



NOTICE OF MEETING

COUNCIL MEETING

AGENDA

DATE: Tuesday, November 4, 2025

TIME: 9:30 am

PLACE: In Person:
Council Chamber
Third Floor, City Hall, 453 West 12th Avenue

Electronic Means:
Watch live at <http://vancouver.ca/council-video>.

PLEASE NOTE:

- *This meeting is to be convened in person and via electronic means as authorized by Part 14 of the Procedure By-law.*
- *Send your comments to Council at: <http://vancouver.ca/contact-council>.*
- *Request to speak to Council about an agenda item, via phone or in person, at <http://vancouver.ca/speak-to-council>; requests to speak must be received prior to 5 pm the day before the meeting.*
- *Get live updates on the meeting at <http://vancouver.ca/speaker-wait-times>.*
- *Ask a question about this agenda: email speaker.request@vancouver.ca or call 604.829.4323.*

ROLL CALL

IN CAMERA MEETING

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:

- (c) labour relations or other employee relations;
- (d) the security of the property of 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;
- (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.

ADOPTION OF MINUTES

1. Council (City Finance and Services) – October 8, 2025
2. Auditor General Committee – October 9, 2025
3. Business Licence Hearing – October 14, 2025
4. Council – October 21, 2025
5. Public Hearing – October 21, 2025
6. Public Hearing – October 23, 2025

MATTERS ADOPTED ON CONSENT

PRESENTATIONS

1. Violence Prevention Program Update

COMMUNICATIONS

1. Changes to the 2025 Council Meetings Schedule

REPORTS

1. Operator Appointment for Little Mountain Neighbourhood House and Childcare
Recommendation B requires at least 2/3 affirmative votes of all Council members under Section 206(1) of the Vancouver Charter
2. DTES Directions and Initiatives: Actions Update
Recommendation C requires at least 2/3 affirmative votes of all Council members under Section 206(1) of the Vancouver Charter
3. Vancouver Community Sport Event Grants – Fall 2025 Intake

Recommendations A and D require at least 2/3 affirmative votes of all Council members under Section 206(1)(ii) of the Vancouver Charter

4. Auditor General Committee Recommendations Transmittal Report
5. Business Licence Hearing Panel Assignments – January to September 2026
6. Approval of Capital Grant to BC Housing for 3077 Maddams Street (formerly 1405 East 15th Avenue and 3047-3071 Maddams Street)

Recommendation A requires at least 2/3 affirmative votes of all Council members under Section 206(1) of the Vancouver Charter

7. Declaration of Manifest Error – Tax Sale of 1208 – 1575 West 10th Avenue

REFERRAL REPORTS

1. CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street
2. Downtown Eastside Housing Implementation – Amendments to the FC-1 District in the Zoning and Development By-law and the Downtown Eastside/Oppenheimer District Official Development Plan (DEOD ODP) By-law to Accelerate SRO Replacement and Increase Social Housing
3. Zoning and Development By-law Amendment to Extend the Term of Development Permits for Temporary Modular Housing
4. Vancouver's Social Housing Initiative
5. Rezoning: 1249-1263 West 41st Avenue
6. Rezoning: 215-229 East 13th Avenue
7. Rezoning: 4615 Arbutus Street
8. CD-1 Rezoning: 1150 Barclay Street
9. CD-1 Rezoning: 2260-2266 West 2nd Avenue
10. CD-1 Rezoning: 2233 West 3rd Avenue
11. CD-1 Rezoning: 1125 West 10th Avenue
12. CD-1 (887) Text Amendment: 625-777 Pacific Street and 1390 Granville Street (Granville Loops) (Text Amendment Impacts 675 Pacific Street and 1395 Rolston Street Only)

