public reporting of all remuneration associated with elected office serves to prevent conflicts of interest, and ensure that compensation remains appropriate, justified, and commensurate with public expectations and the responsibilities involved.

THEREFORE BE IT RESOLVED THAT Council direct staff to prepare and publish an annual public financial disclosure report, beginning with the 2024 calendar year, to be posted on the City of Vancouver website in a timely, clear, standardized format that is easily accessible and navigable by the public, detailing the total compensation received by members of Vancouver City Council in connection with their appointments, secondment, or election to taxpayer funded external agencies and organizations, as well as internal (City of Vancouver) paid positions, including but not limited to:

- Acting Mayor, Deputy Mayor, and Duty Councillor
- Metro Vancouver
- TransLink
- Mayors' Council on Regional Transportation

- Easy Park Board of Directors
- Pacific National Exhibition Board of Directors
- Vancouver Art Gallery Board of Directors
- Zero Emissions Innovation Centre
- E-Comm 911
- Municipal Finance Authority
- Union of BC Municipalities (UBCM)
- BC Urban Mayor's Caucus (BCUMC)
- Federation of Canadian Municipalities (FCM)
- Other provincial or federal crown corporations;

FURTHER THAT this annual report shall include a complete itemization of each Council member's compensation (as per above), to support open, transparent, accountable governance and informed public oversight, including but not limited to:

- Base municipal salary and benefits;
- Per diems, stipends, retainers, and allowances;
- Expense reimbursements and travel-related compensation;
- Any other financial or in-kind compensation received in the course of official duties.

¹. For clarity, the disclosure requirements outlined in this motion apply only to compensation received from taxpayer-funded sources.

The Committee adjourned at 6:42 pm.

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**COUNCIL MEETING MINUTES
STANDING COMMITTEE OF COUNCIL ON
POLICY AND STRATEGIC PRIORITIES**

SEPTEMBER 17, 2025

A meeting of the Council of the City of Vancouver was held on Wednesday, September 17, 2025, at 6:43 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on Policy and Strategic Priorities meeting, to consider the recommendations and actions of the Committee.

PRESENT:

Mayor Ken Sim
Councillor Mike Klassen
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Lucy Maloney
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou

ABSENT:

Councillor Rebecca Bligh (Leave of Absence – Civic Business)
Councillor Lisa Dominato (Leave of Absence – Civic Business)

CITY MANAGER'S OFFICE:

Donny van Dyk, City Manager
Sandra Singh, Deputy City Manager

CITY CLERK'S OFFICE:

Lesley Matthews, Acting Deputy City Clerk
David Yim, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on Policy and Strategic Priorities
Wednesday, September 17, 2025

Council considered the report containing the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities. Its items of business included:

Reports:

1. 2026 Property Tax Exemption – Seniors Housing
2. 58 Alexander Street - Removal of Property from Single Room Accommodation (SRA) By-law Designation
3. Grant to BC Housing to Support Continuation of Temporary Shelter at 15-27 West Hastings (Bud Osborn Shelter)
4. Contract Award for Supply of Landfill Services
5. Contract Award for Asphalt, Concrete, Soils, and Rock Crushing Services
6. Proposed Amendment to Subdivision By-law No. 5208 – Reclassification of 1140 West 54th Avenue and 1140 West 55th Avenue

7. Contract Award for Operator (Lease) for VanDusen Botanical Garden Restaurant
8. Contract Award for The Accelerated Water Meter Installation Program (Supply, Delivery & Installation of Water Meters & Boxes–Phase 1)
9. City-Wide Design and Development Guidelines – Phase Two Actions

Council Members' Motions:

1. Reopening Clark Drive: Protecting East Vancouver's Livability and Port Access
2. Prioritizing the Completion and Delivery of Community Facilities and Infrastructure in the 2027–2030 Capital Plan
3. Accelerating the Turf Field Upgrade at Beaconsfield Park for Inclusion in the 2027-2030 Capital Plan
4. Creating Connections: Advancing a Transformative Active Transportation Pathway in South Vancouver
5. Beyond Arterials: Creating More Housing Options on Low-Traffic Streets
6. Removing Obstacles Preventing Sustainable Food Systems in Vancouver
7. Improving the Empty Homes Tax to Curb Speculation
8. Greening the City - Enhancing Livability and the Tree Canopy Through Healthy Afforestation
9. Strengthening Public Trust and Transparency Through Full Disclosure of Total Council Compensation

Reports 1 to 9 and Council Members' Motions 1 to 9

MOVED by Councillor Zhou

SECONDED by Councillor Meiszner

THAT the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities at its meeting of September 17, 2025, as contained in Reports 1 to 9 and Motions 1 to 9, be approved.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Montague

SECONDED by Councillor Zhou

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 3 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to exempt from taxation certain lands and improvements pursuant to section 396 of the Vancouver Charter (By-law No. 14461)
2. 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) (By-law No. 14462)
(*Councillors Maloney and Orr ineligible to vote*)

3. 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) (By-law No. 14461)

(Councillors Maloney, Orr and Mayor Sim ineligible to vote)

ADJOURNMENT

MOVED by Councillor Montague

SECONDED by Councillor Orr

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 6:46 pm.

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