



COUNCIL MEETING MINUTES

OCTOBER 21, 2025

A Meeting of the Council of the City of Vancouver was held on Tuesday, October 21, 2025, at 9:32 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law*.

PRESENT:

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

CITY MANAGER'S OFFICE:

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

CITY CLERK'S OFFICE:

Tina Penney, Deputy City Clerk
Irina Green, 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 Klassen

SECONDED by Councillor Meiszner

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

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

(c) labour relations or other employee relations;

(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; and

(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.

CARRIED UNANIMOUSLY
(Councillor Zhou absent for the vote)

ADOPTION OF MINUTES

1. Council – October 7, 2025

MOVED by Councillor Meiszner
SECONDED by Councillor Klassen

THAT the Minutes of the Council meeting of October 7, 2025, be approved.

CARRIED UNANIMOUSLY
(Councillor Zhou absent for the vote)

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT Council adopt Communications 1 to 3, and Reports 2 and 3, on consent.

CARRIED UNANIMOUSLY AND REPORT 3
BY THE REQUIRED MAJORITY
(Councillor Zhou absent for the vote)

PRESENTATIONS

1. Capital Plan Implementation Update

Deputy City Manager Amrolia along with staff from Engineering Services, Parks and Recreation, Vancouver Public Library, and Arts, Culture and Community Services, provided a presentation and responded to questions.

* * * * *

During questions to staff, it was

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

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

CARRIED UNANIMOUSLY

* * * * *

This item was for information only and no decision was considered or required per Section 5.16 of the *Procedure By-law*.

COMMUNICATIONS

1. Changes to 2025 Council Meetings Schedule

THAT Council change the Special Council (Provincial Housing Targets Order Annual Report) meeting from November 12, 2025, starting at 1 pm, to November 13, 2025, starting at 9:30 am;

FURTHER THAT Council change the Special Council (Budget – to hear presentations and speakers on the draft 2026 Budget) on December 2, 2025, starting at 9:30 am, to November 12, 2025, starting at 9:30 am;

FURTHER THAT Council change the Public Hearing on November 4, 2025, starting at 6 pm, to November 13, 2025, starting at 6 pm;

AND FURTHER THAT a Meeting Reserve be added on December 2, 2025, starting at 3 pm.

ADOPTED ON CONSENT (Vote No. 11052)

2. 2026 Council Meetings Schedule

THAT meetings of Council be held on the following dates and times:

JANUARY		
	13	Public Hearing (6 pm)
	15	Public Hearing (6 pm)
	20	Council (9:30 am) Public Hearing (6 pm)
	21	Standing Committee on Policy and Strategic Priorities (9:30 am)
	22	Meeting Reserve (3 pm) Public Hearing (6 pm)

	27	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)
	28	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)
	29	Meeting Reserve (3 pm)
NOTE: January 1 – New Year’s Day January 2 – Winter Break		
FEBRUARY		
	3	Council (9:30 am)
	4	Standing Committee on City Finance and Services (9:30 am)
	5	Court of Revision - BIA (3 pm) Meeting Reserve (6 pm)
	10	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)
	11	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)
	12	Meeting Reserve (6 pm)
	24	Council (9:30 am) Public Hearing (6 pm)
	25	Standing Committee on Policy and Strategic Priorities (9:30 am)
	26	Meeting Reserve (3 pm) Public Hearing (6 pm)
NOTE: February 16 – Family Day		
MARCH		
	3	Business Licence Hearing (9:30 am)
	4	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)
	5	Meeting Reserve (3 pm) Public Hearing (6 pm)
	10	Council (9:30 am) Public Hearing (6 pm)
	11	Standing Committee on City Finance and Services (9:30 am)
	12	Meeting Reserve (9:30 am)
	31	Council (9:30 am)
NOTE: March 16 to 27 – Spring Break		
APRIL		
	1	Standing Committee on Policy and Strategic Priorities (9:30 am)
	2	Meeting Reserve (3 pm)
	8	Meeting Reserve (3 pm)
	9	Meeting Reserve (3 pm)
	14	Council (9:30 am) Public Hearing (6 pm)
	15	Standing Committee on City Finance and Services (9:30 am)
	16	Meeting Reserve (3 pm) Public Hearing (6 pm)
	21	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)
	22	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)

