



COUNCIL MEETING MINUTES

NOVEMBER 4, 2025

A Meeting of the Council of the City of Vancouver was held on Tuesday, November 4, 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
Armin Amrolia, Deputy 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 Kirby-Yung

SECONDED by Councillor Montague

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;
- (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;
- (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.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Council (City Finance and Services) – October 8, 2025

MOVED by Councillor Meiszner

SECONDED by Councillor Montague

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of October 8, 2025, be approved.

CARRIED UNANIMOUSLY

(Councillor Dominato absent for the vote)

2. Auditor General Committee – October 9, 2025

MOVED by Councillor Montague

SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Auditor General Committee meeting of October 9, 2025, be approved.

CARRIED UNANIMOUSLY

(Councillor Dominato absent for the vote)

3. Business Licence Hearing – October 14, 2025

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Montague

THAT the Minutes of the Business Licence Hearing meeting of October 14, 2025, be approved.

CARRIED UNANIMOUSLY

(Councillor Dominato absent for the vote)

4. Council – October 21, 2025

MOVED by Councillor Zhou

SECONDED by Councillor Montague

THAT the Minutes of the Council meeting of October 21, 2025, be approved.

CARRIED UNANIMOUSLY

5. Public Hearing – October 21, 2025

MOVED by Councillor Bligh

SECONDED by Councillor Montague

THAT the Minutes of the Public Hearing of October 21, 2025, be approved.

CARRIED UNANIMOUSLY

6. Public Hearing – October 23, 2025

MOVED by Councillor Montague

SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Public Hearing of October 23, 2025, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Meiszner

THAT Council adopt Communication 1, Report 5 and Referral Reports 1, 3 and 5 to 12, on consent.

CARRIED UNANIMOUSLY

PRESENTATIONS

1. Violence Prevention Program Update

The Chief Safety Officer provided a presentation and along with staff from Engineering responded to questions.

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 the 2025 Council Meetings Schedule**

THAT Council add a Meeting Reserve on November 13, 2025, from 1 to 5 pm;

FURTHER THAT Council cancel the Public Hearing on November 25, 2025, starting at 6 pm;

AND FURTHER THAT Council add a Public Hearing on November 27, 2025, starting at 6 pm.

ADOPTED ON CONSENT (Vote No. 11084)

REPORTS

1. **Operator Appointment for Little Mountain Neighbourhood House and Childcare October 24, 2025**

Council heard from two speakers who spoke in support of the report recommendations.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

- A. THAT Council approve the Little Mountain Neighbourhood House Society (LMNHS) as the non-profit tenant and operator of both the city-owned social facility ("Neighbourhood House") and childcare facility ("Childcare Facility") collectively located at the addresses 157 and 155 East 36th Avenue (the "Premises").
- B. THAT Council authorize the Director of Real Estate Services to negotiate and execute a lease agreement with LMNHS for the Premises on the following basic terms, and upon such other terms and conditions satisfactory to the Director of Legal Services, the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture, and Community Services;

Term and Renewals: Five (5) years with two (2) options to renew, each for a further five (5) years for a maximum term of fifteen (15) years;

The renewal option is conditional upon the City being satisfied that LMNHS has the capacity to operate, maintain and program the Premises in accordance with the lease terms and public service requirements for the duration of the renewal term contemplated; and

Total Rent: Ten dollars (\$10.00) for each term or renewal term, payable in advance.

- C. THAT as the rent for the Premises will be below the applicable market rate and includes rent-in-lieu of property taxes, B above constitutes a grant valued at approximately \$816,656 per annum based on the first year of the term or

\$12,249,840 over the maximum 15-year term.

- D. THAT no legal rights or obligations be created or arise by Council's adoption of A to C above until the lease agreement has been executed by all parties.

CARRIED UNANIMOUSLY AND B
BY THE REQUIRED MAJORITY (Vote No. 11083)

**2. DTES Directions and Initiatives: Actions Update
October 27, 2025**

Deputy City Manager Singh and staff from Arts, Culture and Community Services, Development, Buildings and Licensing and the Business and Economy Office, provided a presentation.

* * * * *

*MOVED by Councillor Bligh
SECONDED by Councillor Fry*

THAT Council hear from speakers before asking questions of staff.

FURTHER THAT Council extend the meeting past noon in order to complete hearing from all speakers to Report 2 prior to recessing.

CARRIED UNANIMOUSLY

* * * * *

Council heard from 17 speakers who spoke in support of the report recommendations.

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Council recessed at 11:58 am and reconvened at 3:01 pm.

