



## **COUNCIL MEETING MINUTES**

**OCTOBER 7, 2025**

A Meeting of the Council of the City of Vancouver was held on Tuesday, October 7, 2025, at 9:39 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 Lucy Maloney  
Councillor Peter Meiszner  
Councillor Brian Montague  
Councillor Sean Orr  
Councillor Lenny Zhou

**ABSENT:**

Councillor Mike Klassen (Leave of Absence – Personal Reasons)

**CITY MANAGER'S OFFICE:**

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

**CITY CLERK'S OFFICE:**

Katrina Leckovic, City Clerk  
Bonnie Kennett, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

## **WELCOME**

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

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

## IN CAMERA MEETING

MOVED by Councillor Dominato

SECONDED by Councillor Kirby-Yung

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;

(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;

(g) litigation or potential litigation affecting the city;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(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. Nomination Subcommittee – September 9, 2025

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Meiszner

THAT the Minutes of the Nomination Subcommittee meeting of September 9, 2025, be

approved.

CARRIED UNANIMOUSLY  
(Councillor Fry absent for the vote)

2. Special Council (Business Licence Hearing) – September 10, 2025

MOVED by Councillor Dominato  
SECONDED by Councillor Meiszner

THAT the Minutes of the Special Council (Business Licence Hearing) meeting of September 10, 2025, be approved.

CARRIED UNANIMOUSLY  
(Councillor Fry absent for the vote)

3. Council – September 16, 2025

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

THAT the Minutes of the Council meeting of September 16, 2025, be approved.

CARRIED UNANIMOUSLY  
(Councillor Fry absent for the vote)

4. Public Hearing – September 16, 2025

MOVED by Councillor Meiszner  
SECONDED by Councillor Zhou

THAT the Minutes of the Public Hearing of September 16, 2025, be approved.

CARRIED UNANIMOUSLY  
(Councillor Fry absent for the vote)

5. Council (Policy and Strategic Priorities) – September 17, 2025

MOVED by Councillor Dominato  
SECONDED by Councillor Montague

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of September 17, 2025, be approved.

CARRIED UNANIMOUSLY  
(Councillor Fry absent for the vote)

6. Auditor General Committee – September 18, 2025

MOVED by Councillor Zhou

SECONDED by Councillor Montague

THAT the Minutes of the Auditor General Committee meeting of September 18, 2025, be approved.

CARRIED UNANIMOUSLY

(Councillor Fry absent for the vote)

7. Public Hearing – September 18, 2025

MOVED by Councillor Meiszner

SECONDED by Councillor Dominato

THAT the Minutes of the Public Hearing of September 18, 2025, be approved.

CARRIED UNANIMOUSLY

(Councillor Fry absent for the vote)

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Dominato

SECONDED by Councillor Zhou

THAT Council adopt Report 4 and Referral Reports 1 and 2 on consent.

CARRIED UNANIMOUSLY

\* \* \* \* \*

**VARY ORDER OF AGENDA**

*MOVED by Councillor Maloney*

*SECONDED by Councillor Bligh*

*THAT Council vary the order of the agenda to deal with Report 1 first.*

**CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY**

*Note: For clarity, the minutes are recorded in chronological order.*

\* \* \* \* \*

## REPORTS

### 1. **Urgent Mental Health and Substance Use Service Enhancements Program – 2025 Update** **September 26, 2025**

Staff from Arts, Culture and Community Services along with Vancouver Coast Health provided a presentation and responded to questions.

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor Bligh*  
*SECONDED by Councillor Zhou*

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

**CARRIED UNANIMOUSLY**

\* \* \* \* \*

## UNFINISHED BUSINESS

### 1. **Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan** **June 30, 2025**

At the Public Hearing on September 16, 2025, Council heard the staff presentation, asked questions of the staff and applicant, heard from public speakers and closed the speakers list and receipt of public comments for this item. Council subsequently referred closing comments, questions to staff, debate and decision to the Council meeting on October 7, 2025, as Unfinished Business.

Council had before it a yellow memorandum dated September 2, 2025, entitled "Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan – Amendment to Council Report", which noted corrections to Appendix A and Appendix I of the Referral Report dated June 30, 2025, entitled "Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan". The above-noted memorandum also noted a typographical error in the above-noted report which incorrectly refers to Appendix "M" instead of Appendix "J" on page 16 of the same report.

Council also had before it a second yellow memorandum dated September 12, 2025, entitled "Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan – Amendments to Council Report and Draft Zoning and Development By-law", which determined a correction was required to remove three sites, comprised of seven parcels, from the City-initiated rezoning. The yellow memorandum directed that the three CD-1 By-laws for the sites be excluded from the City-initiated rezoning, which

impacted the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan”, and the Draft By-law to amend the Zoning and Development By-law.

Councillor Fry advised he had reviewed the proceedings he had missed related to this item and would therefore be participating in debate and voting.

### **Applicant Closing Comments**

The General Manager, Planning, Urban Design and Sustainability provided closing comments.

### **Staff Closing Comments**

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

### **Council Decision**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Dominato

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to add new low-rise (R3), mid-rise (R4) and high-rise (R5) residential district schedules and a new general Schedule J (Affordable Housing Schedule) generally as presented in Appendix A of the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan”;

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

- B. THAT subject to the approval of A above, Council approve, in principle, the application to amend the Zoning and Development By-law to rezone certain parcels:
- (i) in the Broadway Plan area from RM-3, RM-4, FM-1, R1-1, RT-2, RT-5, RT-6, RT7, and RT-8 to new R3-2, R3-3, R4-1, R5-2, R5-3, and R5-4 districts as presented in Appendix A of the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan”;
  - (ii) in the Broadway Plan area, a remaining RT-6 parcel to the R1-1 district as presented in Appendix A of the above-noted report; and
  - (iii) in the Cambie Corridor Plan area from R1-1 to the new R5-1 district as presented in Appendix A of the above-noted report;

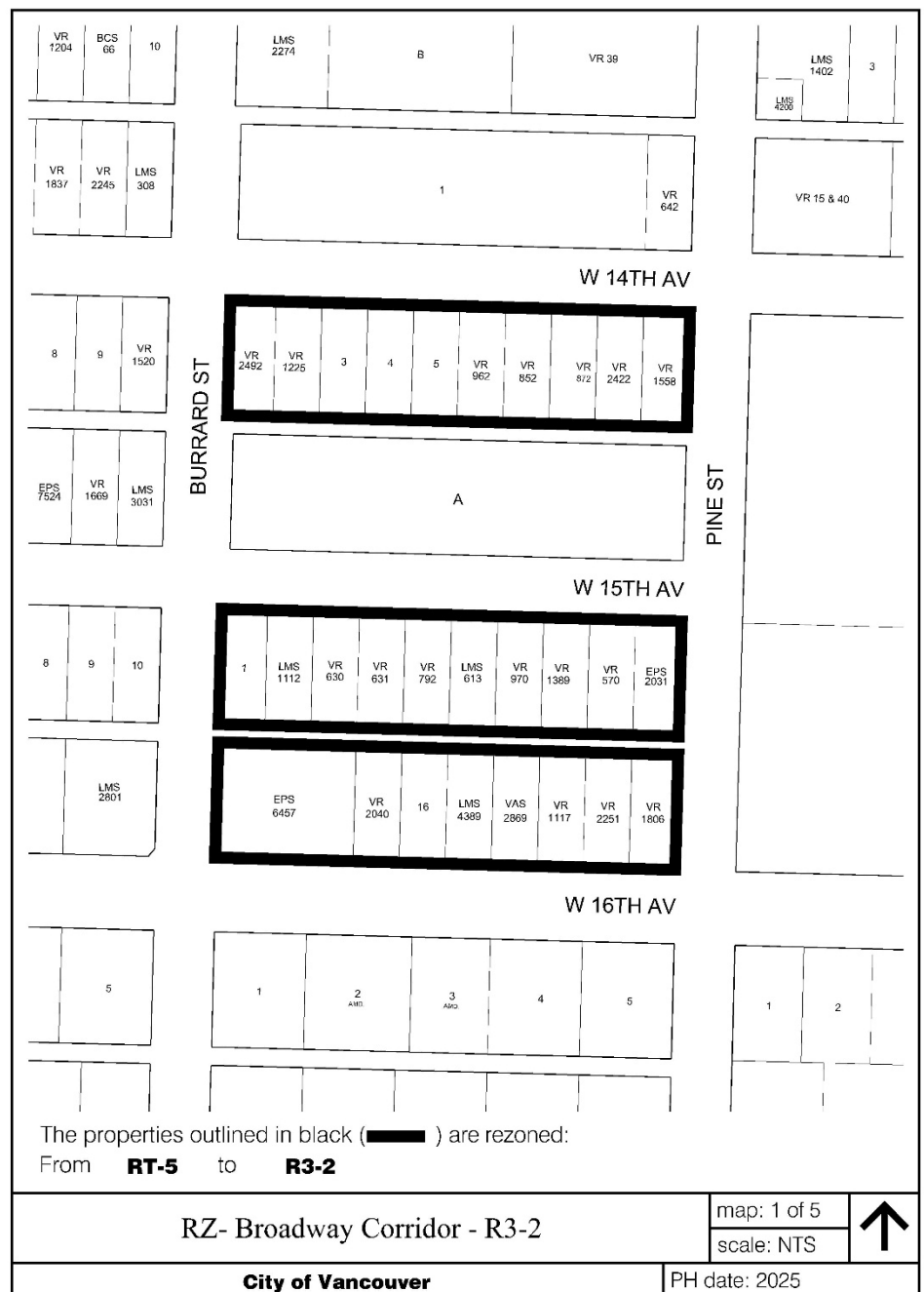
FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A of the above-noted report at the time of enactment of the Zoning and Development By-law amendment in A above;