23	Meeting Reserve (3 pm)
NOTE: April 3 – Good Friday April 6 – Easter Monday April 29 to May 1 - LMLGA Annual Conference and AGM (Whistler)	
MAY	
5	Council (9:30 am) Public Hearing (6 pm)
6	Standing Committee on Policy and Strategic Priorities (9:30 am)
7	Meeting Reserve (3 pm) Public Hearing (6 pm)
12	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)
13	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
14	Meeting Reserves (3 pm)
19	Council (9:30 am)
20	Standing Committee on City Finance and Services (9:30 am)
21	Meeting Reserve (3 pm)
26	Meeting Reserve (3 pm)
27	Meeting Reserve (3 pm)
28	Court of Revision – Local Improvements (3 pm)
NOTE: May 18 – Victoria Day	
JUNE	
2	Council (9:30 am) Public Hearing (6 pm)
3	Standing Committee on Policy and Strategic Priorities (9:30 am)
9	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)
10	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)
NOTE: June 4 to 7 – FCM Annual Conference and Trade Show (Edmonton) June 11 – FIFA Fan Festival Starts June 13, 18*, 21, 24*, 26 – FIFA Games (*Canada Plays)	
JULY	
14	Council (9:30 am) Public Hearing (6 pm)
15	Standing Committee on City Finance and Services (9:30 am)
16	Meeting Reserve (3 pm) Public Hearing (6 pm)
21	Business Licence Hearing (9:30 am) Public Hearing (6 pm)
22	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)
23	Meeting Reserve (3 pm)
28	Council (9:30 am)
29	Standing Committee on Policy and Strategic Priorities (9:30 am)
30	Meeting Reserve (9:30 am)
31	Meeting Reserve (9:30 am)
NOTE: July 1 – Canada Day July 2 & 7 – FIFA Games	

AUGUST – Summer Break		
NOTE: August 3 – BC Day		
SEPTEMBER		
	8	Business Licence Hearing (9:30 am)
	9	Business Licence Hearing (9:30 am)
NOTE: September 7 – Labour Day September 14 to 18 – UBCM Convention (Vancouver) September 30 – National Day for Truth and Reconciliation		
OCTOBER		
	22	Court of Revision - Land Averaging (2 pm)
	27	Council (9:30 am)
NOTE: October 12 – Thanksgiving October 17 – Election Day		
NOVEMBER		
	2	Inaugural Council (5 pm)
	12	Court of Revision - Local Improvements (3 pm)
	17	Council (9:30 am) Public Hearing (6 pm)
	18	Standing Committee on City Finance and Services (9:30 am)
	19	Meeting Reserve (3 pm) Public Hearing (6 pm)
	24	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)
	25	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)
	26	Meeting Reserve (3 pm)
NOTE: November 4-5 – Tax Sales November 11 – Remembrance Day		
DECEMBER		
	1	Council (9:30 am) Public Hearing (6 pm)
	2	Standing Committee on Policy and Strategic Priorities (9:30 am)
	3	Meeting Reserve (3 pm) Public Hearing (6 pm)
	8	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)
	9	Business Licence Hearing (9:30 am) Meeting Reserve (3 pm)
	10	Meeting Reserve (3 pm)
	11	Meeting Reserve (3 pm)
	15	Council (9:30 am)
	16	Standing Committee on City Finance and Services (9:30 am)
	17	Meeting Reserve (9:30 am)
	21	Meeting Reserve (9:30 am)
	22	Meeting Reserve (9:30 am)
NOTE: December 25, 2026 - January 1, 2027 – Holiday Closure		

ADOPTED ON CONSENT (Vote No. 11053)

3. Appointments of Council Liaisons to Advisory Committees, Task Force and Policy Council

THAT the following liaison Councillors be appointed to the following Advisory Committees, Task Force and Policy Council until November 1, 2026:

- Auditor General Committee
 - o Councillor Dominato (Chair)
 - o Councillor Kirby-Yung (Vice-Chair)
 - o Councillor Klassen
 - o Councillor Montague
 - o Councillor Zhou
 - o Councillor Fry (Alternate)
- Mayors Budget Taskforce Implementation Oversight Committee
 - o Councillor Zhou (Chair)
 - o Councillor Meiszner
 - o Councillor Dominato
- Nomination Subcommittee
 - o Councillor Klassen (Chair)
 - o Councillor Dominato
 - o Councillor Montague
- Standing Committee on City Finance and Services
 - o Councillor Zhou (Chair)
 - o Councillor Klassen (Vice-Chair)
- Standing Committee on Policy and Strategic Priorities
 - o Councillor Meiszner (Chair)
 - o Councillor Dominato (Vice-Chair)
- Public Art Committee
 - o Councillor Montague
- Vancouver City Planning Commission
 - o Councillor Montague
- Vancouver Civic Theatres Board
 - o Councillor Zhou
- Vancouver Heritage Commission
 - o Councillor Klassen
- PNE Board
 - o Councillor Klassen (Board Chair)

