



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

NOVEMBER 5, 2025

A meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, November 5, 2025, at 9:40 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by the Part 14 of the *Procedure By-law*.

PRESENT:

Councillor Lenny Zhou, Chair
Councillor Rebecca Bligh
Councillor Mike Klassen, Vice Chair
Councillor Peter Meiszner* (Leave of Absence – Civic Business – 1 pm onwards)
Mayor Ken Sim* (Leave of Absence – Civic Business – 5 pm onwards)
Councillor Lisa Dominato*
Councillor Pete Fry
Councillor Sarah Kirby-Yung*
Councillor Lucy Maloney
Councillor Brian Montague
Councillor Sean Orr

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

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

* Denotes absence for a portion of the meeting.

WELCOME

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

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

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Dominato

SECONDED by Councillor Meiszner

THAT the Committee adopt Reports 1, 4, and 5 on consent.

CARRIED UNANIMOUSLY

REPORTS

1. Contract Award for Construction Services - Arbutus Greenway and West 41st Avenue Intersection Improvements October 14, 2025

THAT the Committee recommend to Council

THAT Council authorize City staff to enter into an agreement (the "Agreement") for the Arbutus Greenway & West 41st Ave Intersection Improvements project with All Roads Construction Ltd. for an estimated total contract value of \$8,483,336.15 over the contract term, to be funded from the Capital Expenditure budget for the 2023-2026 Capital Budget. Funding is available through a combination of the following sources:

- (Transportation Design Arbutus Greenway & West 41st Ave)
- (Green Infrastructure Arbutus Greenway & West 41st Ave)
- (Streets 2025 MRN Projects)

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

No legal rights or obligations will be created by Council's approval unless and until the City executes and delivers the Agreement.

ADOPTED ON CONSENT (Vote No. 11123)

2. 2025 Budget Adjustments - Vancouver Police and Vancouver Fire and Rescue Services October 22, 2025

Staff from Finance and Supply Chain Management, along with the Vancouver Police Department, the Vancouver Police Board, and Vancouver Fire Rescue Services responded to questions.

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During questions to staff, it was

MOVED by Councillor Fry
SECONDED by Councillor Bligh

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

CARRIED UNANIMOUSLY

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

MOVED by Councillor Bligh
SECONDED by Councillor Klassen

THAT the Committee recommend to Council

- A. THAT Council approve a permanent 2025 budget increase of \$2.2 million to the Vancouver Police Department (VPD) to match the final 2025 fringe benefit rates, to be transferred from the General Government contingency budget.
- B. THAT Council approve a permanent 2025 budget increase of \$0.8 million to the Vancouver Fire and Rescue Services Department (VFRS) to match the final 2025 fringe benefit rates, to be transferred from the General Government contingency budget.
- C. THAT Council approve a one-time 2025 budget increase of \$1.9 million to the Vancouver Police Department (VPD) for unanticipated public safety costs related to protests and demonstrations, to be funded through General Stabilization Reserve.
- D. THAT Council approve a one-time 2025 budget increase of \$5.0 million to the Vancouver Police Department (VPD) for Task Force Barrage initiative, to be funded through General Stabilization Reserve.
- E. THAT Council approve a one-time 2025 budget increase to address the forecasted Vancouver Police Department (VPD) budget deficits for a total of \$7.9 million, to be funded through General Stabilization Reserve.
- F. THAT Council approve a one-time 2025 budget increase to address the forecasted Vancouver Fire Rescue budget deficits related to fleet maintenance costs for a total of \$3.8 million, to be funded through General Stabilization Reserve.

carried

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During discussion, it was

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT under section 2.8(a) of the Procedure By-law, the Committee extend the meeting past noon in order to complete Report 2.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

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The Committee agreed to separate the vote on the components of the motion. A, C and E were put and CARRIED (Vote No. 11099), with Councillor Orr opposed, B was put and CARRIED UNANIMOUSLY (Vote No. 11100), D was put and CARRIED (Vote No. 11101), with Councillors Fry, Maloney and Orr opposed, and F was put and CARRIED UNANIMOUSLY (Vote No. 11102).

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The Committee recessed at 12:02 pm and reconvened at 1:03 pm.

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

At the Council meeting on November 4, 2025, Council received the staff presentation, heard from speakers, asked questions of staff and referred debate and decision to the Standing Committee on City Finance and Services meeting on November 5, 2025.

MOVED by Councillor Bligh
SECONDED by Councillor Orr

- A. THAT Council receive for information the DTES Actions Update as outlined in Appendix A of the Report dated October 27, 2025, entitled "DTES Directions and Initiatives: Actions Update".

Healthy Homes for All

- B. THAT Council receive for information the SRO Revitalization Framework, as set out in Appendix B of the Report dated October 27, 2025, entitled "DTES Directions and Initiatives: Actions Update", and direct staff to continue to pursue partnership with and funding from the provincial and federal governments to implement the Framework.
- C. THAT Council approve a capital grant of \$1,000,000 to the Downtown Eastside Community Land Trust (CLT), with funding being reallocated from the 2025 SRO Upgrading Grants Program, to leverage federal government funding for the CLT to acquire one privately-owned SRO building (see Appendix C of the Report

dated October 27, 2025, entitled “DTES Directions and Initiatives: Actions Update”);

FURTHER THAT, pursuant to section 206(1)(j) of the *Vancouver Charter*, Council deem the Downtown Eastside Community Land Trust, which is not otherwise a charitable institution, to be an organization in this instance contributing to the health and welfare of the City;

FURTHER THAT the grant be disbursed on the terms and conditions generally outlined in the above-noted report, including Appendix C of the above-noted report, which terms and conditions will be set out in a grant agreement to be entered into between the City and the Downtown Eastside Community Land Trust (“Grant Agreement”) and on terms and conditions otherwise satisfactory to the General Manager of Arts, Culture and Community Services;

AND FURTHER THAT the General Manager of Arts, Culture and Community Services (or designate) be authorized to execute the Grant Agreement on behalf of the City.

- D. THAT Council receive for information the 2025 Impact Analysis of SRA Vacancy Control Policy, as set out in Appendix D of the Report dated October 27, 2025, entitled “DTES Directions and Initiatives: Actions Update”.
- E. THAT Council revise the 2023-2026 SRO Upgrading Grants Program (SUGP) to include private owners as eligible applicants and allocate up to \$2,000,000 of the SUGP to private owners under this program, as described in the Report dated October 27, 2025, entitled “DTES Directions and Initiatives: Actions Update”, subject to future Council approval of individual grants.

Vibrant and Inclusive Local Economy

- F. THAT Council approve the Downtown Eastside Temporary Occupancy Permit Pilot (TOPP) as described in the Report dated October 27, 2025, entitled “DTES Directions and Initiatives: Actions Update”, and in Appendix E of the same report.
- G. THAT Council approve the resolutions, attached as Appendix F of the Report dated October 27, 2025, entitled “DTES Directions and Initiatives: Actions Update”, to not enforce for a period of two years, applicable requirements of the Zoning and Development By-law and the Building By-law, to enable inclusion of Artist Studio Class A in the Downtown Eastside TOPP as described in the same report.
- H. THAT Council receive for information the planned DTES economic actions as outlined in of the Report dated October 27, 2025, entitled “DTES Directions and Initiatives: Actions Update”, and Appendix G of the same report, and direct staff to report back in Q1 2026.