FURTHER THAT the table in Schedule 3.1.1 of Schedule J in Appendix A of the above-noted report be amended and read as follows:

Zoning District	Discount Rate
R3-1, R3-2 and R3-3	10%
R4-1	20%
R5-1, R5-2, R5-3 and R5-4	20%

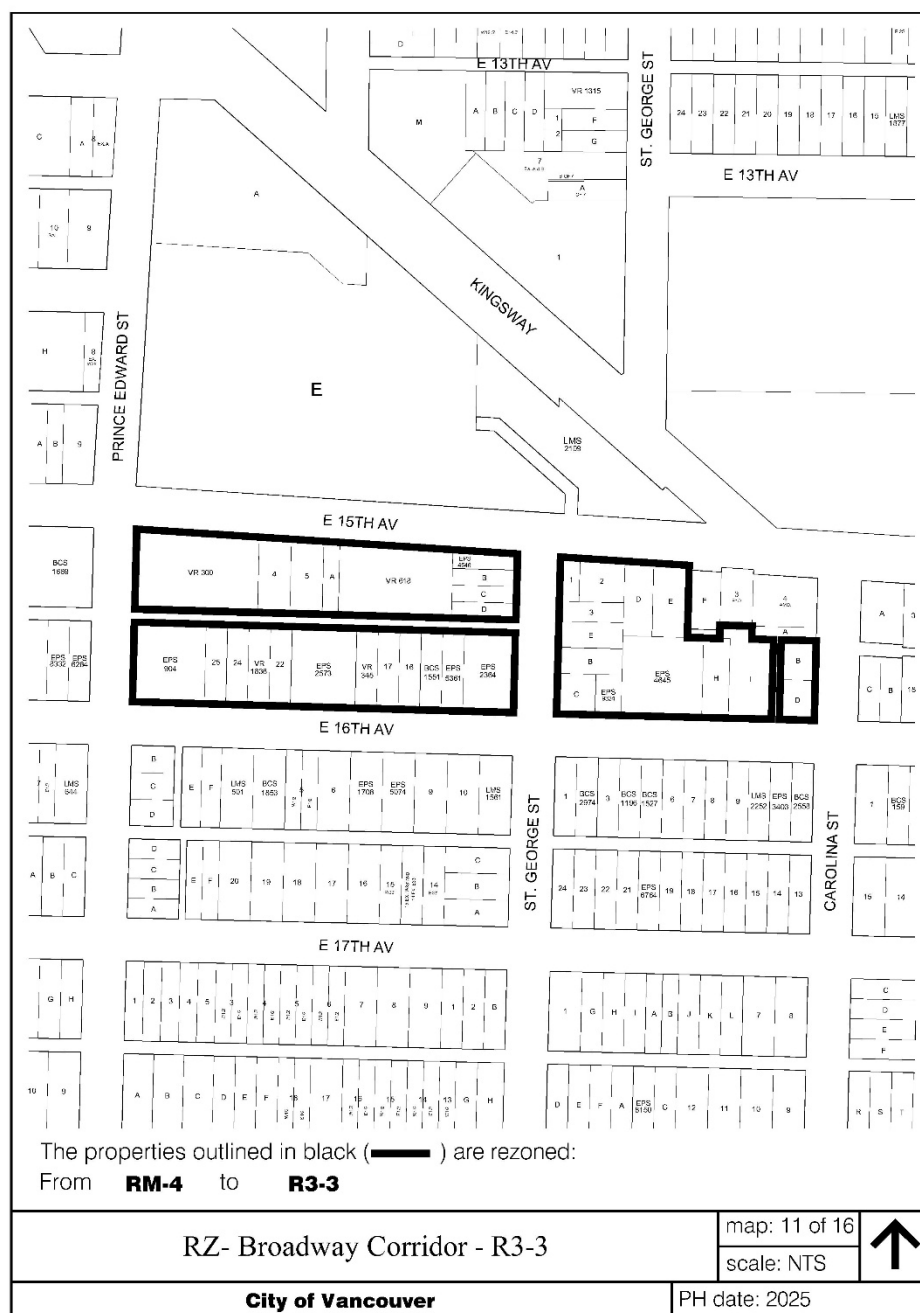
FURTHER THAT the maps corresponding to Figure 6 and Appendix A of the above-noted report be included as follows:

- Schedule E - RZ – Broadway Corridor – R3-2, map 1 of 5 – insert attached map after current page 58 of Appendix A of the above-noted report;





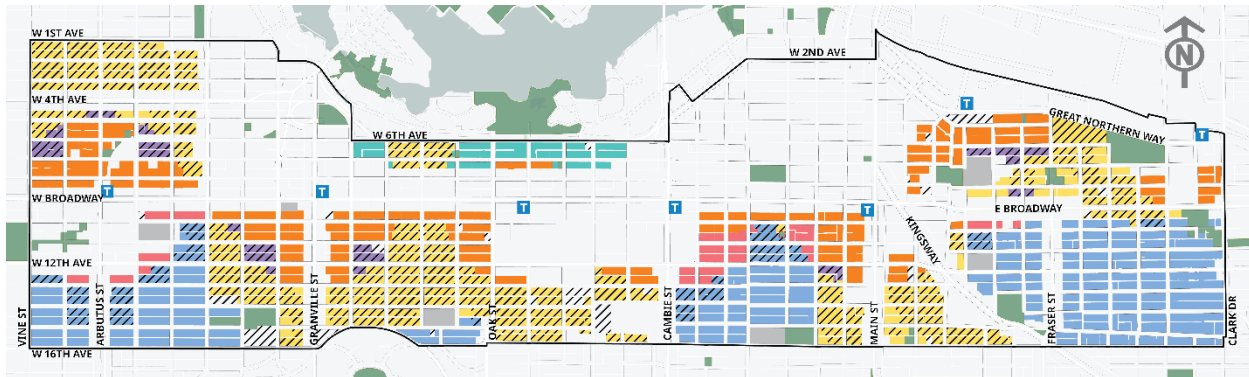
- Schedule F - RZ – Broadway Corridor – R3-3, map 11 of 16 – insert attached map after current page 81 of Appendix A of the above-noted report;



FURTHER THAT three sites, comprised of seven parcels, from City-initiated rezoning as outlined in the above-noted report be amended follows:

- Page 3: “The proposal is for a City-initiated rezoning of 4,287 parcels in the Broadway Plan and Cambie Corridor Plan areas”;

- Page 13: Figure 6: Proposed City-initiated Rezoning areas in Broadway Plan;



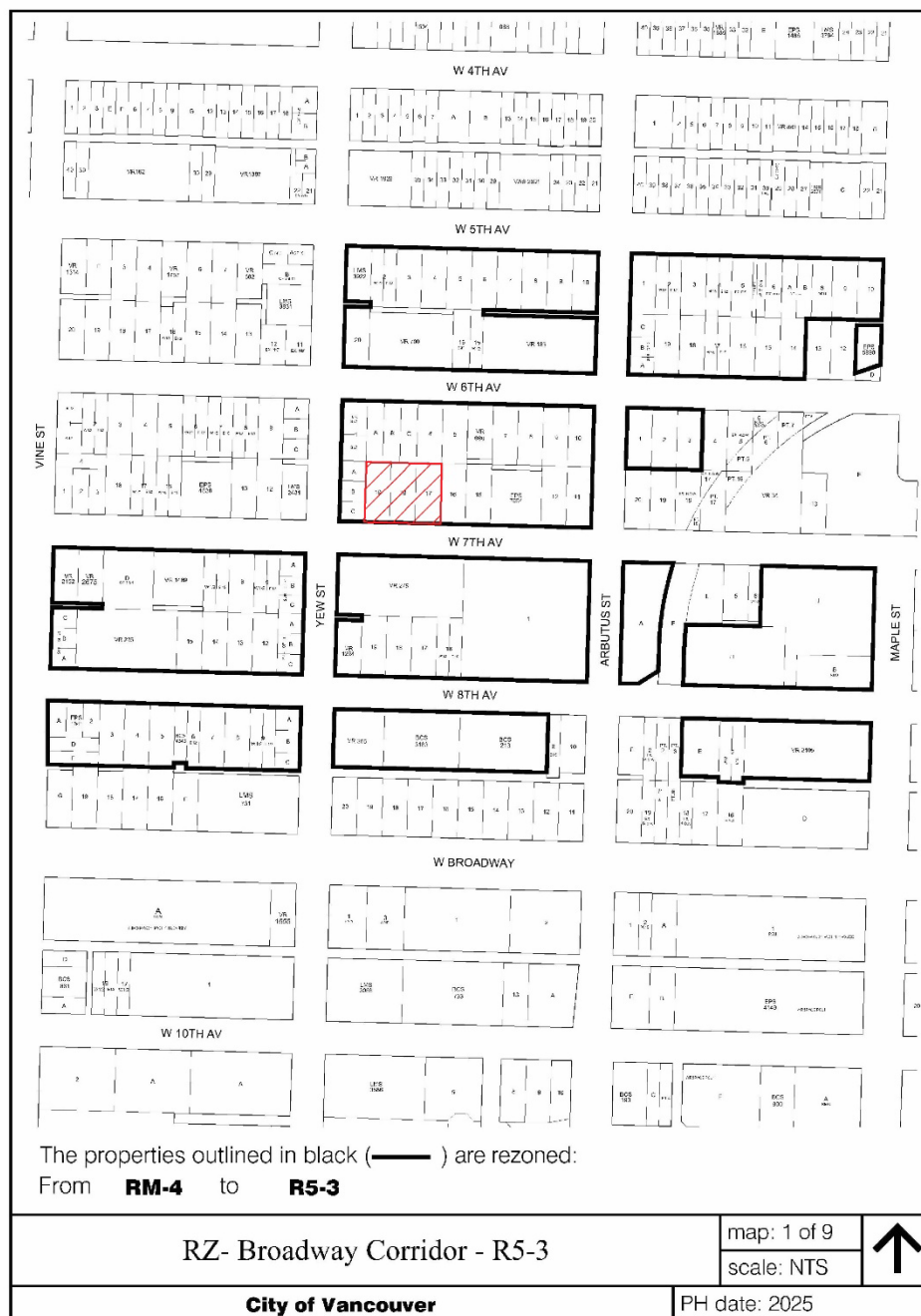
- Page 20: “This report recommends amendments to the Zoning and Development By-law to introduce new low-rise (R3), mid-rise (R4) and high-rise (R5) district schedules and to rezone 4,287 parcels in the Broadway and Cambie Plan areas to R3, R4 and R5”;

FURTHER THAT the parcels listed in the draft by-law to amend the Zoning and Development by-law in Appendix A of the above-noted report be removed from their respective maps and schedules and highlighted with red outline and hatching as follows:

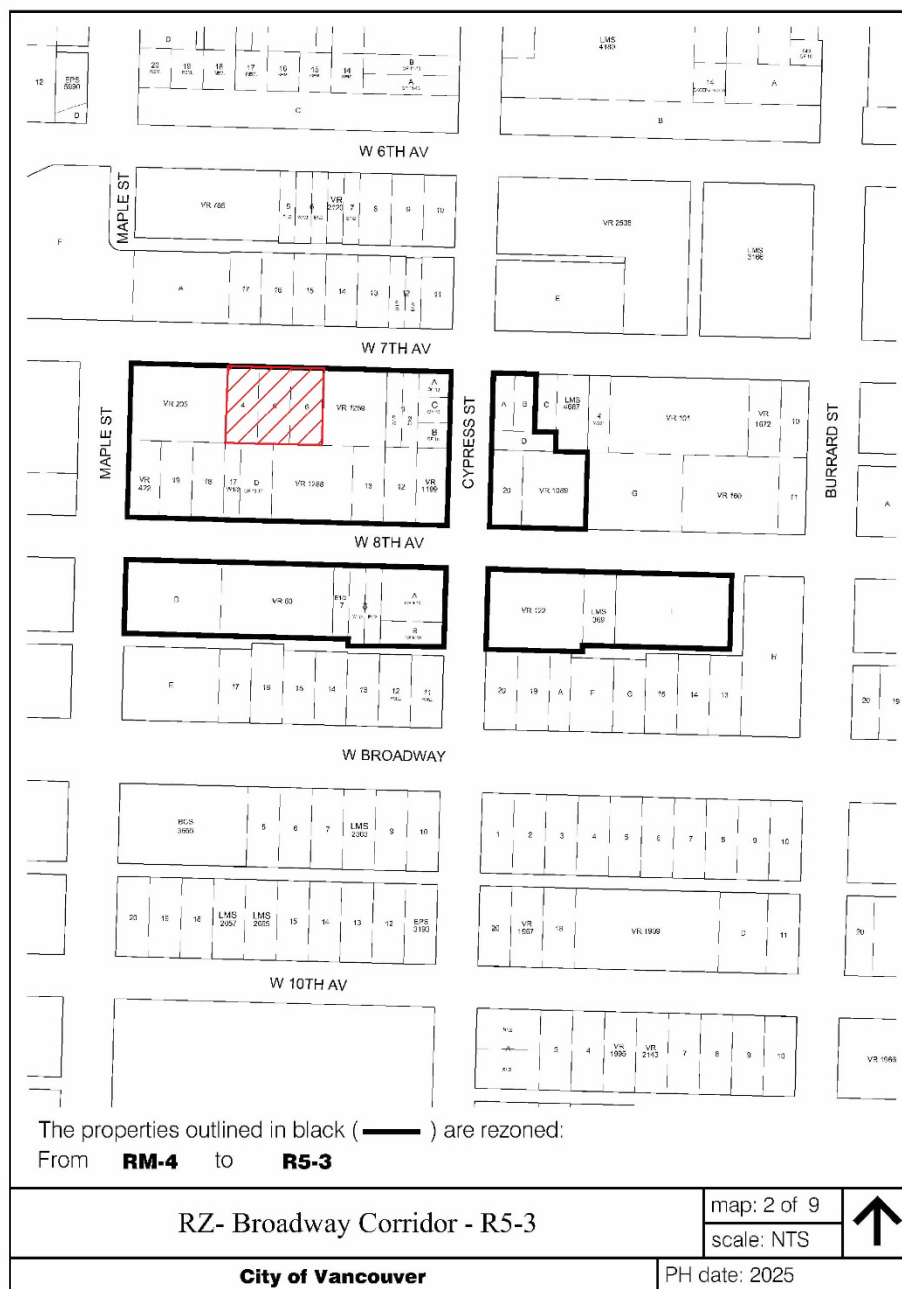
- 523-549 E 10th Ave (Schedule I - RZ – Broadway Corridor – R5-2, map 1 of 1, page 93 of Appendix A of the above-noted report);