- Vancouver Heritage Foundation Board
 - o Councillor Dominato
- Vancouver Public Library Board
 - o Councillor Fry
- Joint Council on Childcare
 - o Councillor Zhou
- VSB-COV Joint Elected Officials Planning and Facilities Committee
 - o Councillor Klassen (Co-Chair)
 - o Councillor Dominato
- UBCM Executive
 - o Councillor Dominato for the term of November 1, 2025, to September 30, 2026
- Parking Corporation of Vancouver (EasyPark)
 - o Councillor Meiszner
- Vancouver Art Gallery
 - o Councillor Kirby-Yung
 - o Councillor Meiszner
- Vancouver Civic Development Corporation
 - o Councillor Meiszner
 - o Councillor Zhou
 - o Councillor Kirby-Yung
- Vancouver Public Housing Corporation
 - o Councillor Meiszner
 - o Councillor Zhou
 - o Councillor Montague
 - o Councillor Kirby-Yung
- Zero Emissions Innovation Centre
 - o Councillor Kirby-Yung

FURTHER THAT Council approve the following roster for Acting Mayors in accordance with section 209 of the *Vancouver Charter* for the terms indicated below:

2026	January	Councillor Zhou
	February	Councillor Dominato
	March	Councillor Klassen
	April	Councillor Zhou
	May	Councillor Meiszner
	June	Councillor Dominato
	July	Councillor Klassen
	August	Councillor Zhou
	September	Councillor Meiszner
	October	Councillor Dominato
	November	Councillor Klassen

FURTHER THAT Council approve the following roster of Duty Councillors in accordance with the Mayor and councillor *Remuneration By-law* No. 11483 for the terms indicated below to be reasonably available at all times during their respective terms to represent Council in a ceremonial capacity on behalf of the Mayor whenever requested by the Mayor:

2026	January	Councillor Klassen
	February	Councillor Zhou
	March	Councillor Dominato
	April	Councillor Meiszner
	May	Councillor Klassen
	June	Councillor Zhou
	July	Councillor Dominato
	August	Councillor Meiszner
	September	Councillor Klassen
	October	Councillor Meiszner
	November	Councillor Zhou

AND FURTHER THAT Council approve Councillor Kirby-Yung for Deputy Mayor in accordance with Section 207 of the *Vancouver Charter* for the term of November 1, 2025, until November 1, 2026.

ADOPTED ON CONSENT (Vote No. 11054)

REPORTS

1. **Establishing a Wholly Owned Government Business Enterprise for the Purpose of Developing Market Rental Housing in Vancouver** **October 14, 2025**

Deputy City Manager Amrolia and the Director of the Vancouver Housing Development Office provided a presentation.

* * * * *

After hearing the staff presentation, it was

MOVED by Councillor Bligh

SECONDED by Councillor Kirby-Yung

THAT per Section 3.4(b) of the Procedure By-law, Council vary the order of the agenda in order to hear from speakers prior to asking questions of staff.

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

* * * * *

Council heard from one speaker who spoke in support of the report recommendations.

Deputy City Manager Amrolia and the Director of the Vancouver Housing Development Office responded to questions.

* * * * *

During questions to staff, it was

MOVED by Councillor Klassen

SECONDED by Councillor Zhou

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

*CARRIED UNANIMOUSLY
(Councillor Montague absent for the vote)*

Subsequently, at 11:45 am, it was

MOVED by Councillor Klassen

SECONDED by Councillor Kirby-Yung

THAT Council extend the meeting past noon in order to complete Report 1.

withdrawn

* * * * *

Council recessed at 11:48 am and reconvened at 11:54 am.

* * * * *

Following the recess, it was

MOVED by Councillor Klassen

SECONDED by Councillor Dominato

THAT the motion to extend the meeting past noon in order to complete Report 1 be withdrawn.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

Subsequently, at 11:56 am, it was

MOVED by Councillor Bligh

SECONDED by Councillor Klassen

THAT Council recess and reconvene at 1 pm in order to complete the remainder of the business and to convene In Camera after the completion of the Council meeting.