Improved Wellbeing for All / Improved, Safe & Accessible Public Realm

- I. THAT Council direct staff to advocate to the provincial government for sustained

funding for programming for at least two day-time respite sites in the DTES that include providing access to washrooms and storage, such as the programming being delivered at 390 Main Street.

- J. THAT Council request that the federal government reform bail and sentencing provisions in the Criminal Code for repeat, violent offenders and expand diversion courts to ensure that high-risk offenders are not being released into the community while awaiting trial.

Administrative

- K. THAT no legal rights or obligations are created by the approval of C or E above, unless and until the Grant Agreement and future grant agreements are executed and delivered by the City.

amended

AMENDMENT MOVED by Councillor Montague
SECONDED by Councillor Dominato

THAT A be amended by adding the following at the end:

FURTHER THAT Council direct staff to report back by the end of February with an update on the Balmoral Interim Site activation, including data and analysis from the City's Integrated Response Team, Vancouver Fire Rescue Services, and the Vancouver Police Department, outlining any emerging public safety or health risk trends and related measures to ensure the safety of nearby residents, visitors, and City staff.

FURTHER THAT J be amended by deleting the words "and expand diversion courts" and by adding the words ", and encourage the expanded use of diversion courts for appropriate low-risk, non-violent offenders." at the end.

The Committee agreed to separate the vote on the components of the amendment. A was put and CARRIED UNANIMOUSLY (Vote No. 11103), with Councillor Bligh abstaining from the vote, and J was put and CARRIED UNANIMOUSLY (Vote No. 11104), with Councillor Meiszner absent for both votes.

AMENDMENT MOVED by Councillor Bligh
SECONDED by Councillor Orr

THAT the following be added as L:

- L. THAT Council direct staff to report back in early 2026 on the implementation and outcomes of the St. Paul's Hospital Social Impact Assessment (SIA), which was approved by Council in 2017;

FURTHER THAT staff be directed to convene a meeting with Providence Health Care and all other relevant stakeholders, including community-based organizations, social enterprises, arts organizations, small businesses, and

residents, to assess the status of the mitigations and community impacts outlined in the SIA and to explore potential collaborations;

AND FURTHER THAT staff collaborate with the St. Paul's Working Group to co-facilitate a public forum in early 2026 in the DTES to support the report back process and to set up a Community Advisory to support follow up and further engagement.

CARRIED UNANIMOUSLY (Vote No. 11105)
(Councillor Meiszner absent for the vote)

AMENDMENT MOVED by Councillor Orr
SECONDED by Councillor Maloney

THAT J be amended by adding the following at the end:

FURTHER THAT Council direct staff to prioritize the Restorative City framework in implementing the above recommendations.

FURTHER THAT the following be added as K:

Note: Adding the below as K will change the order of the lettering in the final motion.

- K. THAT Council request the federal government prioritize the DTES in funding from the Build Canada Homes Initiative, and that the federal government provide an additional \$500 million towards the outstanding \$800 million required for the replacement of 1,500 government-owned SROs.

withdrawn

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Prior to debating the amendment, it was

MOVED by Councillor Orr
SECONDED by Councillor Bligh

THAT the amendment above be withdrawn.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Meiszner and Mayor Sim absent for the vote)

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AMENDMENT MOVED by Councillor Orr
SECONDED by Councillor Maloney

THAT the following be added as K:

Note: Adding the below as K will change the order of the lettering in the final motion.

- K. THAT Council request the federal government prioritize the DTES in funding from the Build Canada Homes Initiative, and that the federal government provide an additional \$500 million towards the outstanding \$800 million required for the replacement of 1,500 government-owned SROs.

CARRIED UNANIMOUSLY (Vote No. 11106)
(Councillor Meiszner and Mayor Sim absent for the vote)

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT D be amended by deleting the words “receive for information” and substituting with the word “refer”.

CARRIED (Vote No. 11107)
(Councillors Bligh, Maloney and Orr opposed)
(Councillor Meiszner absent for the vote)

AMENDMENT MOVED by Mayor Sim
SECONDED by Councillor Klassen

THAT the following be added as N:

- N. THAT Council reaffirm its commitment to a balanced approach to public and community safety—one that upholds public order with compassion;

FURTHER THAT the Mayor be requested to write letters to the Vancouver Police Department, the Vancouver Police Board, Vancouver Fire and Rescue Services, and the City of Vancouver’s Integrated Response Team acknowledging their continued efforts to uphold public order with compassion; and to the newly opened Gastown Hastings Crossing Community Policing Centre, commending the team for their strong start, early success in fostering community relationships, and meaningful contributions to a safer, more connected neighbourhood.

The Committee agreed to separate the vote on the components of the amendment. Clause THAT was put and CARRIED (Vote No. 11108), with Councillors Bligh and Maloney opposed, Clause FURTHER THAT was then put and CARRIED UNANIMOUSLY (Vote No. 11109), with Councillor Fry abstaining from the vote and Councillor Meiszner absent for both votes.

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Dominato

THAT H be amended by adding the words “, and with additional analysis and strategies for supporting and including low income and equity denied residents.” at the end.

CARRIED UNANIMOUSLY (Vote No. 11110)
(Councillor Meiszner absent for the vote)

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Bligh

THAT the following be added as O:

- O. THAT staff report back with more information about properties being looked at by the DTES Community Land Trust for the \$1,000,000 capital grant being applied for the acquisition of a privately owned SRO Building set out in Appendix C.

LOST (Vote No. 11111)

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

The amendments having either carried or lost, the Committee agreed to separate the vote on the components of the amended motion. C was put and LOST (Vote No. 11112), with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed, and A, B, and D to N were then put and CARRIED UNANIMOUSLY (Vote No. 11113).

FINAL MOTION AS APPROVED

Note: the lettering of the final motion has changed as the result of the vote.

- A. THAT Council receive for information the DTES Actions Update as outlined in Appendix A of the Report dated October 27, 2025, entitled "DTES Directions and Initiatives: Actions Update";

FURTHER THAT Council direct staff to report back by the end of February with an update on the Balmoral Interim Site activation, including data and analysis from the City's Integrated Response Team, Vancouver Fire Rescue Services, and the Vancouver Police Department, outlining any emerging public safety or health risk trends and related measures to ensure the safety of nearby residents, visitors, and City staff.

Healthy Homes for All

- B. THAT Council receive for information the SRO Revitalization Framework, as set out in Appendix B of the Report dated October 27, 2025, entitled "DTES Directions and Initiatives: Actions Update", and direct staff to continue to pursue partnership with and funding from the provincial and federal governments to implement the Framework.
- C. THAT Council refer the 2025 Impact Analysis of SRA Vacancy Control Policy, as set out in Appendix D of the Report dated October 27, 2025, entitled "DTES Directions and Initiatives: Actions Update", back to staff for additional data-based analysis following a further full year's worth of data collection and report back to Council at that time.
- D. THAT Council revise the 2023-2026 SRO Upgrading Grants Program (SUGP) to include private owners as eligible applicants and allocate up to \$2,000,000 of the SUGP to private owners under this program, as described in the Report dated

October 27, 2025, entitled “DTES Directions and Initiatives: Actions Update” subject to future Council approval of individual grants.