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Staff from Arts, Culture and Community Services and the Business and Economy Office, along with Deputy City Manager Singh and Deputy City Manager Amrolia responded to questions.

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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

* * * * *

At this point in the meeting, it was

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT Council refer debate and decision on Report 2 to the Standing Committee on City Finance and Services meeting on November 5, 2025, starting at 9:30 am;

FURTHER THAT Reports 3, 4, 6 and 7 be referred to the Standing Committee on City Finance and Services meeting on November 5, 2025, starting at 9:30 am;

AND FURTHER THAT Referral Reports 2 and 4, By-laws and Administrative Motions be referred to the Council meeting following the Standing Committee on City Finance and Services meeting on November 5, 2025, starting at 9:30 am.

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**3. Vancouver Community Sport Event Grants – Fall 2025 Intake
October 22, 2025**

Due to time constraints, this item was referred to the Standing Committee on City Finance and Services meeting on November 5, 2025, starting at 9:30 am.

**4. Auditor General Committee Recommendations Transmittal Report
October 10, 2025**

Due to time constraints, this item was referred to the Standing Committee on City Finance and Services meeting on November 5, 2025, starting at 9:30 am.

**5. Business Licence Hearing Panel Assignments – January to September 2026
October 7, 2025**

THAT Council delegate the holding of hearings under Section 275 or 278, or appeals under Sections 277 of the *Vancouver Charter*, for those hearing dates designated by Council to a panel of three Council Members as follows:

January 27 – 9:30 am
Councillor Meiszner – Chair
Councillor Bligh
Councillor Dominato
Councillor Klassen – Alternate

January 28 – 9:30 am

Councillor Maloney – Chair
Councillor Klassen
Councillor Meiszner
Councillor Orr – Alternate

February 10 – 9:30 am

Councillor Fry – Chair
Councillor Montague
Councillor Zhou
Councillor Dominato – Alternate

February 11 – 9:30 am

Councillor Orr – Chair
Councillor Zhou
Councillor Dominato
Councillor Kirby-Yung – Alternate

March 3 – 9:30 am

Councillor Klassen – Chair
Councillor Montague
Councillor Maloney
Councillor Meiszner – Alternate

March 4 – 9:30 am

Councillor Montague – Chair
Councillor Fry
Councillor Kirby-Yung
Councillor Orr – Alternate

April 21 – 9:30 am

Councillor Zhou – Chair
Councillor Orr
Councillor Meiszner
Councillor Bligh – Alternate

April 22 – 9:30 am

Councillor Klassen – Chair
Councillor Maloney
Councillor Zhou
Councillor Fry – Alternate

May 12 – 9:30 am

Councillor Meiszner – Chair
Councillor Kirby-Yung
Councillor Bligh
Councillor Montague – Alternate

May 13 – 9:30 am

Councillor Maloney – Chair
Councillor Klassen
Councillor Meiszner
Councillor Orr – Alternate

June 9 – 9:30 am

Councillor Dominato – Chair
Councillor Fry
Councillor Kirby-Yung
Councillor Zhou – Alternate

June 10 – 9:30 am

Councillor Meiszner – Chair
Councillor Klassen
Councillor Bligh
Councillor Maloney – Alternate

July 21 – 9:30 am

Councillor Orr – Chair
Councillor Montague
Councillor Zhou
Councillor Dominato – Alternate

July 22 – 9:30 am

Councillor Zhou – Chair
Councillor Dominato
Councillor Fry
Councillor Kirby-Yung – Alternate

September 8 – 9:30 am

Councillor Kirby-Yung – Chair
Councillor Orr
Councillor Montague
Councillor Fry – Alternate

September 9 – 9:30 am

Councillor Bligh – Chair
Councillor Montague
Councillor Kirby-Yung
Councillor Maloney – Alternate

ADOPTED ON CONSENT (Vote No. 11085)

**6. Approval of Capital Grant to BC Housing for 3077 Maddams Street (formerly 1405 East 15th Avenue and 3047-3071 Maddams Street)
October 21, 2025**

Due to time constraints, this item was referred to the Standing Committee on City Finance and Services meeting on November 5, 2025, starting at 9:30 am.

**7. Declaration of Manifest Error – Tax Sale of 1208 – 1575 West 10th Avenue
October 24, 2025**

Due to time constraints, this item was referred to the Standing Committee on City Finance and Services meeting on November 5, 2025, starting at 9:30 am.