CARRIED UNANIMOUSLY

Note: This motion was reconsidered during questions to staff on Report 4 and carried unanimously, with Councillors Klassen and Montague absent for the vote.

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Council recessed at 11:57 am and reconvened at 1:01 pm.

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Deputy City Manager Amrolia, the Director of the Vancouver Housing Development Office, staff from Finance and Supply Chain Management and external representatives from KPMG LLP and Clark Wilson LLP, responded to additional questions.

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Klassen

THAT Council direct staff to take all steps required to incorporate a wholly owned B.C. business corporation, to be operated as a government business enterprise in accordance with the Articles of Incorporation (Appendix A of the Report dated October 14, 2025, entitled "Establishing a Wholly Owned Government Business Enterprise for the Purpose of Developing Market Rental Housing in Vancouver"), (the "GBE"), and to execute on behalf of the City all required incorporation documents and post-incorporation shareholder resolutions, and the Shareholder Direction (Appendix B of the same report);

FURTHER THAT Council appoint the City Manager and the General Manager of Finance and Supply Chain Management as the GBE's initial Board of Directors;

FURTHER THAT Council delegate to the General Manager of Real Estate, Environment and Facilities Management and the Deputy Director of Finance (ex officio) the powers of Shareholder Representative, as described in Part 2 of the Shareholder Direction;

FURTHER THAT Council approve the City's sale of six development sites (as described in Appendix D of the above-noted report) to the GBE at their respective fair market values (2025 assessed value: \$411.6 million) in exchange for shares issued by the GBE, and, in order to effect such sale, Council:

- authorize the City Manager to negotiate the closing date of the sale and such other terms and conditions related to the sale, and to execute all required agreements and transfer documents; and
- delegate to the Shareholder Representative the authority to execute such shareholder resolutions as may be required to purchase the sites from the City, including any required amendments to the share structure of the GBE;

FURTHER THAT Council approve the transfer of \$8 million from the Property Endowment Fund to the GBE to be used as start-up capital, in exchange for shares issued by the GBE, and delegate the authority to the City Manager to determine the timing and amounts to be transferred to the GBE over the start-up period of approximately 5 years;

AND FURTHER THAT Council direct the GBE to plan to develop the sites with a minimum of 20% of the net residential area as below-market rental, where feasible and considering opportunities for overall community amenities, with starting rents for below-market units at a minimum 20% discount from CMHC city-wide average rents, consistent with the City's policy for development in Transit-Oriented Areas.

not carried

At 2:39 pm, Mayor Sim ceded the Chair to Acting Mayor Montague in order to participate in discussion on the motion and resumed as Chair once completed.

AMENDMENT MOVED by Councillor Bligh

SECONDED by Councillor Fry

THAT the recommendations in the motion "Establishing a Wholly Owned Government Business Enterprise for the Purpose of Developing Market Rental Housing in Vancouver", be referred back to staff, and that no further consideration be given until staff return to Council with a full and detailed report back addressing:

1. Financial model, including projected rate of return, payback schedule, and risk analysis;
2. Debt implications and credit rating impacts;
3. Comprehensive governance structure, including board composition, oversight, indemnification, and compensation;
4. Shareholder liability and protections for the City;

5. Reserve and investment policy, including timing and prudence standards;
6. Long-term strategic plan and risk mitigation framework; and
7. A detailed comparison and contrast presented to council in a public meeting of the proposed Government Business Enterprise (GBE) to establishing a Housing Authority for the purpose of using public land to build affordable housing.

LOST (Vote No. 11026)

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

At 3:02 pm, Mayor Sim ceded the Chair to Acting Mayor Montague in order to participate in discussion on the above amendment and resumed as Chair once completed.

AMENDMENT MOVED by Councillor Orr

SECONDED by Councillor Fry

THAT Council refer the Report dated October 14, 2025, entitled “Establishing a Wholly Owned Government Business Enterprise for the Purpose of Developing Market Rental Housing in Vancouver”, back to staff, until such time as comprehensive and robust public consultation process has been undertaken, and the resulting feedback from residents, communities, and housing and tenancy advocates can be incorporated to help inform and prioritize the final approach.