Vibrant and Inclusive Local Economy

- E. THAT Council approve the Downtown Eastside Temporary Occupancy Permit Pilot (TOPP) as described in the Report dated October 27, 2025, entitled “DTES Directions and Initiatives: Actions Update”, and in Appendix E of the same report.
- F. THAT Council approve the resolutions, attached as Appendix F of the Report dated October 27, 2025, entitled “DTES Directions and Initiatives: Actions Update”, to not enforce for a period of two years, applicable requirements of the Zoning and Development By-law and the Building By-law, to enable inclusion of Artist Studio Class A in the Downtown Eastside TOPP as described in the same report.
- G. THAT Council receive for information the planned DTES economic actions as outlined in of the Report dated October 27, 2025, entitled “DTES Directions and Initiatives: Actions Update”, and Appendix G of the same report, and direct staff to report back in Q1 2026, and with additional analysis and strategies for supporting and including low income and equity denied residents.

Improved Wellbeing for All / Improved, Safe & Accessible Public Realm

- H. THAT Council direct staff to advocate to the provincial government for sustained funding for programming for at least two day-time respite sites in the DTES that include providing access to washrooms and storage, such as the programming being delivered at 390 Main Street.
- I. THAT Council request that the federal government reform bail and sentencing provisions in the Criminal Code for repeat, violent offenders to ensure that high-risk offenders are not being released into the community while awaiting trial, and encourage the expanded use of diversion courts for appropriate low-risk, non-violent offenders.
- J. THAT Council request the federal government prioritize the DTES in funding from the Build Canada Homes Initiative, and that the federal government provide an additional \$500 million towards the outstanding \$800 million required for the replacement of 1,500 government-owned SROs.

Administrative

- K. THAT no legal rights or obligations are created by the approval of D above, unless and until the future grant agreements are executed and delivered by the City.
- L. THAT Council direct staff to report back in early 2026 on the implementation and outcomes of the St. Paul's Hospital Social Impact Assessment (SIA), which was approved by Council in 2017;

FURTHER THAT staff be directed to convene a meeting with Providence Health Care and all other relevant stakeholders, including community-based organizations, social enterprises, arts organizations, small businesses, and residents, to assess the status of the mitigations and community impacts outlined in the SIA and to explore potential collaborations;

AND FURTHER THAT staff collaborate with the St. Paul's Working Group to co-facilitate a public forum in early 2026 in the DTES to support the report back process and to set up a Community Advisory to support follow up and further engagement.

- M. THAT Council reaffirm its commitment to a balanced approach to public and community safety—one that upholds public order with compassion;

FURTHER THAT the Mayor be requested to write letters to the Vancouver Police Department, the Vancouver Police Board, Vancouver Fire and Rescue Services, and the City of Vancouver's Integrated Response Team acknowledging their continued efforts to uphold public order with compassion; and to the newly opened Gastown Hastings Crossing Community Policing Centre, commending the team for their strong start, early success in fostering community relationships, and meaningful contributions to a safer, more connected neighbourhood.

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

At the Council meeting on November 4, 2025, Council referred this item to the Standing Committee on City Finance and Services meeting on November 5, 2025.

THAT the Committee recommend to Council

- A. THAT Council approves 18 new Vancouver Community Sport Event Grants totalling \$118,500 as outlined in the Report dated October 22, 2025, entitled "Vancouver Community Sport Event Grants – Fall 2025 Intake", to each organization listed in Table 1 of the same report under the column entitled "Organization" and for the amount set out beside their name in the column entitled "Grant Recommended"; source of funding is the 2025 Vancouver Community Sport Hosting Program Budget.
- B. THAT the grants in A above be subject to each grant recipient agreeing to the terms and conditions of the community sport hosting grant program as generally outlined in the Report dated October 22, 2025, entitled "Vancouver Community Sport Event Grants – Fall 2025 Intake", and otherwise satisfactory to the Director, Destination Events and Tourism and the City Solicitor.
- C. THAT no legal rights or obligations are created by the approval of A and B above and D below unless and until the grant agreement letter is executed and delivered by the grant recipient.
- D. THAT Council approve an amendment to the Report dated April 1, 2025, entitled

“Vancouver Community Sport Event Grants – Spring 2025 Intake”, (RTS 17768) that was approved at Council on April 15, 2025, to revise the recipient of the \$5,000 grant for the 60th Annual Mel Zajac Jr. International Swim Meet from Vancouver Pacific Swim Club to University of British Columbia Athletics.

- E. THAT pursuant to the Section 206(1)(ii) of the *Vancouver Charter*, the organizations listed in Tables 1 and 2 of the Report dated October 22, 2025, entitled “Vancouver Community Sport Event Grants – Fall 2025 Intake”, that are not otherwise registered charities with Canada Revenue Agency are deemed by Council to be organizations contributing to the culture, beautification, health, or welfare of the City.

ADOPTED ON CONSENT AND A AND D
BY THE REQUIRED MAJORITY (Vote No. 11124)

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

At the Council meeting on November 4, 2025, Council referred this item to the Standing Committee on City Finance and Services meeting on November 5, 2025.

THAT the Committee recommend to Council

THAT Council approve the recommendation from the meeting of the Auditor General Committee held on October 9, 2025, as follows:

THAT Council endorse the Auditor General's budget request of \$2,508,000 to fund the operations of the Office of the Auditor General for 2026.

ADOPTED ON CONSENT (Vote No. 11125)

**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**

At the Council meeting on November 4, 2025, Council referred this item to the Standing Committee on City Finance and Services meeting on November 5, 2025.

Staff from Planning, Urban Design and Sustainability, and a representative from BC Housing, responded to questions.

The Committee heard from five speakers who spoke in support of the report recommendations.

MOVED by Councillor Bligh
SECONDED by Councillor Fry

THAT the Committee recommend to Council

- A. THAT Council approve a Capital Grant in the amount of \$1.4M to Provincial Rental Housing Corporation ("BC Housing") to aid in the conversion of 81 units from market rental to social housing. The source of funding will be existing approved multi-year capital project budget for 2023-2026 Grants to support new or redeveloped Partner non-market housing units funded by the Empty Homes Tax reserve.
- B. THAT Council, for the purposes of the grant set out in A above, deems BC Housing to be an organization "contributing to the culture, beautification, health or welfare of the City" in accordance with Section 206(1)(i) of the *Vancouver Charter*.
- C. THAT Council delegate its authority to the Deputy City Manager to negotiate and execute the Grant Agreement to disburse the grant described in A above on the terms and conditions generally outlined in the Report dated October 21, 2025, entitled "Approval of Capital Grant to BC Housing for 3077 Maddams Street (formerly 1405 East 15th Avenue and 3047-3071 Maddams Street)", and such other terms as are satisfactory to the Deputy City Manager and the Director of Legal Services.
- D. THAT no legal rights or obligations will arise or be created by Council's adoption of A to C above unless and until all legal documentation is executed and delivered by the respective parties.