- 2175 W 7th Ave (Schedule J - RZ – Broadway Corridor – R5-3, map 1 of 9, page 103 of Appendix A of the above-noted report);



- 1960 W 7th Ave (Schedule J RZ – Broadway Corridor – R5-3, map 2 of 9, page 104 of Appendix A of the above-noted report);

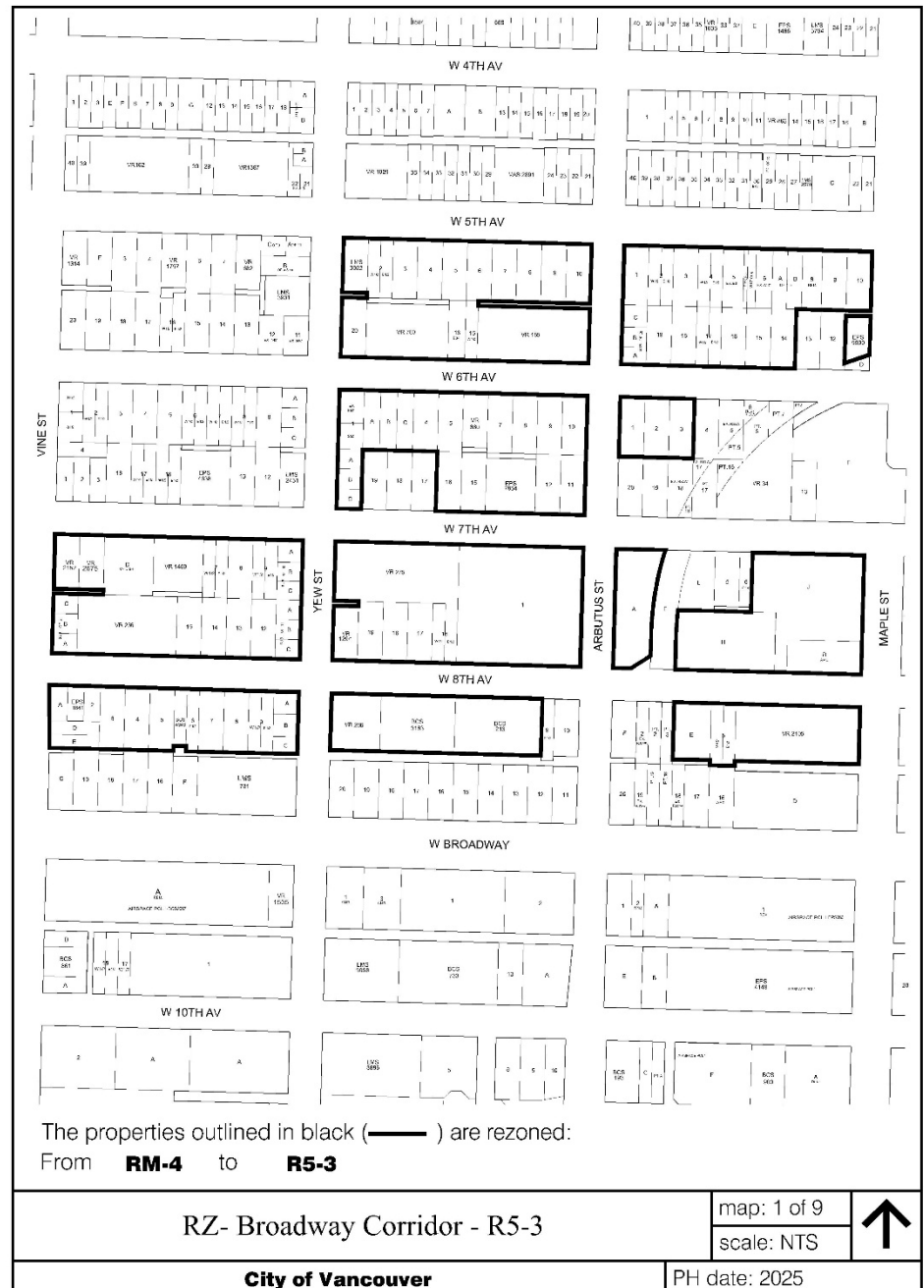


FURTHER THAT the maps in Appendix A of the above-note report be updated as follows:

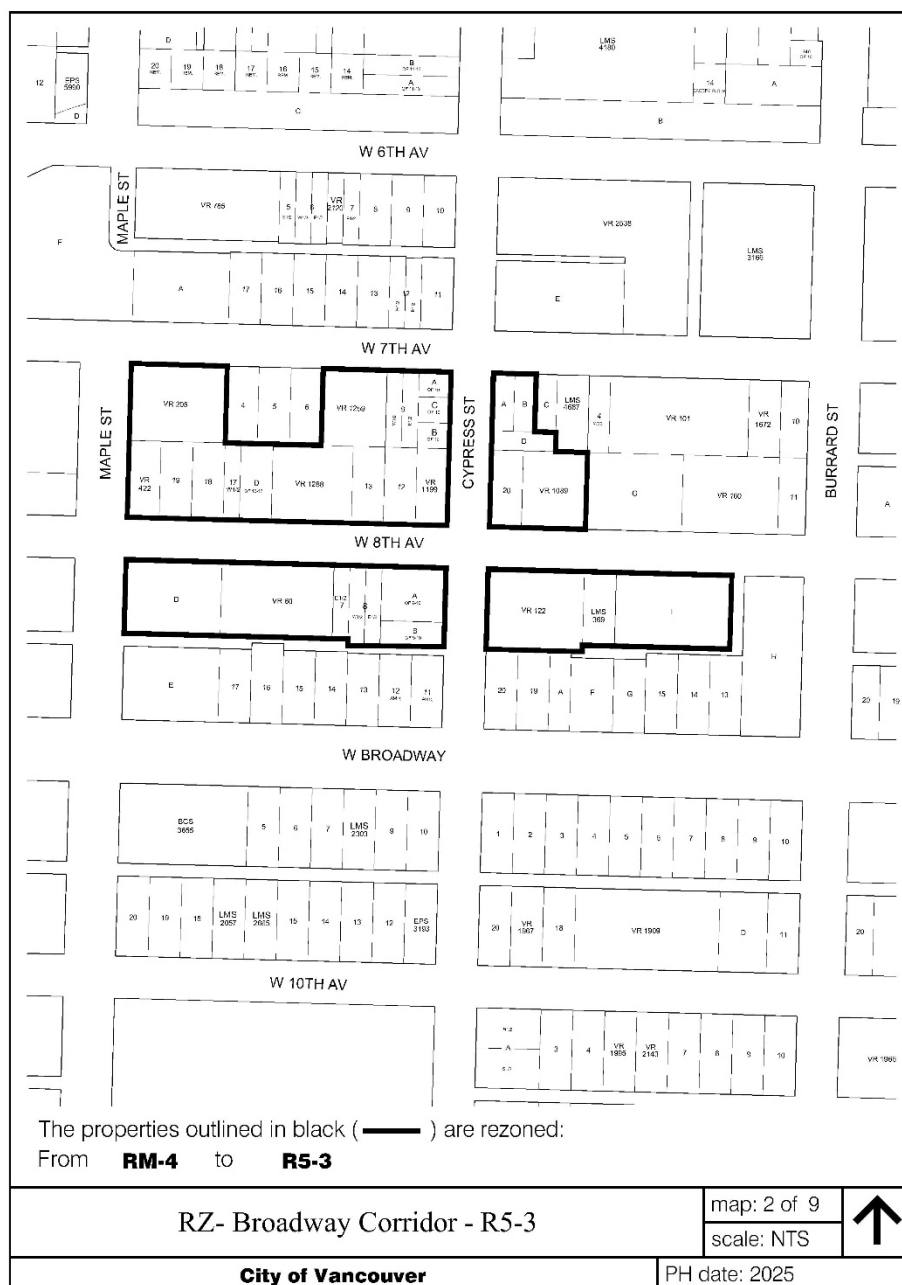
- Schedule I - RZ – Broadway Corridor – R5-2, map 1 of 1 (page 96 of the Draft By-law to amend the Zoning and Development By-Law as outlined in Appendix A of the above-noted report);



- Schedule J - RZ – Broadway Corridor – R5-3, map 1 of 9 (page 106 of the Draft By-law to amend the Zoning and Development By-Law as outlined in Appendix A of the above-noted report);



- Schedule J - RZ – Broadway Corridor – R5-3, map 2 of 9 (page 107 of the Draft By-law to amend the Zoning and Development By-Law as outlined in Appendix A of the above-noted report).