LOST (Vote No. 11027)

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

AMENDMENT MOVED by Councillor Maloney

SECONDED by Councillor Bligh

THAT Council refer the Report dated October 14, 2025, entitled “Establishing a Wholly Owned Government Business Enterprise for the Purpose of Developing Market Rental Housing in Vancouver” back to staff, in order to prepare a detailed proposal for the establishment of a BC-based non-profit society (“the Society”) under the *Societies Act*, with the mission to deliver and steward permanently affordable homes for low- and moderate-income renter households in Vancouver, to strengthen communities through the development of community-owned housing assets, and to serve residents with respect, fairness, and inclusivity;

FURTHER THAT staff be directed to report back with a proposed constitution and bylaws for the Society, and a recommended slate of initial Board appointments that collectively provide expertise in real estate development, construction, real estate finance, real estate law, non-profit housing operations, and asset management;

FURTHER THAT staff prepare a five-year business plan for the proposed society, identifying the required start-up capital and detailing how those funds would support both the development and operational needs of the new entity;

AND FURTHER THAT, upon Council's approval of the above, staff report back with a

recommendation regarding the transfer of the six City-owned sites (as described in Appendix D of the above-noted report) to the new non-profit housing society to advance its mission of providing permanently affordable housing.

LOST (Vote No. 11028)

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

AMENDMENT MOVED by Councillor Maloney

SECONDED by Councillor Orr

THAT the following clause be added at the end:

AND FURTHER THAT Council direct the GBE to plan to develop the sites with a minimum of 20% of the net residential area as below-market rental with starting rents for below-market units at a minimum 20% discount from CMHC city-wide average rents, consistent with the City's policy for development in Transit-Oriented Areas.

amended

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Council recessed at 3:30 pm and reconvened at 3:39 pm.

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AMENDMENT TO THE AMENDMENT MOVED by Councillor Klassen

SECONDED by Councillor Kirby-Yung

THAT the amendment be amended by adding the words “, where feasible and considering opportunities for overall community amenities,” after the word “rental”.

CARRIED (Vote No. 11029)

(Councillors Bligh, Fry, Maloney and Orr opposed)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED (Vote No. 11030) with Councillors Bligh, Fry, Maloney and Orr opposed.

AMENDMENT MOVED by Councillor Fry

SECONDED by Councillor Bligh

THAT Council refer the Report dated October 14, 2025, entitled “Establishing a Wholly Owned Government Business Enterprise for the Purpose of Developing Market Rental Housing in Vancouver”, back to staff, in order to consider provisions outlined in the Vacancy Tax and Part XXX of the *Vancouver Charter* and prepare binding amendments to Shareholder Direction (Appendix B of the same report) that purposes net revenues from the Vancouver Housing Development Office to be used as part or in lieu of

inclusionary zoning policies to secure affordable or social housing in Vancouver.

LOST (Vote No. 11031)

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

The amendments having either lost or carried, the motion as amended was put and LOST (Vote No. 11032) NOT HAVING RECEIVED THE REQUIRED MAJORITY with Councillors Bligh, Fry, Maloney and Orr opposed.

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Council recessed at 4:28 pm and reconvened at 4:40 pm.

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**2. Delegated Authorities for Civic Collections
September 15, 2025**

THAT Council delegate the following authorities concerning Vancouver's civic collections:

- i. The General Manager of Arts, Culture and Community Services, or their delegate, is authorized to approve future changes to the Collection Policies for Vancouver's civic collections when required; and
- ii. The General Manager of Arts, Culture and Community Services or the Managing Director, Arts and Culture, is authorized to approve requests of up to \$3 million value, related to the accessioning, deaccessioning, and loans to other institutions, of assets in the City's civic collections.

ADOPTED ON CONSENT (Vote No. 11055)

**3. Grant to Four Sisters Housing Co-operative for Capital Repairs to the Co-op Building Located at 118 Alexander Street and 133/153 Powell Street
September 10, 2025**

- A. THAT, subject to Council approval of B below, Council approve a grant of up to \$1,530,000 to Four Sisters Housing Co-operative ("Four Sisters Co-op") to assist with repairs to the co-op building located at 118 Alexander Street, 133/153 Powell Street, Vancouver, BC, and legally described as PID: 007-346-808, Lot E, Block 3, District Lot 196 Plan 21225, and PID: 007-418-264, Lot D, Block 3, District Lot 196, Plan 21226 (collectively, the "Lands").
- B. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deem Four Sisters Co-op, which is not otherwise a charitable institution, to be an organization contributing to the welfare of the City.