LOST Vote No. 11114)

(Councillors Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)
(Councillor Dominato absent for the vote)

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

At the Council meeting on November 4, 2025, Council referred this item to the Standing Committee on City Finance and Services meeting on November 5, 2025.

This item was WITHDRAWN at the request of staff.

COUNCIL MEMBERS' MOTIONS

1. Giving Effect to Cooling Rights in a Climate Emergency Through the Standards of Maintenance By-law

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

MOVED by Councillor Orr

SECONDED by Councillor Maloney

THAT the Committee recommend to Council

WHEREAS

1. As a result of climate change, extreme heat events are becoming more commonplace in Vancouver. The BC heat dome between June 25 to July 1, 2021, saw unprecedented high temperatures across the province. By 2050, global climate models project that extreme heat events will be 4 times more frequent¹;
2. High indoor temperatures and lack of cooling systems in dwellings are a life-threatening hazard. Vancouver Coastal Health notes that high indoor temperatures are the most dangerous aspect of extreme heat events and are life-threatening.² A BC Coroner Service report noted that 619 heat-related deaths occurred during the 2021 heat dome, 98% of which occurred indoors and most of which occurred in homes without adequate cooling systems³;
3. High indoor temperatures and lack of cooling systems in dwellings are also a human rights and climate justice issue.⁴ Heat-related deaths during the 2021 extreme heat event were higher among persons with chronic health conditions or living in socially or materially deprived neighborhoods.⁵ Older adults, people who are pregnant, infants and young children, and people with mental illness, other pre-existing health conditions, limited mobility, or who are marginally housed, are at higher risk of experiencing heat-related illness⁶;
4. Requirements for cooling have been implemented in the BC Building Code 2024 for all new builds.⁷ No equivalent provision is currently in place for existing housing stock in Vancouver;
5. Vancouver maintains a Standards of Maintenance By-law to ensure properties are maintained in conformity with accepted health, fire, and building requirements. Pursuant the Residential Tenancy Act, landlords have an obligation to maintain rental units in compliance with these standards.⁸ The By-law contains a requirement that residential accommodations are to have heating systems capable of maintaining a minimum indoor temperature.⁹ There is no equivalent provision for cooling systems and maximum temperatures;
6. On November 27, 2024, Council unanimously passed a motion imploring the provincial government to amend the *Vancouver Charter* to specifically enumerate a power to regulate maximum indoor temperatures. In doing so, Council specifically recognized that extreme heat events and climate change pose

¹ Vancouver <https://vancouver.ca/files/cov/vancouver-extreme-heat-adaptation-infographic.pdf>.

² Vancouver https://www.vch.ca/en/extreme-heat#health_effects_of_extreme_heat.

³ Vancouver https://www2.gov.bc.ca/assets/gov/birth-adoption-death-marriage-and-divorce/deaths/coroners-service/death-review-panel/extreme_heat_death_review_panel_report.pdf.

⁴ Toronto <https://www.ohrc.on.ca/en/news-center/ohrc-statement-human-rights-extreme-heat-waves-and-air-conditioning>.

⁵ Vancouver https://www2.gov.bc.ca/assets/gov/birth-adoption-death-marriage-and-divorce/deaths/coroners-service/death-review-panel/extreme_heat_death_review_panel_report.pdf, p. 17.

⁶ Vancouver https://www.vch.ca/en/extreme-heat#health_effects_of_extreme_heat.

⁷ Vancouver https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/bulletins/2024-code/b24-08_overheating.pdf.

⁸ *Residential Tenancy Act*, SBC 2002, c. 78, s. 32.

⁹ *Standards of Maintenance By-law No. 5462*, s. 18.1(1).

significant health risks for residents and that a “right to cool” has emerged as essential to housing policy;

7. Municipalities such as Port Moody and New Westminster have given effect to the right to cool by prohibiting landlords from unreasonably impeding a tenant from using cooling systems to cool indoor temperatures.¹⁰ No equivalent prohibition is currently in place for Vancouver landlords;
8. A similar prohibition is feasible in Vancouver. Section 330 of the *Vancouver Charter* authorizes Council to make bylaws to provide for the care, promotion, and protection of the health of the inhabitants of the city¹¹; and
9. On May 29, 2025, the province amended the *Vancouver Charter* to confirm that Vancouver has the jurisdiction to regulate in areas concurrently covered by provincial regulatory regimes, such as residential tenancy matters¹².

THEREFORE BE IT RESOLVED THAT Council direct staff to report back with options and recommendations regarding a by-law that prevents landlords from prohibiting or preventing tenants from using portable cooling devices when no air conditioning is otherwise provided;

FURTHER THAT this report back from staff should include consideration of:

- a) How to regulate strata units;
- b) Enforced tools including municipal ticket information and by-law notices; and
- c) A possible appeal process similar to the one in section 24.1 of the Standards of Maintenance By-law.

CARRIED UNANIMOUSLY (Vote No. 11115)
(Councillor Dominato and Mayor Sim absent for the vote)

2. Ensuring Continuity of the Women’s Equity Strategy Following the Closure of the Equity Office

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

MOVED by Councillor Bligh

SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

¹⁰ [Port Moody Standards of Maintenance Bylaw 2024, No. 3467](#), s. 7.1; [Business Regulations and Licensing \(Rental Units\) Bylaw No 6926, 2004](#), s. 34(c).

¹¹ [Vancouver Charter](#), SBC 1953, c 55.

¹² See [Vancouver \(City\) v Pender Lodge Holdings Ltd](#), 2024 BCCA 37 at paras 147; [Miscellaneous Statutes Amendment Act, 2025](#), cl. 47; [Hansard May 7, 2025](#), approx. 4:15pm; and [Hansard May 13, 2025](#), approx. 4:55pm.

WHEREAS

1. The City of Vancouver has made significant commitments to advancing gender equity and inclusion through the *Women's Equity Strategy 2018-2028*,¹ adopted by Council to guide policy, service delivery, and workplace culture, and to address the issues faced by women in 5 priority areas, being:
 - a. Applying an intersectional lens to strengthen City processes and decision making,
 - b. Addressing safety concerns and violence against women,
 - c. Accessible, quality childcare,
 - d. Safe and affordable housing, and
 - e. Women's representation and leadership in our workforce;
2. Many other City of Vancouver initiatives are closely tied to and related to the *Women's Equity Strategy 2018-2028*, such as the *UN Safe Cities and Safe Public Spaces Initiative*,² as well as the Host City Human Rights Action Plan as a part of FIFA World Cup 26™;
3. The recent closure of the Equity Office has created uncertainty regarding the continuation, implementation, and accountability of this work;
4. National and provincial research continues to demonstrate that women—particularly Indigenous, racialized, 2SLGBTQIA+, and low-income women—experience disproportionate levels of violence, housing insecurity, and economic marginalization;
5. *The Women's Equity Strategy 2018-2028* update to Council is overdue, with the last update being issued to Mayor and Council in March 2022,³ and it is critical that this work not be lost, delayed, or deprioritized in light of recent organizational changes;
6. The City's Women's Advisory Committee plays an important role in advising Council on issues affecting women and gender-diverse people, and in ensuring that equity-related initiatives are informed by lived experience and community expertise; and
7. While the City's Women's Advisory Committee did receive a brief update on the Women's Equity Strategy in June 2025,⁴ this update was lacking in robust analysis of any progress made across all five pillars of the Women's Equity Strategy or details of Phase 2 implementation or completion, despite indication of such an update scheduled for March 2023 in the March 2022 Memorandum, Update on Women's Equity Strategy.⁵