- C. THAT subject to approval of A above, the Noise Control By-law be amended to include all R3, R4 and R5 districts generally as presented in Appendix B of the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan”;



FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendment to the Noise Control By-law at the time of enactment of the Zoning and Development By-law amendment in A above.

- D. THAT subject to approval of A above, Council approve, in principle, the application to amend the Rental Housing Stock Official Development Plan By-law to include R3-3, R4-1, R5-3 and R5-4 districts generally as presented in Appendix C of the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Rental Housing Stock Official Development Plan By-law generally as presented in Appendix C of the above-noted report, at the time of enactment of the Zoning and Development By-law amendment in A above.

- E. THAT subject to approval of A above, the Sign By-law be amended to include all R3, R4 and R5 districts generally as presented in Appendix D of the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan”;

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

- F. THAT subject to approval of A above, the Subdivision By-law be amended to include all R3, R4 and R5 districts generally as presented in Appendix E of the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan”;

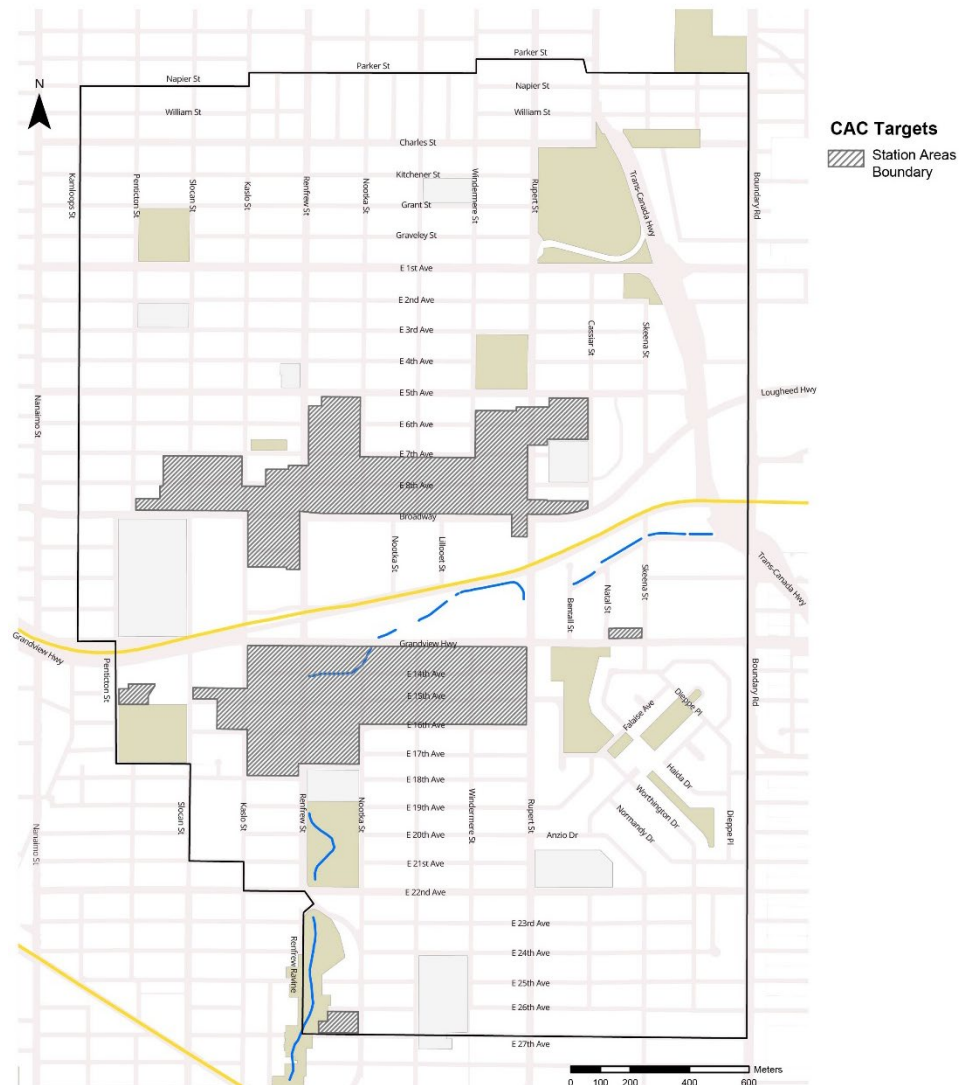
FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Subdivision By-law generally as presented in Appendix E of the above-noted report, at the time of enactment of the Zoning and Development By-law amendment in A above.

- G. THAT subject to enactment of the by-law in A above, the Design and Development Guidelines be amended to include all R3, R4 and R5 districts generally as presented in Appendix F of the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan”.

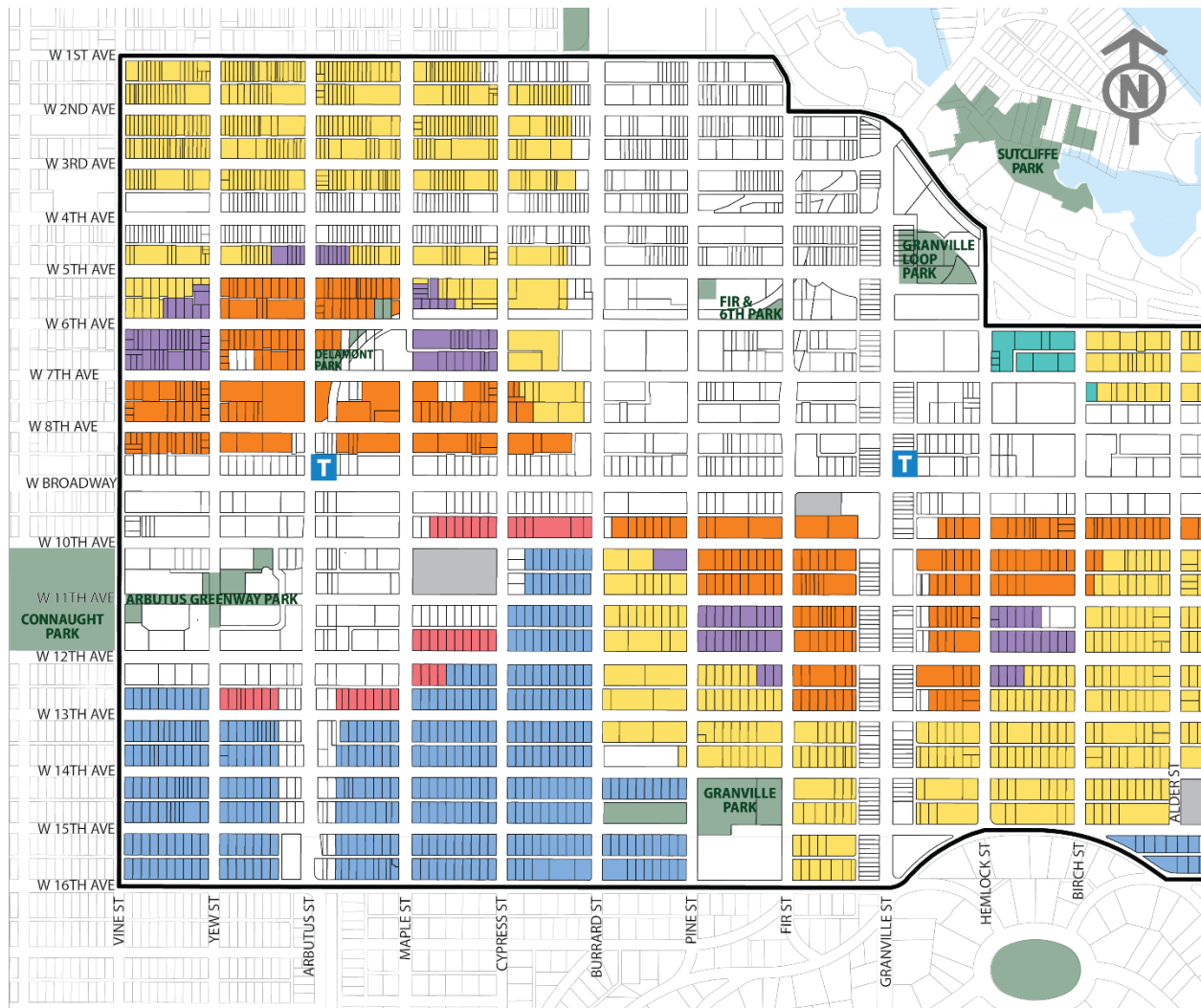
- H. THAT subject to by-law enactment of A and B above, the Broadway Plan be amended, generally as presented in Appendix G of the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan”.