- C. THAT the grant in A above be disbursed on the terms and conditions generally outlined in this Report, which terms and conditions shall be set out in a grant agreement to be entered into between the City and Four Sisters Co-op ("Grant Agreement") and on terms and conditions otherwise satisfactory to the Deputy City Manager and Director of Legal Services;

FURTHER THAT the Deputy City Manager (or their designate) be authorized to execute the Grant Agreement described in this clause on behalf of the City.

- D. THAT no legal rights or obligations are created by the approval of A to C above, unless and until the Grant Agreement is executed and delivered by the City.

ADOPTED ON CONSENT AND A
BY THE REQUIRED MAJORITY (Vote No. 11056)

**4. 2026 Business Licence, Vehicles for Hire and Animal Control Fees
September 9, 2025**

Staff from Development, Buildings and Licensing, and Finance and Supply Chain Management, responded to questions.

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At 4:53 pm, during questions to staff, it was

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

THAT Council extend the meeting past 5 pm in order to complete the remainder of the business.

*CARRIED UNANIMOUSLY
(Councillors Klassen and Montague absent for the vote)*

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

THAT Council reconsider the motion to convene In Camera after the completion of the Council meeting.

*CARRIED UNANIMOUSLY
(Councillors Klassen and Montague absent for the vote)*

Subsequently, it was

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

THAT Council convene in In Camera immediately after the completion of the Council

meeting.

CARRIED

(Councillor Maloney opposed)

(Councillors Klassen and Montague absent for the vote)

* * * * *

MOVED by Councillor Meiszner

SECONDED by Councillor Orr

- A. THAT Council approve, in principle, the following fee adjustments and other amendments to the *Licence By-law*, all as described in the Report dated September 9, 2025, entitled "2026 Business Licence, Vehicles for Hire and Animal Control Fees":

- a. A 3.61% increase to Live Aboard business licence fees for 2026;
- b. Apply a 4.5% cost escalation increase to all other fees in Schedule A of the Licence By-law for 2026;
- c. Various minor housekeeping amendments;

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the *Licence By-law* generally in accordance with the by-laws attached in Appendix A of the above-noted report.

- B. THAT Council approve, in principle, the following fee adjustments and other amendments to the *Vehicles for Hire By-law*, all as described in the Report dated September 9, 2025, entitled "2026 Business Licence, Vehicles for Hire and Animal Control Fees":

- a. Increase daily storage fees that tow truck companies are authorized to charge for vehicles impounded from private property that are stored at a storage facility;
- b. Add administrative fee of \$55.05 that tow truck companies are authorized to charge for vehicles claimed from their storage facility;
- c. Add administrative fee of \$70.09 that tow truck companies are authorized to charge for unclaimed vehicles; and
- d. Apply a 4.5% cost escalation increase to all fees in Schedule A of the Vehicles for Hire By-law;

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the *Vehicles for Hire By-law* generally in accordance with the by-laws attached in Appendix B, to be effective January 1, 2026.

- C. THAT Council approve, in principle, the following fee adjustments to the *Animal Control By-law*:

- a. Adjust fee for replacement dog tag from \$6 to \$8;
- b. Adjust adoption fee for rabbit, chinchilla and hedgehog from \$41 to \$50;
- c. Adjust adoption fee for parakeet and lovebird from \$20 to \$40;
- d. Adjust adoption fee for budgie and finch from \$14 to \$20;
- e. Adjust adoption fee for mouse, rat, hamster, gerbil and degu from \$6 to \$10;
- f. Apply 4.5% cost escalation increase to all other fees in Schedule A of the Animal Control By-law;

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the *Vehicles for Hire By-law* generally in accordance with the by-laws attached in Appendix C, to be effective January 1, 2026.

amended

AMENDMENT MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

THAT B be amended by deleting B(a), B(b) and B(c);

FURTHER THAT the following be added as a clause under B:

FURTHER THAT Council direct staff to report back with additional detail on the increased costs being faced by tow-truck companies to justify introducing new administrative fees for consumers that flow directly to the private business, including comparisons of administrative fees permitted by other cities in the Lower Mainland.

CARRIED UNANIMOUSLY (Vote No. 11033)
(Councillor Fry abstained from the vote)
(Councillors Klassen and Montague absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED (Vote No. 11034) with Councillor Bligh opposed, Councillor Fry abstaining from the vote and Councillors Kirby-Yung, Klassen and Montague absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council approve, in principle, the following fee adjustments and other amendments to the *Licence By-law*, all as described in the Report dated September 9, 2025, entitled "2026 Business Licence, Vehicles for Hire and Animal Control Fees":
 - a. A 3.61% increase to Live Aboard business licence fees for 2026;

- b. Apply a 4.5% cost escalation increase to all other fees in Schedule A of the Licence By-law for 2026;
- c. Various minor housekeeping amendments;

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the *Licence By-law* generally in accordance with the by-laws attached in Appendix A of the above-noted report.