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back to Council by Q1 2026 with an update on the Women's Equity Strategy, including:
 1. Progress to date on the implementation of the strategy and key performance indicators across each of the strategy's five pillars;

2. Identification of any gaps, paused initiatives, or risks resulting from the closure of the Equity Office; and
 3. Options for maintaining accountability, reporting, and coordination of equity-related work across City departments.
- B. THAT Council direct staff to engage the Women's Advisory Committee in the preparation of said report, ensuring the Committee's input informs the analysis, recommendations, and proposed next steps.
- C. THAT Council invite the Women's Advisory Committee to participate in the presentation of the report to Council, to reinforce transparency, accountability, and collaboration in advancing gender equity.

Rationale: This motion seeks to ensure the continuity and accountability of the City's Women's Equity Strategy 2018-2028 following the closure of the Equity Office and to advance a coordinated approach to addressing gender-based violence. The motion directs staff to report back on the status of the Women's Equity Strategy and engage the Women's Advisory Committee.

¹ <https://vancouver.ca/docs/council/Women%27sEquityStrategy.pdf>

² <https://vancouver.ca/people-programs/un-safe-cities-and-safe-public-spaces-initiative.aspx>

³ <https://vancouver.ca/files/cov/2022-03-08-update-on-womens-equity-strategy.pdf>

⁴ <https://vancouver.ca/docs/council/wadv20250624min.pdf>

⁵ <https://vancouver.ca/files/cov/2022-03-08-update-on-womens-equity-strategy.pdf>

CARRIED UNANIMOUSLY (Vote No. 11116)

3. Advancing a Gender-Based Violence Prevention Strategy

* * * * *

At the beginning of the item, it was

MOVED by Councillor Montague

SECONDED by Councillor Meiszner

THAT under section 2.8(b) of the Procedure By-law, the Committee extend the meeting past 5 pm in order to complete the agenda and complete the Council meeting following the Standing Committee meeting.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

* * * * *

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

MOVED by Councillor Bligh
SECONDED by Councillor Montague

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver has made significant commitments to advancing gender equity and inclusion through the *Women's Equity Strategy 2018-2028*,¹ adopted by Council to guide policy, service delivery, and workplace culture;
2. Thirty-four women have been killed in British Columbia since August 2024 as a result of intimate partner violence, representing a public safety crisis that disproportionately impacts women and gender-diverse people;²
3. National and provincial research continues to demonstrate that women—particularly Indigenous, racialized, 2SLGBTQIA+, and low-income women—experience disproportionate levels of violence, housing insecurity, and economic marginalization;
4. At least 95 municipalities in Canada have declared violence against women and intimate partner violence an epidemic;
5. The City's Women's Advisory Committee plays an important role in advising Council on issues affecting women and gender-diverse people, and in ensuring that equity-related initiatives are informed by lived experience and community expertise;
6. The City's Women's Advisory Committee, on September 23rd, 2025, unanimously recommended that the City of Vancouver "Create a...gender-based violence task force that is community and survivor-centred to coordinate safety across policing, housing, and justice to address this pressing issue,"³;
7. The annual *16 Days of Activism Against Gender-Based Violence* campaign, observed from November 25 (International Day for the Elimination of Violence Against Women) to December 10 (Human Rights Day), provides an opportunity for all orders of government to raise awareness, demonstrate leadership, and take action to end gender-based violence;
8. The use of proclamations and other recognition, such as the City of Vancouver's proclamation for Intimate Partner Violence Awareness Month on October 21st, can serve as a signal of support, but in no way substitute concrete action;
9. Cities across Canada are taking proactive measures to develop Gender-Based Violence Prevention Strategies, often in partnership with community agencies, advocacy organizations, and law enforcement, to address the rising rates of intimate partner violence and related safety concerns; and

10. Numerous reports, recommendations, and memorandums have been written on Gender-Based Violence and Gender-Based Violence Prevention, yet little concrete action has occurred to meaningfully prevent Gender-Based Violence.^{4 5}

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to prepare a memo to Council in advance of the 2025 *16 Days of Activism Against Gender-Based Violence* outlining:
- a. Ongoing national, provincial, and municipal initiatives addressing gender-based violence;
 - b. Opportunities for the City of Vancouver to participate in or amplify public awareness campaigns; and
 - c. Recommended options for a City statement or public commitment reaffirming Council's dedication to ending gender-based violence and supporting those affected by it.
- B. THAT Council direct staff to develop recommendations for a City of Vancouver Gender-Based Violence Prevention Strategy, including but not limited to:
- a. Establishing a Gender-Based Violence Prevention Task Force composed of representatives from the City, the Vancouver Police Department, community-based organizations, survivors, and subject-matter experts, and ensuring that the drafting of the Task Force's Terms of Reference be co-developed with the Women's Advisory Committee;
 - b. Identifying opportunities for collaboration with other levels of government, Indigenous leadership, and regional partners;
 - c. Reviewing best practices from other municipalities and existing provincial and federal frameworks;
 - d. Outlining potential timelines, resourcing needs, and deliverables for the development and implementation of a City-wide strategy;
 - e. Reviewing previous motions, reports, and memorandums from the City of Vancouver, other levels of government, and front line service organizations that discuss Gender-Based Violence Prevention strategies and recommendations; and
 - f. Focusing on actualizing a prevention strategy oriented through specific deliverables such as community safety and wellbeing, housing, justice, and other equity-informed initiatives.
- C. THAT Council direct staff to report back to Council with the budgetary requirements to complete A and B above.
-

Rationale: This motion seeks to respond to the ongoing public safety crisis related to intimate partner violence, which has resulted in 33 deaths across British Columbia this year, and to broader concerns about gender-based violence and equity. The motion directs staff to prepare a memo to Council in advance of the *16 Days of Activism Against Gender-Based Violence*, and calls for the creation of a Gender-Based Violence Prevention Task Force and the development of a City-wide strategy to strengthen prevention, coordination, and accountability across sectors. Further, this motion follows the example set by other municipalities, such as the City of Burnaby's Community Safety and Wellbeing Plan addressing gender-based discrimination and the City of Prince George's resolution at the 2025 UBCM Convention on the Gender Based and Intimate Partner Violence Epidemic.