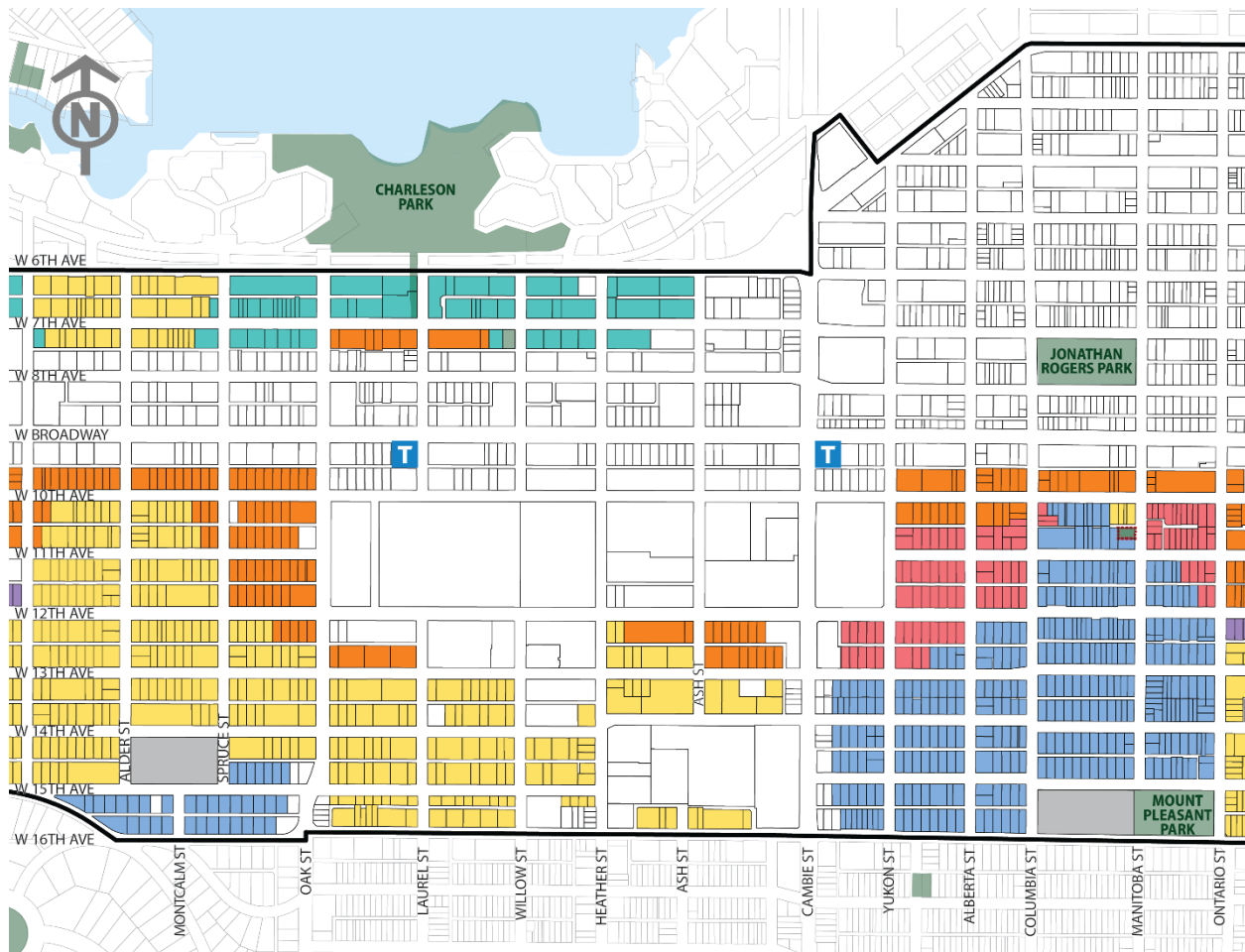
- I. THAT subject to by-law enactment of A and B above, the Cambie Corridor Plan and the Cambie Corridor Public Realm Plan be amended, generally as presented in Appendix H of the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan”.
- J. THAT at the time of enactment of the amendments to the Zoning and Development By-law, the various land use documents listed in Table 2 of Appendix I of the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan”, be amended, generally in accordance with Table 2 of Appendix I of the same report;