REFERRAL REPORTS

**1. CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon 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-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Howard Stuart Architects, on behalf of 1518787 BC Ltd¹, the registered owner of the lands located at:

- 426-428 West 14th Avenue [*Lot 6 Block D District Lot 526 Plan 1530; PID 014-569-167*]; and
- 3015-3027 Yukon Street [*The North 1/2 and South 1/2 of Lots 7 and 8 Block D District Lot 526 Plan 1530; PIDs 014-657-306; 014-569-221; 014-569-221 and 004-657-322 respectively*];

to rezone the above properties from RT-6 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 5.5 and the maximum building height from 10.7 m-(35 ft.) to 58.0 m (190 ft.), to permit the development of a 18-storey rental residential building with additional height for mechanical appurtenances containing 133 rental units, with a minimum of 20% of the residential floor area secured as below-market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated September 23, 2025, entitled "CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Stuart Howard Architects, received December 19, 2023, and additional information received October 17 and November 7, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated September 23, 2025, entitled “CD-1 Rezoning: 426-428 West 14th Avenue and 3015-3027 Yukon 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 A and B above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11086)

**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
October 22, 2025**

Due to time constraints, this item was referred to the Council meeting following the Standing Committee on City Finance and Services meeting on November 5, 2025, starting at 9:30 am.

**3. Zoning and Development By-law Amendment to Extend the Term of Development Permits for Temporary Modular Housing
October 21, 2025**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the amendments as described below, and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the

Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to permit the term of development permits for Temporary Modular Housing to be a maximum of 20 years, generally as presented in Appendix A of the Referral Report dated October 21, 2025, entitled “Zoning and Development By-law Amendment to Extend the Term of Development Permits for Temporary Modular Housing”.
- B. 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 Referral Report dated October 21, 2025, entitled “Zoning and Development By-law Amendment to Extend the Term of Development Permits for Temporary Modular Housing”.

ADOPTED ON CONSENT (Vote No. 11087)

**4. Vancouver’s Social Housing Initiative
October 21, 2025**

Due to time constraints, this item was referred to the Council meeting following the Standing Committee on City Finance and Services meeting on November 5, 2025, starting at 9:30 am.

**5. Rezoning: 1249-1263 West 41st Avenue
October 21, 2025**

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Pacific West Architecture Inc. on behalf of Million Maples Investments Ltd., the registered owners of the lands located at:
 - 1249 West 41st Avenue [PID 011-047-615; Lot 11 Block 973 District Lot 526 Plan 5886]; and
 - 1263 West 41st Avenue [PID 011-047-321; Lot 12, Except the South 10 Feet Now Road, Block 973 District Lot 526 Plan 5886];

to rezone the lands from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 21, 2025, entitled "Rezoning: 1249-1263 West 41st Avenue", be approved in principle;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated October 21, 2025, entitled "Rezoning: 1249-1263 West 41st Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated October 21, 2025, entitled "Rezoning: 1249-1263 West 41st Avenue";

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

- D. THAT A to C above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11088)

**6. Rezoning: 215-229 East 13th Avenue
October 21, 2025**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the

General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by JTA Development Consultants, on behalf of Glen Gordon Holdings Ltd., the registered owners of the lands located at:

- 215-217 East 13th Avenue [*PID 015-613-071; Lot 18, Except the East 25 Feet, Block 114 District Lot 301 Plan 187*]; and
- 229 East 13th Avenue [*Lots 16, 17 and the East 25 Feet of Lot 18, all of Block 114 District Lot 301 Plan 187; PIDs 007-465-904, 007-465-939, and 007-529-635 respectively*];

to rezone the lands from R5-3 (Residential) District and RM-4 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 6.8 and 0.75 respectively to 6.8 and the maximum building height from 84.0 m (276 ft.) and 10.7 m (35 ft.) respectively to 66.8 m (219 ft.) with additional height for the rooftop amenity, to permit the development of a 21-storey mixed-use building containing 193 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 21, 2025, entitled "Rezoning: 215-229 East 13th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Studio One Architecture Inc., received January 10, 2024 and supplemental plans received June 25, 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 October 21, 2025, entitled "Rezoning: 215-229 East 13th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated October 21, 2025, entitled "Rezoning: 215-229 East 13th Avenue", be approved.

- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated October 21, 2025, entitled “Rezoning: 215-229 East 13th Avenue”;

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

- E. THAT A to 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. 11089)

**7. Rezoning: 4615 Arbutus Street
October 21, 2025**

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Perkins + Will Canada Architects Co., on behalf of 4615 Arbutus Development Inc., the registered owners of the lands located at 4615 Arbutus Street [*PID 009-167-111; Lot 8 Block 93 District Lot 526 Plan 11076*], to rezone the lands from CD-1 (26) (Comprehensive Development) to RR-3B (Residential Rental) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 21, 2025, entitled “Rezoning: 4615 Arbutus Street”, be approved in principle;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to the approval of the RR-3B zoning amendment referenced in A above, an amendment to the CD-1 (26) 4615 and 4683-4701 Arbutus Street, 4620-4676 Yew Street, and 2105 West 32nd Avenue By-law No. 4078, prepared for the Public Hearing in accordance with Appendix C of the Referral Report dated October 21, 2025, entitled "Rezoning: 4615 Arbutus Street", be approved.
- C. 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 October 21, 2025, entitled "Rezoning: 4615 Arbutus Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- D. THAT A to C above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11090)

**8. CD-1 Rezoning: 1150 Barclay Street
October 21, 2025**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to refuse the application following the Public Hearing;

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

THAT the application by PC Urban Barclay Holdings Ltd., the registered owner of the land located at 1150 Barclay Street [PID 030-536-111; Lot A Block 21 District Lot 185

Group 1 Plan EPP85141], to rezone the lands from RM-5B (Residential) to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.75 to 9.15 and the maximum building height from 18.3 m (60 ft.) to 61.55 m (202 ft.), to permit the development of a 20-storey mixed-use building containing 152 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 refused.

ADOPTED ON CONSENT (Vote No. 11091)

**9. CD-1 Rezoning: 2260-2266 West 2nd Avenue
October 21, 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 DA Architects and Planners on behalf of Jasvir Siddoo, Ravinder Siddoo and Rajbir Siddoo, the registered owners of the lands located at:

- 2260 West 2nd Avenue [*Lots 8 to 12 Block 223 District Lot 526 Plan 590; PIDs 010-264-566, 010-264-591, 010-264-621, 010-264-655 and 010-264-680 respectively*]; and
- 2266 West 2nd Avenue [*Lots 6 and 7 Block 223 District Lot 526 Plan 590; PIDs 015-280-781 and 015-280-802 respectively*];

to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.4 to 6.5 and the maximum building height from 27.5 m (90 ft.) to 70.8 m (232 ft.) with additional height for the portion with a rooftop amenity, to permit the development of a 22-storey residential building, containing 176 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 21, 2025, entitled "CD-1 Rezoning: 2260-2266 West 2nd Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by DA Architects and Planners, received November 7, 2024 with revised drawings received on May 2, 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 October 21, 2025, entitled "CD-1 Rezoning: 2260-2266 West 2nd Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A to B above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11092)

**10. CD-1 Rezoning: 2233 West 3rd Avenue
October 21, 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 DA Architects and Planners, on behalf of Balbir Kaur Siddoo, the registered owner of the lands located at 2233 West 3rd Avenue [*Lots 24 to 26; Lot 27, except the west 12.5 feet; the west 12.5 feet of Lot 27; and Lot 28 all of Block 223 District Lot 526 Plan 590; PIDs 015-281-019, 015-281-027 and 015-281-035, 015-281-221, 015-281-191, 015-281-043 respectively*];

to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.4 to 6.5 and the maximum building height from 27.5 m (90 ft.) to 52.5 m (172 ft.) with additional height for the portion with a rooftop amenity, to permit the development of a 17-storey residential building, containing 131 rental units, of which 20% of the residential floor area will be secured as below-market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 21, 2025, entitled "CD-1 Rezoning: 2233 West 3rd Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by DA Architects and Planners, received May 18, 2023, with revised drawings received on April 4, 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 October 21, 2025, entitled "CD-1 Rezoning: 2233 West 3rd Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A and B above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11093)

**11. CD-1 Rezoning: 1125 West 10th Avenue
October 21, 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 Sightline Properties Ltd., on behalf of A.M.R. Investments Ltd., the registered owner of the lands located at 1125 West 10th Avenue [*Lots 13 and 14 Block 354 District Lot 526 Plan 991; PIDs 007-717-881 and 007-717-873*], to rezone the lands from R5-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 6.8 to 9.1 and decrease the maximum building height from 84.0 m (276 ft.) to 69.0 m (226 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 21-storey mixed-use residential building containing 162 rental units, of which 20% of the residential floor area will be for 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 October 21, 2025, entitled "CD-1 Rezoning: 1125 West 10th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Ciccozzi Architecture Inc., received July 31, 2024 and supplemental plans received April 11, 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 October 21, 2025, entitled "CD-1 Rezoning: 1125 West 10th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated October 21, 2025, entitled "CD-1 Rezoning: 1125 West 10th 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 October 21, 2025, entitled "CD-1 Rezoning: 1125 West 10th 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 to 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. 11094)