- B. THAT Council approve, in principle, the fee adjustment to apply a 4.5% cost escalation increase to all fees in Schedule A of the Vehicles for Hire By-law and other amendments to the *Vehicles for Hire By-law*, all as described in the Report dated September 9, 2025, entitled “2026 Business Licence, Vehicles for Hire and Animal Control Fees”;

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the *Vehicles for Hire By-law* generally in accordance with the by-laws attached in Appendix B of the above-noted report, to be effective January 1, 2026;

AND FURTHER THAT Council direct staff to report back with additional detail on the increased costs being faced by tow-truck companies to justify introducing new administrative fees for consumers that flow directly to the private business, including comparisons of administrative fees permitted by other cities in the Lower Mainland.

- C. THAT Council approve, in principle, the following fee adjustments to the *Animal Control By-law*:
 - a. Adjust fee for replacement dog tag from \$6 to \$8;
 - b. Adjust adoption fee for rabbit, chinchilla and hedgehog from \$41 to \$50;
 - c. Adjust adoption fee for parakeet and lovebird from \$20 to \$40;
 - d. Adjust adoption fee for budgie and finch from \$14 to \$20;
 - e. Adjust adoption fee for mouse, rat, hamster, gerbil and degu from \$6 to \$10;
 - f. Apply 4.5% cost escalation increase to all other fees in Schedule A of the Animal Control By-law;

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the *Vehicles for Hire By-law* generally in accordance with the by-laws attached in Appendix C of the Report dated September 9, 2025, entitled “2026 Business Licence, Vehicles for Hire and Animal Control Fees”, to be effective January 1, 2026.

BY-LAWS

Councillor Bligh advised she had reviewed the proceedings related to By-laws 1 and 5 and would therefore be voting on the enactment.

MOVED by Councillor Meiszner
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 8 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

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

1. A By-law to amend the Zoning and Development By-law No. 3575 regarding new R3, R4 and R5 district schedules (By-law No. 14471)
(Councillor Klassen ineligible to vote)
2. A By-law to amend Noise Control By-law No. 6555 regarding R3, R4 and R5 District Schedules (By-law No. 14472)
3. A By-law to amend the Rental Housing Stock Official Development Plan By-law No. 9488 regarding new R3, R4 and R5 District Schedules (By-law No. 14473)
4. A By-law to amend Subdivision By-law No. 5208 regarding new R3, R4 and R5 District Schedules (By-law No. 14474)
5. A By-law to amend Sign By-law No.11879 regarding new R3, R4 and R5 District Schedules (By-law No. 14475)
(Councillor Klassen ineligible to vote)
6. A By-law to enact a Housing Agreement for 351-359 West 16th Avenue (By-law No. 14476)
7. A By-law to enact a Housing Agreement for 1726 West 11th Avenue (By-law No. 14477)
8. A By-law to enact a Housing Agreement for 2231 – 2247 East 41st Avenue (By-law No. 14478)

ADMINISTRATIVE MOTIONS

1. **Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan**

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

WHEREAS on October 7, 2025, Council approved, in principle, amendments to the

Zoning and Development By-law, 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”, amended by Yellow Memorandum from the General Manager, Planning, Urban Design and Sustainability dated September 2, 2025, and Yellow Memorandum from the General Manager, Planning, Urban Design and Sustainability dated September 12, 2025;

WHEREAS on October 7, 2025, Council also directed staff to bring forward for approval by Council amendments to the Design and Development Guidelines; Broadway Plan; Cambie Corridor Plan and the Cambie Corridor Public Realm Plan; Community Amenity Contributions Policy for Rezoning; Strata Title Policies for R1-1, RT and RM Zones; RT-4, RT-4A, RT-5 and RT-6 Guidelines; Kitsilano RT-8 Guidelines; RM-11 Guidelines; RM-12 Guidelines; and the Strata Title and Cooperative Conversion Guidelines; generally as presented in Appendices F to 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”;

AND WHEREAS the By-law amendments noted above have now been enacted.

THEREFORE BE IT RESOLVED THAT the amendments to the various land use documents as described in the Appendices below entitled “Proposed Amendments” are hereby adopted, and are to come into effect on October 21, 2025.