BY-LAWS

1. A By-law to amend Licence By-law No. 4450 regarding 2026 business licence fees and other miscellaneous amendments

2. A By-law to amend Vehicles for Hire By-law No. 6066 regarding 2026 fee increases
3. A By-law to amend Animal Control By-law No. 9150 regarding 2026 fee increases
4. A By-law to amend Subdivision By-law No. 5208 regarding properties rezoned to the R3, R4 and R5 districts
5. A By-law to amend the Zoning and Development By-law No. 3575 regarding cold plunges and saunas
(Councillors Fry and Montague will need to review the proceedings they missed to be eligible to vote)
6. A By-law to amend the Licence By-law No. 4450 regarding cold plunges and sauna
7. A By-law to amend the Zoning and Development By-law No. 3575 regarding modernizing business licences
(Councillors Fry, Kirby-Yung and Montague will need to review the proceedings they missed to be eligible to vote)
8. A By-law to amend the Downtown Official Development Plan By-law No. 4912 regarding modernizing business licences
Subject to the approval of By-law 7
9. A By-law to amend the Licence By-law No. 4450 regarding modernizing business licences
Subject to the approval of By-law 7
10. A By-law to amend Building By-law No. 14343 regarding Rainwater Management Regulations for New Developments
11. A By-law to amend the Zoning and Development By-law No. 3575 regarding amendments to the First Shaughnessy District Schedule to simplify rainwater management requirement
Subject to the approval of by-law 10
(Councillors Bligh, Fry, Kirby-Yung, Klassen and Mayor Sim will need to review the proceedings they missed to be eligible to vote)
12. A By-law to amend the Heritage Conservation Area Official Development Plan By-Law No. 11349 regarding simplification of rainwater management requirements in the First Shaughnessy Heritage Conservation Area Design Guidelines
Subject to the approval of by-law 11
(Councillors Bligh, Fry, Kirby-Yung, Klassen and Mayor Sim will need to review the proceedings they missed to be eligible to vote)
13. A By-law to amend CD-1 (211) By-law No. 6314 regarding simplification of rainwater management requirements (2502 East 26th Avenue)
Subject to the approval of by-law 10
(Councillors Bligh, Fry, Kirby-Yung, Klassen and Mayor Sim will need to review the proceedings they missed to be eligible to vote)

14. A By-law to amend CD-1 (212) By-law No. 6315 regarding simplification of rainwater management requirements (2709-2791 East 28th Avenue)
Subject to the approval of by-law 10
(Councillors Bligh, Fry, Kirby-Yung, Klassen and Mayor Sim will need to review the proceedings they missed to be eligible to vote)
15. A By-law to amend CD-1 (214) By-law No. 6317 regarding simplification of rainwater management requirements (2960 East 29th Avenue)
Subject to the approval of by-law 10
(Councillors Bligh, Fry, Kirby-Yung, Klassen and Mayor Sim will need to review the proceedings they missed to be eligible to vote)
16. A By-law to amend CD-1 (218) By-law No. 6321 regarding simplification of rainwater management requirements (3301-3347 Clive Avenue and 3330 Vanness Avenue)
Subject to the approval of by-law 10
(Councillors Bligh, Fry, Kirby-Yung, Klassen and Mayor Sim will need to review the proceedings they missed to be eligible to vote)
17. A By-law to amend CD-1 (223) By-law No. 6361 regarding simplification of rainwater management requirements (2750-2798 East 28th Avenue and 4400-4402 Kaslo Street)
Subject to the approval of by-law 10
(Councillors Bligh, Fry, Kirby-Yung, Klassen and Mayor Sim will need to review the proceedings they missed to be eligible to vote)
18. A By-law to amend CD-1 (225) By-law No. 6363 regarding simplification of rainwater management requirements (5092 McHardy Street and 3263-3277 and 3311-3327 Vanness Avenue)
Subject to the approval of by-law 10
(Councillors Bligh, Fry, Kirby-Yung, Klassen and Mayor Sim will need to review the proceedings they missed to be eligible to vote)
19. A By-law to amend CD-1 (241) By-law No. 6528 regarding simplification of rainwater management requirements (5003-5399 Boundary Road)
Subject to the approval of by-law 10
(Councillors Bligh, Fry, Kirby-Yung, Klassen and Mayor Sim will need to review the proceedings they missed to be eligible to vote)
20. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (185-193 Southwest Marine Drive)
(Councillors Klassen, Maloney, Meiszner, Montague, Orr, Zhou and Mayor Sim will need to review the proceedings they missed to be eligible to vote)
21. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1434-1456 West 8th Avenue)
(Mayor Sim will need to review the proceedings they missed to be eligible to vote)
22. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th)
(Councillor Bligh, Maloney, Orr and Mayor Sim will need to review the proceedings he missed to be eligible to vote)

23. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (520-590 West 29th Avenue and 4510-4550 Ash Street)
(Councillors Bligh and Meiszner will need to review the proceedings he missed to be eligible to vote)
24. A By-law to enact a Housing Agreement for 3215 Macdonald Street
25. A By-law to enact a Housing Agreement for 3780 West 4th Avenue

ADMINISTRATIVE MOTIONS

1. Modernizing Business Licence Land Uses and Policies
Subject to the approval of By-law 7
2. Consequential Amendments to the Transit-Oriented Areas Rezoning Policy
Subject to the approval of By-law 10

NOTICE OF COUNCIL MEMBER'S MOTIONS

NEW BUSINESS

ENQUIRIES AND OTHER MATTERS

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