**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)
October 21, 2025**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by the City of Vancouver, the registered owner of the lands located at 675 Pacific Street and 1395 Rolston Street [*PID 032-415-770; Lot C Block 113 District Lot 541 Group 1 New Westminster District Plan EPP131478*] to amend the text of CD-1 (Comprehensive Development) District (887) By-law No. 14237 to remove the minimum floor area requirement for the childcare use, to increase the permitted floor area for social housing from 15,458 sq. m (166,389 sq. ft.) to 19,023 sq. m (204,762 sq. ft.), and to increase the building height from 83.7 m (275 ft.) to 85.2 m (280 ft.), be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (887) By-law No. 14237, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 21, 2025, entitled "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)", be approved in principle;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated October 21, 2025, entitled "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)", 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 in principle of the rezoning, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the Granville Loops Design Guidelines for adoption, at the time of enactment of the zoning by-law.
- D. THAT, subject to approval in principle of the rezoning, Council approve the reallocation of the \$7.4 million community amenity contribution received from the 2022 Granville Loops rezoning for supporting the delivery of the previously contemplated on-site childcare to instead support the delivery of new childcare spaces in the city.
- E. THAT A to 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. 11095)

BY-LAWS

Due to time constraints, the By-laws were referred to the Council meeting following the Standing Committee on City Finance and Services meeting on November 5, 2025, starting at 9:30 am.

ADMINISTRATIVE MOTIONS

1. Modernizing Business Licence Land Uses and Policies

Due to time constraints, this item was referred to the Council meeting following the Standing Committee on City Finance and Services meeting on November 5, 2025, starting at 9:30 am.

2. Consequential Amendments to the Transit-Oriented Areas Rezoning Policy

Due to time constraints, this item was referred to the Council meeting following the Standing Committee on City Finance and Services meeting on November 5, 2025, starting at 9:30 am.

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. Meeting the Needs of Vancouver's Libraries and Public Services in 2026

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 November 26, 2025, as a Council Members' Motion.

2. Right of First Refusal: Building Pathways to Affordable Non-Market Housing

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 November 26, 2025, as a Council Members' Motion.

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

Mayor Sim and Councillor Zhou co-submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of November 26, 2025, as a Council Members' Motion.

4. Buoying Up a Vibrant Vancouver

Councillor Kirby-Yung 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 November 26, 2025, as a Council Members' Motion.

5. National Child and Youth Mental Health Day Actions

Councillor Dominato 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 November 26, 2025, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT Councillor Dominato be granted Leaves of Absence for civic business from meetings on December 3, 2025, from 5:30 pm onwards and December 18, 2025, from 6 pm onwards;

FURTHER THAT Councillor Bligh be granted Leaves of Absence for civic business from meetings on November 13, 2025, from 5 pm onwards and December 12, 2025, from 2 pm to 4 pm;

FURTHER THAT Councillor Montague be granted a Leave of Absence for personal reasons from meetings on November 6, 2025, from 9 am to 12 pm;

FURTHER THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on November 13, 2025;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on November 5, 2025, from 1 pm onwards;

FURTHER THAT Councillor Klassen be granted Leaves of Absence for civic business from meetings on November 12, 2025, from 5 pm onwards, November 13, 2025, from 1:30 to 5 pm, November 20, 2025, from 5:30 pm onwards, December 18, 2025, from 5:30 pm onwards, January 29, 2026, from 3 pm onwards and July 30, 2026, from 2:30 pm onwards;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for personal reasons from meetings on December 11, 2025, from 5 pm onwards;

AND FURTHER THAT Councillor Zhou be granted a Leave of Absence for civic business from meetings on December 12, 2025, from 2 pm to 4 pm.

CARRIED UNANIMOUSLY

2. Change to Business Licence Hearing Panels

MOVED by Councillor Bligh

SECONDED by Councillor Meiszner

THAT Councillor Meiszner replace Councillor Bligh as a Panel member at the Business Licence Hearing to be held on November 18, 2025;

FURTHER THAT Councillor Bligh replace Councillor Meiszner as a Panel member at the Business Licence Hearing meeting to be held on January 28, 2026.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Clarification Regarding Speakers to Referred Items

Councillors Bligh and Kirby-Yung enquired about the registered speakers for the items referred to the Standing Committee on City Finance and Services meeting on November 5, 2025, starting at 9:30 am. The City Clerk provided clarification.

ADJOURNMENT

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:06 pm.

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