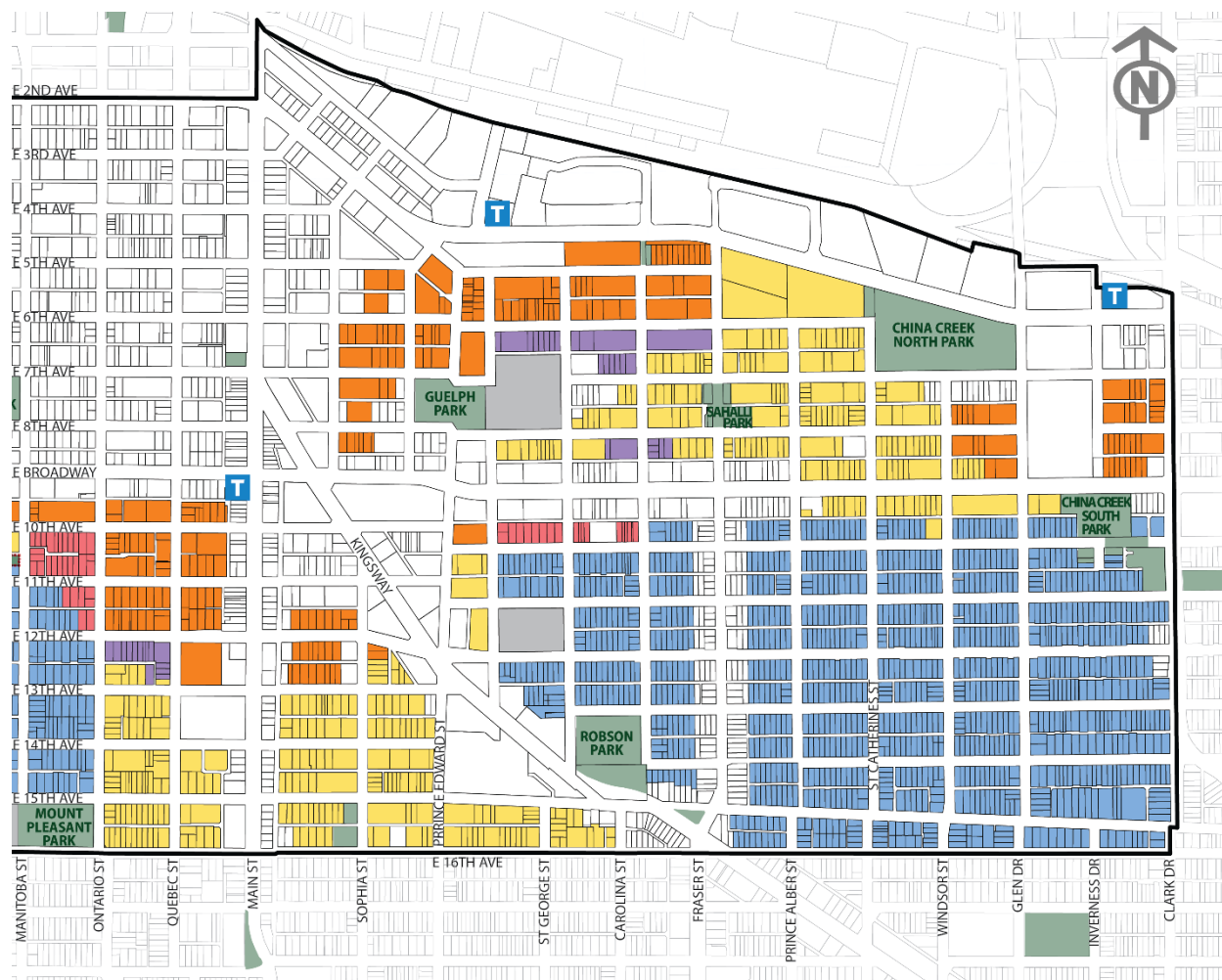
FURTHER THAT Map G entitled “Rupert and Renfrew Station Area Plan” be added to Table 2 – Community Amenity Contributions Policy for Rezoning of Appendix I of the above-noted report:



- K. THAT Council approve a time-limited approach to processing in-stream Tenant Relocation and Protection Plans as outlined in Appendix J of the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan”.
- L. THAT the Broadway Plan Maps contained in Appendix M of the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan” be updated to remove the parcels at 523-549 East 10th Avenue, 2175 West 7th Avenue and 1096 West 7th Avenue, as follows:







CARRIED UNANIMOUSLY (Vote No. 10989)  
(Councillor Bligh absent for the vote)  
(Councillor Orr abstained from the vote)

\* \* \* \* \*

Council recessed at 11:57 am and reconvened at 3:28 pm.

\* \* \* \* \*

## REPORTS

2. **Kitsilano Secondary Synthetic Turf Replacement and Sport Field Lighting –  
Licence Agreements, Custody, Care, Management of Land and Expenditure of  
Development Cost Levies  
September 9, 2025**

Staff from Vancouver Board of Parks and Recreation responded to questions.

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

- A. THAT Council approve the City of Vancouver (the “City”) to enter into a construction licence agreement (the “Licence Agreement”) with The Board of Education of School District No. 39 (Vancouver) (“VSB”) and the Board of Parks and Recreation (the “Park Board”), whereby the City will acquire the right to use a portion of the grounds of the Kitsilano Secondary School (“KSS”) for the purposes of replacing a synthetic turf field (“Turf Replacement”) and install sport field lighting (“Lighting Installation”), based upon the key terms outlined in Appendix C of the Report dated September 9, 2025, entitled “Kitsilano Secondary Synthetic Turf Replacement and Sport Field Lighting – Licence Agreements, Custody, Care, Management of Land and Expenditure of Development Cost Levies”, and upon such other terms and conditions to the satisfaction of the City’s Director of Legal Services and the General Manager of Vancouver Board of Parks and Recreation.
- B. THAT Council approve the City to enter into an agreement for the joint use and operation (“Joint Use Agreement”) of the KSS synthetic turf field (“Field”) with the VSB and the Park Board in order to enable park use on non-park land based on terms and conditions that satisfy the City’s Director of Legal Services and the General Manager of Vancouver Board of Parks and Recreation.
- C. THAT Council resolves, pursuant to Section 488(3) of the *Vancouver Charter*, that the VSB lands so held by the City, pursuant to the Licence Agreement and Joint Use Agreement shall be in the custody, care and management of the Park Board for park related purposes and for the full terms of the Licence Agreement and the Joint Use Agreement, including any extension terms.
- D. THAT Council approve expenditure of development cost levies (“DCLs”) for the Turf Replacement and Lighting Installation.
- E. THAT Council delegate its authority to execute the agreements discussed in A through D above to the City’s Director of Legal Services.
- F. THAT no legal rights or obligations will arise or be created by Council’s adoption of A through E above unless and until all legal documentation has been executed and delivered by the respective parties.

CARRIED UNANIMOUSLY (Vote No. 10997)

**3. Overholding Agreement and Grant to Creekview Co-op at 1483 Lameys Mill Road  
Recommendations  
September 26, 2025**

Staff from Non-Market Housing Development and Operations responded to questions.

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Orr

- A. THAT Council authorizes the Director of Real Estate Services to negotiate and

execute a letter agreement (the “Overholding Agreement”) with Creekview Housing Co-operative (the “Co-op”) to amend a ground lease (the “Lease”) dated April 25, 1984, of the City-owned property located at 1483 Lameys Mill Road, legally described as Lot 82 False Creek Plan 19033 (the “Property”), at below-market rent based on the Methodology for Co-operative Housing Lease Renewals (RTS 13783) approved by Council on July 7, 2021 (“Co-op Lease Methodology”) on substantially the terms attached in Appendix A of the Report dated September 26, 2025, entitled “Overholding Agreement and Grant to Creekview Co-op at 1483 Lameys Mill Road Recommendations”.

- B. THAT Council authorizes the Director of Real Estate to negotiate and execute all such further amendments to the Overholding Agreement and further ancillary legal documents as are consistent with the terms and conditions set out in the Report dated September 26, 2025, entitled “Overholding Agreement and Grant to Creekview Co-op at 1483 Lameys Mill Road Recommendations”.

CARRIED UNANIMOUSLY AND A  
BY THE REQUIRED MAJORITY (Vote No. 10998)

**4. Auditor General Committee Recommendations Transmittal Report  
September 22, 2025**

THAT Council approve the recommendations from the meeting of the Auditor General Committee held on September 18, 2025, as follows:

- A. THAT Council endorse the 13 recommendations in the Report dated September 11, 2025, entitled “Audit of Recreation Facility Asset Management” and attached as Appendix A of the Report dated September 22, 2025, entitled “Auditor General Committee Recommendations Transmittal Report”.
- B. THAT the Auditor General Committee meetings be held on the following Thursdays (except when noted), commencing at 9:30 am, in order to discuss the proposed topics:

<b>Proposed Meeting Dates:</b>	<b>Proposed Topics:</b>
February 12, 2026	1. 2025 Annual Report 2. 2025 Whistleblowing Report 3. <i>In camera – Vancouver Charter s 165.2(1), matters related to (c) labour relations or other employee relations</i>
April 2, 2026	Placeholder
May 7, 2026	Placeholder
July 2, 2026	Follow-up on Previous Recommendations – June 2026



<b>Proposed Meeting Dates:</b>	<b>Proposed Topics:</b>
October 8, 2026	1. 2027 Budget Request 2. Auditor General Committee 2027 Meeting Schedule
December 3, 2026	1. Follow-up on Previous Recommendations – December 2026

FURTHER THAT the Auditor General Committee placeholder meeting dates may be cancelled at the discretion of the Auditor General, in consultation with the Chair.