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

NOTICE OF COUNCIL MEMBER’S MOTIONS

1. Advancing Social and Affordable Housing on City-owned Sites at the Granville Loops and Pacific & Hornby: Directions to Staff for Delivery Options

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 December 10, 2025, as a Council Members’ Motion.

2. Giving Effect to Cooling Rights in a Climate Emergency through the Standards of Maintenance Bylaw

Councillor Orr and Councillor Maloney co-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.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on November 13, 2025, from 5 pm onwards;

FURTHER THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on November 19 and 20, 2025, and December 22 and 23, 2025, all day;

FURTHER THAT Councillor Zhou be granted a Leave of Absence for civic business from meetings on November 6, 2025, from 3 pm onwards, November 20, 2025, from 5 pm onward and December 16, 2025, from 5 pm onwards;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on October 21, 2025, from 3 pm to 8 pm, November 5, 2025, from 5 pm to 10 pm, and December 10, 2025 from 11 am to 3 pm;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on November 4 and November 5, 2025, all day, November 24 to 26, 2025, all day, and December 16, 2025, from 5 pm onwards;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for personal reasons from meetings on December 9, 2025, from 9:30 am to 12 pm;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on November 26, 2025, from 9:30 am to 1 pm;

AND FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on November 13, 2025, from 5 pm onwards, November 26, 2025, from 5 pm onwards, December 9, 2025, from 3:30 pm to 7 pm, December 11, 2025, from 4:30 pm to 7:30 pm, and December 16, 2025, from 5:30 pm to 8:30 pm.

CARRIED UNANIMOUSLY (Vote No. 11057)

(Councillors Klassen and Montague absent for the vote)

2. Urgent Pedestrian Safety Action at West 16th Avenue and Willow Street

MOVED by Councillor Dominato

SECONDED by Councillor Kirby-Yung

WHEREAS

1. On October 14, 2025, a serious collision occurred at the intersection of West 16th Avenue and Willow Street, in which a woman pushing a stroller and a child were struck by a vehicle and hospitalized, highlighting ongoing safety risks for pedestrians at this crossing;

2. Residents of the surrounding Fairview and South Cambie neighbourhoods have, for many years, raised concerns about pedestrian safety along the 16th Avenue corridor and specifically at Willow Street, citing limited sightlines, high vehicle speeds, and the absence of a pedestrian-activated crossing signal;
3. Media reports indicate that the City has identified the intersection for a pedestrian-safety upgrade, potentially involving a Rapid Flashing Beacon (RFB) or similar improvement, currently planned for 2026;
4. Given the recent collision and heightened community concern, there is an urgent need to accelerate safety measures and to review whether a full pedestrian-activated traffic signal or other stronger intervention is warranted to protect vulnerable road users; and
5. Enhancing pedestrian safety supports the City's Vision Zero commitment to eliminate traffic-related fatalities and serious injuries and aligns with the Transportation 2040 and Healthy City strategies.

THEREFORE BE IT RESOLVED

- A. THAT Council direct the General Manager of Engineering Services to review on an urgent basis, and where feasible, accelerating any planned pedestrian-safety improvements at the intersection of West 16th Avenue and Willow Street, including but not limited to the installation of a pedestrian-activated signal or Rapid Flashing Beacon (RFB), enhanced crosswalk markings, advance signage, and improved lighting.
- B. THAT Council direct staff to implement interim safety measures, pending permanent upgrades.
- C. THAT Council affirm its commitment to advancing the City's Vision Zero goals by prioritizing pedestrian-safety improvements in locations where serious collisions have recently occurred.

CARRIED UNANIMOUSLY (Vote No. 11035)
(Councillors Klassen and Montague absent for the vote)

ENQUIRIES AND OTHER MATTERS

1. Report Back – Reopening of Trans Canada Trail in East Vancouver

Councillor Dominato requested a resolution on the conversations between the City and CPKC on the reopening of the Trans Canada Trail in East Vancouver, as it has been closed for two years. The City Manager agreed to follow-up.

2. Report Back – Open Data – Census Local Area Profiles 2016

Councillor Orr requested an update on the Open Data – 2016 Census Local Area Profiles, which also provides statistical information on people living with poverty income, and asked when

the next Census is expected to take place. The City Manager agreed to follow-up.

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT the meeting be adjourned.

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

Council adjourned at 5:18 pm.

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