¹ <https://vancouver.ca/docs/council/Women%27sEquityStrategy.pdf>

² <https://www.bwss.org/from-vigils-to-action-toward-ending-femicide-in-british-columbia/>

³ <https://vancouver.ca/docs/council/wadv20250923min.pdf>

⁴ [The British Columbia Legal System's Treatment of Intimate Partner Violence and Sexual Violence](#)

⁵ [Violence Against Women and Their Children in BC: 33 Years of Recommendations](#)

amended

AMENDMENT MOVED by Councillor Fry

SECONDED by Councillor Bligh

THAT A be amended by adding the following at the end:

FURTHER THAT Council direct staff's memo to Council include updates on sex worker safety and the UN Safe Cities Work.

CARRIED UNANIMOUSLY (Vote No. 11126)

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

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11117), with Councillor Meiszner and Mayor Sim absent for the vote.

FINAL MOTION AS APPROVED

WHEREAS

1. The City of Vancouver has made significant commitments to advancing gender equity and inclusion through the *Women's Equity Strategy 2018-2028*,¹ adopted by Council to guide policy, service delivery, and workplace culture;
2. Thirty-four women have been killed in British Columbia since August 2024 as a result of intimate partner violence, representing a public safety crisis that disproportionately impacts women and gender-diverse people;²
3. National and provincial research continues to demonstrate that women—particularly Indigenous, racialized, 2SLGBTQIA+, and low-income women—experience disproportionate levels of violence, housing insecurity, and economic marginalization;

4. At least 95 municipalities in Canada have declared violence against women and intimate partner violence an epidemic;
5. The City's Women's Advisory Committee plays an important role in advising Council on issues affecting women and gender-diverse people, and in ensuring that equity-related initiatives are informed by lived experience and community expertise;
6. The City's Women's Advisory Committee, on September 23rd, 2025, unanimously recommended that the City of Vancouver "Create a...gender-based violence task force that is community and survivor-centred to coordinate safety across policing, housing, and justice to address this pressing issue,"³;
7. The annual *16 Days of Activism Against Gender-Based Violence* campaign, observed from November 25 (International Day for the Elimination of Violence Against Women) to December 10 (Human Rights Day), provides an opportunity for all orders of government to raise awareness, demonstrate leadership, and take action to end gender-based violence;
8. The use of proclamations and other recognition, such as the City of Vancouver's proclamation for Intimate Partner Violence Awareness Month on October 21st, can serve as a signal of support, but in no way substitute concrete action;
9. Cities across Canada are taking proactive measures to develop Gender-Based Violence Prevention Strategies, often in partnership with community agencies, advocacy organizations, and law enforcement, to address the rising rates of intimate partner violence and related safety concerns; and
10. Numerous reports, recommendations, and memorandums have been written on Gender-Based Violence and Gender-Based Violence Prevention, yet little concrete action has occurred to meaningfully prevent Gender-Based Violence.^{4 5}

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to prepare a memo to Council in advance of the 2025 *16 Days of Activism Against Gender-Based Violence* outlining:
 - a. Ongoing national, provincial, and municipal initiatives addressing gender-based violence;
 - b. Opportunities for the City of Vancouver to participate in or amplify public awareness campaigns; and
 - c. Recommended options for a City statement or public commitment reaffirming Council's dedication to ending gender-based violence and supporting those affected by it;

FURTHER THAT Council direct staff's memo to Council include updates on sex worker safety and the UN Safe Cities Work.

- B. THAT Council direct staff to develop recommendations for a City of Vancouver Gender-Based Violence Prevention Strategy, including but not limited to:
- a. Establishing a Gender-Based Violence Prevention Task Force composed of representatives from the City, the Vancouver Police Department, community-based organizations, survivors, and subject-matter experts, and ensuring that the drafting of the Task Force's Terms of Reference be co-developed with the Women's Advisory Committee;
 - b. Identifying opportunities for collaboration with other levels of government, Indigenous leadership, and regional partners;
 - c. Reviewing best practices from other municipalities and existing provincial and federal frameworks;
 - d. Outlining potential timelines, resourcing needs, and deliverables for the development and implementation of a City-wide strategy;
 - e. Reviewing previous motions, reports, and memorandums from the City of Vancouver, other levels of government, and front line service organizations that discuss Gender-Based Violence Prevention strategies and recommendations; and
 - f. Focusing on actualizing a prevention strategy oriented through specific deliverables such as community safety and wellbeing, housing, justice, and other equity-informed initiatives.
- C. THAT Council direct staff to report back to Council with the budgetary requirements to complete A and B above.

Rationale: This motion seeks to respond to the ongoing public safety crisis related to intimate partner violence, which has resulted in 33 deaths across British Columbia this year, and to broader concerns about gender-based violence and equity. The motion directs staff to prepare a memo to Council in advance of the *16 Days of Activism Against Gender-Based Violence*, and calls for the creation of a Gender-Based Violence Prevention Task Force and the development of a City-wide strategy to strengthen prevention, coordination, and accountability across sectors. Further, this motion follows the example set by other municipalities, such as the City of Burnaby's Community Safety and Wellbeing Plan addressing gender-based discrimination and the City of Prince George's resolution at the 2025 UBCM Convention on the Gender Based and Intimate Partner Violence Epidemic.

¹ <https://vancouver.ca/docs/council/Women%27sEquityStrategy.pdf>

² <https://www.bwss.org/from-vigils-to-action-toward-ending-femicide-in-british-columbia/>

³ <https://vancouver.ca/docs/council/wadv20250923min.pdf>

⁴ [The British Columbia Legal System's Treatment of Intimate Partner Violence and Sexual Violence](#)

⁵ [Violence Against Women and Their Children in BC: 33 Years of Recommendations](#)

The Committee adjourned at 5:08 pm.

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**COUNCIL MEETING MINUTES
STANDING COMMITTEE OF COUNCIL ON
CITY FINANCE AND SERVICES**

NOVEMBER 5, 2025

A meeting of the Council of the City of Vancouver was held on Wednesday, November 5, 2025, at 5:09 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on City Finance and Services meeting, to consider the recommendations and actions of the Committee.

PRESENT: Councillor Sarah Kirby-Yung, Deputy Mayor
Councillor Rebecca Bligh
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Mike Klassen
Councillor Lucy Maloney
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou

ABSENT: Mayor Ken Sim (Leave of Absence – Civic Business)

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

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

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
Wednesday, November 5, 2025

Council considered the report containing the recommendations and actions taken by the Standing Committee on City Finance and Services. Its items of business included:

Reports:

1. Contract Award for Construction Services - Arbutus Greenway and West 41st Avenue Intersection Improvements
2. 2025 Budget Adjustments - Vancouver Police and Vancouver Fire and Rescue Services
3. DTES Directions and Initiatives: Actions Update
4. Vancouver Community Sport Event Grants – Fall 2025 Intake
5. Auditor General Committee Recommendations Transmittal Report

6. Approval of Capital Grant to BC Housing for 3077 Maddams Street (formerly 1405 East 15th Avenue and 3047-3071 Maddams Street)
7. Declaration of Manifest Error – Tax Sale of 1208 – 1575 West 10th Avenue

Council Members' Motions:

1. Giving Effect to Cooling Rights in a Climate Emergency Through the Standards of Maintenance By-law
2. Ensuring Continuity of the Women's Equity Strategy Following the Closure of the Equity Office
3. Advancing a Gender-Based Violence Prevention Strategy

Reports 1 to 7 and Council Members' Motions 1 to 3.