ADOPTED ON CONSENT (Vote No. 10990)

## REFERRAL REPORTS

### 1. **CD-1 Rezoning: 2090 West 1st Avenue September 23, 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; and

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 TKT Holdings (Canada) Ltd., the registered owner of the lands located at 2090 West 1st Avenue:

- *Lot A (Reference Plan 550) of Lots 1 and 2 Block 215 District Lot 526 Plan 590 PID 011-692-880;*
- *Lots 1 and 2 Block 215 District Lot 526 Plan 590 Except Plan 550; PIDs 011-692-910 and 011-692-936, respectively; and*
- *Lot 3 to 6 Block 215 District Lot 526 Plan 590; PIDs 011-692-952, 011-692-961, 011-692-979, and 011-692-995 respectively;*

to rezone the lands from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.45 to 6.80 and the building height from 10.7 m (35.1 ft.) to 65.1 m (213.6 ft.) to permit a 20-storey mixed use building, containing 176 rental units, of which 20% of the residential floor area will be secured as below-market rental units and commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated September 23, 2025, entitled "CD-1 Rezoning: 2090 West 1st Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by JTA Development Consultants, received July 18, 2024, revised April 17, 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 23, 2025, entitled "CD-1 Rezoning: 2090 West 1st Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated September 23, 2025, entitled "CD-1 Rezoning: 2090 West 1st Avenue", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated September 23, 2025, entitled "CD-1 Rezoning: 2090 West 1st Avenue";

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

- E. THAT A 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. 10993)

**2. CD-1 Rezoning: 6486 Chester Street  
September 23, 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 LPI Management Ltd., on behalf of TL Fairfax Property Inc.<sup>1</sup>, the registered owner of the lands located at 6486 Chester Street [PID 007-693-621; Lot A Block 2 District Lot 662 Plan 15183], to rezone the lands from R1-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.70 to 2.90 and the maximum building height from 11.5 m (38 ft.) to 20.5 m (67 ft.) with additional height for common rooftop amenity space or mechanical appurtenances, to permit the development of a six-storey residential rental building containing 116 units and a one-level public utility building for telecommunications purposes, 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 23, 2025, entitled "CD-1 Rezoning: 6486 Chester Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture Inc. received April 15, 2025 and amended plans received July 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 23, 2025, entitled "CD-1 Rezoning: 6486 Chester Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated September 23, 2025, entitled "CD-1 Rezoning: 6486 Chester Street";

---

<sup>1</sup> Represented by Telus Communications

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

- 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, 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. 10995)

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

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

REFERRAL MOVED by Councillor Maloney  
SECONDED by Councillor Kirby-Yung

THAT Council refer the Referral Report dated September 2, 2025, entitled "CD-1 Rezoning: 441 East Pender Street", back to staff to undertake additional public engagement in the form of an in-person open house which includes multi-lingual translation options in Mandarin and Cantonese to allow for additional opportunities to provide input into this project.

CARRIED UNANIMOUSLY (Vote No. 10999)  
(Councillor Fry absent for the vote)

**BY-LAWS**

MOVED by Councillor Dominato  
SECONDED by Councillor Kirby-Yung

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 7 inclusive, and authorize

the Mayor and City Clerk to sign and seal the enacted by-laws.

**CARRIED UNANIMOUSLY**

1. A By-law to amend CD-1 (899) By-law No. 14333 (3352-3384 Vanness Avenue and 3347 Clive Avenue) (By-law No. 14464)  
*(Councillor Bligh and Mayor Sim ineligible to vote)*
2. A By-law to amend CD-1 (897) By-law No. 14324 (1026-1108 West 41st Avenue) (By-law No. 14465)  
*(Councillor Bligh and Mayor Sim ineligible to vote)*
3. A By-law to amend CD-1 (895) By-law No. 14279 (848 Seymour Street) (By-law No. 14466)  
*(Councillor Bligh and Mayor Sim ineligible to vote)*
4. A By-law to amend Subdivision By-law No. 5208 regarding reclassification of 1140 West 54th Avenue and 1140 West 55th Avenue (By-law No. 14467)
5. A By-law to authorize the amendment of a Housing Agreement authorized by By-law No. 13422 (5656 Fraser Street) (By-law No. 14468)
6. A By-law to enact a Housing Agreement for 520 – 590 West 29th Avenue and 4510 – 4550 Ash Street (By-law No. 14469)
7. A By-law to amend the Single Room Accommodation By-law No. 8733 regarding 58 Alexander Street (By-law No. 14470)

**NOTICE OF COUNCIL MEMBER'S MOTIONS**

1. **Ensuring Continuity of the Women's Equity Strategy Following the Closure of the Equity Office**

Councillor Bligh submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of November 5, 2025, as a Council Members' Motion.

2. **Advancing a Gender-Based Violence Prevention Strategy**

Councillor Bligh submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of November 5, 2025, as a Council Members' Motion.

3. **No More Developer Handouts: Requiring the Full Replacement of Waived SRA Conversion Fees**

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting

agenda of October 29, 2025, as a Council Members' Motion.

**4. Safe Streets for Trick or Treats: Creating Safe Pedestrian Areas to Make Halloween a Little Less Scary**

Councillor Maloney submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of October 29, 2025, as a Council Members' Motion.

**5. Support for BC Parks Foundation's Learning by Nature Initiative**

Councillors Dominato and Zhou submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of October 29, 2025, as a Council Members' Motion.

**6. Coordinated Accountability for the Downtown Eastside**

Councillor Dominato submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of November 5, 2025, as a Council Members' Motion.

**7. Implementing a Reduction in FOI Fees**

Councillor Fry submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of October 29, 2025, as a Council Members' Motion.

**8. Youth Voices: Amend the Charter for Age Sixteen Starter**

Councillor Fry submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of October 29, 2025, as a Council Members' Motion.

**NEW BUSINESS**

**1. Requests for Leaves of Absence**

MOVED by Councillor Dominato  
SECONDED by Councillor Meiszner

THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on November 4, 2025, from 5 pm onwards and November 6, 2025, from 5:30 pm onwards;

FURTHER THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on October 14, 2025, from 12 pm onwards, October 23, 2025, from 6 pm onwards, November 5, 2025, from 3 pm onwards and December 3 and 4, 2025, all day;

FURTHER THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on October 7, 2025, from 6 pm onwards;

FURTHER THAT Councillor Fry be granted a Leave of Absence for personal business from meetings on October 21, 2025, from 6 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on November 4, 2025, from 11:45 am to 1:30 pm and November 6, 2025, from 3 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on November 18 to 20, 2025, from 3 to 10 pm;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on October 14, 2025, from 4:30 onwards and November 4, 2025, from 5 pm onwards;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on October 8, 2025, from 4 pm onwards, October 14, 2025, from 5 pm onwards, October 16, 2025, from 5:30 pm to 8 pm, October 23, 2025, from 3 pm onwards, November 6, 2025 all day, November 17 to 20, 2025 all day and December 1 to 3, 2025, all day;

AND FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on October 16, 2025, from 5:30 pm to 8 pm and October 23, 2025, from 3 pm onwards.

CARRIED UNANIMOUSLY

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

MOVED by Councillor Dominato

SECONDED by Councillor Meiszner

THAT Councillor Zhou be named in place of Councillor Dominato as the Acting Mayor on November 14 to 22, 2025.

CARRIED UNANIMOUSLY

## **3. Change to Business Licence Hearing Panel**

MOVED by Councillor Zhou

SECONDED by Councillor Montague

THAT Councillor Montague replace Councillor Zhou as Panel Member at the Business

Licence Hearing to be held October 14, 2025;

FURTHER THAT Councillor Zhou replace Councillor Montague as Alternate at the Business Licence Hearing to be held October 14, 2025.

CARRIED UNANIMOUSLY

## **ENQUIRIES AND OTHER MATTERS**

### **1. Clarifying Misinformation**

Councillor Orr noted concerns regarding misinformation of his involvement in a recent rally and stated that he and his party condemn the events of the October 7 Hamas terrorist attacks.

### **2. Condolences**

Councillor Zhou expressed condolences for the passing of former Councillor Sandra Wilking.

## **ADJOURNMENT**

MOVED by Councillor Orr  
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:19 pm.

\* \* \* \* \*