MOVED by Councillor Montague

SECONDED by Councillor Orr

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of November 5, 2025, as contained in Reports 1 to 7 and Council Members' Motions 1 to 3, be approved.

CARRIED UNANIMOUSLY AND REPORT 4
BY THE REQUIRED MAJORITY

UNFINISHED BUSINESS

1. **Referral Report: 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**

At the Council meeting on November 4, 2025, Council referred this item to the Council meeting following the Standing Committee on City Finance and Services meeting on November 5, 2025.

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

MOVED by Councillor Klassen

SECONDED by Councillor Zhou

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the applications as described below and that the applications 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 revise the definition of Social Housing in the Downtown Eastside to change the affordability requirements to better align with senior government funding programs, generally as presented in Appendix A of the Referral Report dated October 22, 2025, entitled "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";

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

- B. THAT Council approve, in principle, the applications to amend the FC-1 (East False Creek) District Schedule of the Zoning and Development By-law and the Downtown-Eastside/Oppenheimer Official Development Plan By-law to increase the height and density for 100% social housing projects and rental tenure housing projects with at least 20% of units developed as social housing, generally as presented in Appendices B and C of the Referral Report dated October 22, 2025, entitled "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";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law and the Downtown-Eastside/Oppenheimer Official Development Plan By-law generally in accordance with Appendices B and C of the above-noted report.

- C. THAT, subject to approval of A above, Council approve, in principle, the application to amend the Zoning and Development By-law to update Schedule J: Affordable Housing Schedule to accommodate the revised ownership requirements proposed for the Downtown Eastside, generally as presented in Appendix D of the Referral Report dated October 22, 2025, entitled "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";

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

- D. THAT subject to approval of A above, Council approve, in principle, amendments to the Vancouver Development Cost Levy By-law, Area Specific Development

Cost Levy By-law, and Vancouver Utilities Development Cost Levy By-law generally as presented in Appendix E of the Referral Report dated October 22, 2025, entitled “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”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Vancouver Development Cost Levy By-law, Area Specific Development Cost Levy By-law, and Vancouver Utilities Development Cost Levy By-law generally in accordance with Appendix E of the above-noted report at the time of enactment of the Zoning and Development By-law amendments in A above.

- E. THAT Council approve, in principle, amendments to the Single Room Accommodation By-law to improve tenant protections, generally as presented in Appendix F of the Referral Report dated October 22, 2025, entitled “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”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Single Room Accommodation By-law generally in accordance with Appendix F of the above-noted report.

- F. THAT subject to approval of B above, the Sign By-law be amended to change the Downtown Eastside/Oppenheimer District to a commercial, mixed use and industrial sign district, generally as presented in Appendix G of the Referral Report dated October 22, 2025, entitled “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”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Sign By-law generally in accordance with Appendix G of the Referral Report dated October 22, 2025, entitled “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”, at the time of enactment of the Downtown Eastside/Oppenheimer Official Development Plan By-law amendments in B above.

- G. THAT subject to enactment of the by-laws in B above, the Downtown Eastside Plan and Downtown Eastside Rezoning Policy be amended generally as presented in Appendix H of the Referral Report dated October 22, 2025, entitled “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”.

- H. THAT subject to enactment of the by-law amendments in E above, Council approve amendments to the Policies and Guidelines for the Upgrade of Rooms Designated under the Single Room Accommodation By-law, generally as presented in Appendix H of the Referral Report dated October 22, 2025, entitled “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”.
- I. THAT subject to enactment of the by-laws in B above, the Design and Development Guidelines be amended to apply to and provide applicable design guidance for the Downtown Eastside/Oppenheimer District and FC-1 District Schedule areas, generally as presented in Appendix I of the Referral Report dated October 22, 2025, entitled “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”.
- J. THAT subject to approval of I above, the Downtown Eastside/Oppenheimer Design Guidelines, East False Creek FC-1 Guidelines, and Downtown Eastside/Oppenheimer Policy Plan be repealed.
- K. THAT Council endorse the approach to administration of the Public View Guidelines to amend the boundaries of View 3.2.4 (Queen Elizabeth Park), View H (Olympic Plaza Stage), and View J2, as presented in Appendix K of the Referral Report dated October 22, 2025, entitled “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”.
- L. THAT, subject to enactment of the by-laws in B above, Council approve the creation of a Downtown Eastside Housing Revitalization Grant Program to support inclusionary social housing development and SRO replacement as outlined in the Referral Report dated October 22, 2025, entitled “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”, with an initial allocation of \$5 million from the Empty Homes Tax. Recommendations for grants under this program will be brought to Council for approval, and funding for future years to be considered as part of the 2027-2030 Capital Plan process.
- M. THAT A through L above be adopted on the following conditions:

- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; 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.

carried

REFERRAL MOVED by Councillor Fry
SECONDED by Councillor Bligh

THAT Council refer the Referral Report dated October 22, 2025, entitled "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", back to staff to report back with inclusion of current area specific housing needs, incomes, vulnerabilities, and social impact assessment.

lost

AMENDMENT TO THE REFERRAL MOVED by Councillor Orr
SECONDED by Councillor Fry

THAT the following be added to the end of the referral motion:

FURTHER THAT included in the report back Council direct staff to consult with the Japanese community about retaining their cultural assets in the DEOD;

FURTHER THAT included in the report back Council direct staff to consult with the Metro Vancouver Aboriginal Executive Council;

AND FURTHER THAT Council defer the report until the completion of Larry Campbell's forthcoming report.

LOST (Vote No. 11119)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague and Zhou opposed)

The amendment to the referral having lost, the referral was put and LOST (Vote No. 11120) with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague and Zhou opposed. The main motion was then put and CARRIED (Vote No. 11121) with Councillors Bligh, Fry, Orr and Maloney opposed.

**2. Referral Report: Vancouver's Social Housing Initiative
October 21, 2025**

At the Council meeting on November 4, 2025, Council referred this item to the Council meeting following the Standing Committee on City Finance and Services meeting on November 5, 2025.

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

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 add a new relaxation, associated regulations, and a new general Schedule K, to better enable 100% social housing developments, generally as presented in Appendix A of the Referral Report dated October 21, 2025, entitled "Vancouver's Social Housing Initiative";

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

- B. THAT Council approve the Social Housing Rezoning Policy, generally as presented in Appendix B of the Referral Report dated October 21, 2025, entitled "Vancouver's Social Housing Initiative".

- C. THAT, subject to the approval of B above, Council approve consequential amendments to the Heritage Conservation Area Official Development Plan By-law, including the First Shaughnessy Heritage Conservation Area Design Guidelines (Appendix A3 of the HCA ODP), generally as presented in Appendix C of the Referral Report dated October 21, 2025, entitled "Vancouver's Social Housing Initiative";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Heritage Conservation Area Official Development Plan By-law generally in accordance with Appendix C of the above-noted report.

- D. THAT, subject to the approval of B above, Council approve consequential amendments to the Interim Rezoning Policy for Social Housing and Institutional, Cultural and Recreational Uses in Former Community Visions Areas, the Villages Interim Rezoning Policy and the Seniors Housing Rezoning Policy generally as

presented in Appendix D of the Referral Report dated October 21, 2025, entitled "Vancouver's Social Housing Initiative".

CARRIED UNANIMOUSLY (Vote No. 11122)

* * * * *

VARY AGENDA

*MOVED by Councillor Montague
SECONDED by Councillor Bligh*

THAT the order of the agenda be varied to deal with By-laws prior to Unfinished Business Items 3 and 4.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

For clarity the minutes are recorded in chronological order.

* * * * *

BY-LAWS

Councillor Montague advised he had reviewed the proceedings related to By-law 5 and would therefore be voting on the enactment.

Councillors Kirby-Yung and Montague advised they had reviewed the proceedings related to By-law 7 and would therefore be voting on the enactment.

Councillors Bligh, Kirby-Yung and Klassen advised they had reviewed the proceedings related to By-laws 11 to 19 and would therefore be voting on the enactments.

Councillors Klassen, Meiszner, Montague and Zhou advised they had reviewed the proceedings related to By-law 20 and would therefore be voting on the enactment.

Councillor Bligh advised she had reviewed the proceedings related to By-law 22 and would therefore be voting on the enactment.

Councillors Bligh and Meiszner advised they had reviewed the proceedings related to By-law 23 and would therefore be voting on the enactment.

**MOVED by Councillor Klassen
SECONDED by Councillor Dominato**

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 7 and 10 and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

MOVED by Councillor Zhou
SECONDED by Councillor Klassen

THAT Council, except for those members ineligible to vote as noted below, enact the by-law listed on the agenda for this meeting as number 11, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

MOVED by Councillor Montague
SECONDED by Councillor Zhou

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 6 inclusive, 8, 9, and 12 to 25 inclusive and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Licence By-law No. 4450 regarding 2026 business licence fees and other miscellaneous amendments (By-law No. 14479)
2. A By-law to amend Vehicles for Hire By-law No. 6066 regarding 2026 fee increases (By-law No. 14480)
3. A By-law to amend Animal Control By-law No. 9150 regarding 2026 fee increases (By-law No. 14481)
4. A By-law to amend Subdivision By-law No. 5208 regarding properties rezoned to the R3, R4 and R5 districts (By-law No. 14482)
5. A By-law to amend the Zoning and Development By-law No. 3575 regarding cold plunges and saunas (By-law No. 14483)
(Councillor Fry ineligible to vote)
6. A By-law to amend the Licence By-law No. 4450 regarding cold plunges and sauna (By-law No. 14484)
7. A By-law to amend the Zoning and Development By-law No. 3575 regarding modernizing business licences (By-law No. 14485)
(Councillor Fry ineligible to vote)
8. A By-law to amend the Downtown Official Development Plan By-law No. 4912 regarding modernizing business licences (By-law No. 14486)
9. A By-law to amend the Licence By-law No. 4450 regarding modernizing business licences (By-law No. 14487)

10. A By-law to amend Building By-law No. 14343 regarding Rainwater Management Regulations for New Developments (By-law No. 14488)
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 (By-law No. 14489)
(Councillor Fry ineligible 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 (By-law No. 14490)
(Councillor Fry ineligible 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) (By-law No. 14491)
(Councillor Fry ineligible 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) (By-law No. 14492)
(Councillor Fry ineligible 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) (By-law No. 14493)
(Councillor Fry ineligible 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) (By-law No. 14494)
(Councillor Fry ineligible 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) (By-law No. 14495)
(Councillor Fry ineligible 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) (By-law No. 14496)
(Councillor Fry ineligible 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) (By-law No. 14497)
(Councillor Fry ineligible 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) (By-law No. 14498)
(Councillors Maloney and Orr ineligible 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) (By-law No. 14499)
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) (By-law No. 14500)
(Councillors Maloney and Orr ineligible 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) (By-law No. 14501)
24. A By-law to enact a Housing Agreement for 3215 Macdonald Street (By-law No. 14502)
25. A By-law to enact a Housing Agreement for 3780 West 4th Avenue (By-law No. 14503)

UNFINISHED BUSINESS (CONTINUED)

3. Administrative Motion: Modernizing Business Licence Land Uses and Policies

At the Council meeting on November 4, 2025, Council referred this item to the Council meeting following the Standing Committee on City Finance and Services meeting on November 5, 2025.

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

WHEREAS on October 21, 2025, Council approved, in principle, amendments to the Zoning and Development By-law, Downtown Official Development Plan By-law, and Licence By-law to expand the potential locations of Arcade, Adult Retail Store and Restaurant – Class 2 uses and remove outdated restrictions generally as presented in the referral report dated September 16, 2025, entitled “Modernizing Business Licence Land Uses and Policies” (the “Referral Report”);

WHEREAS the General Manager of Planning, Urban Design and Sustainability was instructed to bring forward for approval by Council the repeal of the Adult Retail Store Guidelines at the time of enactment of the Zoning and Development By-law amendments referenced in the Referral Report noted above;

AND WHEREAS the Zoning and Development By-law amendments referenced in the Referral Report noted above were enacted by Council on November 4, 2025, and have come into force and effect.

THEREFORE BE IT RESOLVED THAT the Adult Retail Store Guidelines adopted by City Council on May 16, 1995 are hereby repealed, effective November 4, 2025.

CARRIED UNANIMOUSLY

4. Administrative Motion: Consequential Amendments to the Transit-Oriented Areas Rezoning Policy

At the Council meeting on November 4, 2025, Council referred this item to the Council meeting following the Standing Committee on City Finance and Services meeting on November 5, 2025.

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

WHEREAS on October 23, 2025, Council approved, in principle, amendments to Building By-law regarding rainwater management regulations for new buildings, generally as presented in Appendix A of the Referral Report dated August 19, 2025, entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management” (RTS 17861);

WHEREAS at the time of the enactment of the Building By-law amendments, the General Manager of Planning, Urban Design and Sustainability was instructed to bring forward for approval by Council amendments to the Transit-Oriented Areas Rezoning Policy as identified in Table 1 below and generally as set out in Appendix L of the Referral Report dated August 19, 2025, entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management”;

AND WHEREAS the Building By-law amendments were enacted by Council on November 4, 2025 and will come into force and effect on January 1, 2026.

THEREFORE BE IT RESOLVED THAT the below amendments to the Transit-Oriented Areas Rezoning Policy are hereby adopted, and are to come into effect on January 1, 2026.

Table 1:

Section	Proposed Amendment
7.1.1	Delete “Developments in some TOAs have been identified as potentially requiring neighbourhood-serving upgrades and/or additional on-site rainwater management requirements, with development conditions that may impact project viability. Key TOAs include (but not limited to): 29th Avenue Station, Commercial-Broadway Station, Dunbar Loop Exchange, and Nanaimo Station.”
7.1.3	Delete

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED by Councillor Bligh
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 6 pm.

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