



NOTICE OF MEETING

COUNCIL MEETING

AGENDA

DATE: Tuesday, November 25, 2025

TIME: 9:30 am

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

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

PLEASE NOTE:

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

ROLL CALL

PROCLAMATION – International Day of Persons with Disabilities

IN CAMERA MEETING

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

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;
- (d) the security of the property of the city;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;

- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 [disclosure harmful to business interests of a third party] of the Freedom of Information and Protection of Privacy Act;
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public;

FURTHER THAT Council will go into meetings later this week which are closed to the public, pursuant to Section 165.2(2) of the *Vancouver Charter*, to discuss matters related to paragraph:

- (b) the consideration of information received and held in confidence relating to negotiations between the city and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

ADOPTION OF MINUTES

1. Council (Policy and Strategic Priorities) – October 29, 2025
2. Public Hearing – October 30, 2025
3. Council – November 4, 2025
4. Council (City Finance and Services) – November 5, 2025
5. Auditor General Committee – November 6, 2025
6. Special Council (Declaration of Manifest Error) – November 6, 2025
7. Nomination Subcommittee – November 7, 2025
8. Special Council (Housing Target Progress Report) – November 13, 2025
9. Public Hearing – November 13, 2025

MATTERS ADOPTED ON CONSENT

REPORTS

1. 2026 Capital and Operating Budget

The following previously distributed documents refer:

- a. 2026 Annual Review of Water Rates and Water Works By-law Amendments
 - b. 2026 Annual Review of Sewer Rates – Sewer and Watercourse By-law
 - c. 2026 Solid Waste Utility Fees and By-law Changes
 - d. 2026 False Creek Neighbourhood Energy Utility Customer Rates
 - e. 2026 Engineering Fees
 - f. 2026 Fee Increases for Rezoning, Development, Building and Other Related Applications and Permits
 - g. Proposed 2026 Operating and Capital Budget
2. Lease Renewal of a Portion of Dunlevy Avenue, Adjacent to 350 East Pender Street, Between East Pender Street and Keefer Street, with Mau Dan Gardens Co-operative Housing Association
- Recommendation B requires at least 2/3 affirmative votes of all Council members under Section 206(1) of the Vancouver Charter*

REFERRAL REPORTS

1. Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law

BY-LAWS

1. A By-law to Contract a Debt by the Issue and Sale of 3.75% Sinking Fund Debentures in the Aggregate Principal Amount of \$135,000,000 for the Objects Set Out in Schedule “B”
2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1726 West 11th Avenue)
(Councillors Bligh, Dominato, Maloney, Orr and Mayor Sim will need to review the proceedings they missed to be eligible to vote)
3. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from R1-1 to RR-2B (2231-2247 East 41st Avenue)
(Councillors Maloney, Orr and Mayor Sim will need to review the proceedings they missed to be eligible to vote)
4. A By-law to enact a Housing Agreement for 450 – 496 Prior Street, 550 Malkin Street and 1002 Station Street
5. A By-law to enact a Housing Agreement for 2111 Main Street
6. A By-law to enact a Housing Agreement for 2308 West 3rd Avenue

7. A By-law to amend Sign By-law No.11879 regarding 1434-1456 West 8th Avenue
(Councillors Maloney, Orr and Mayor Sim will need to review the proceedings they missed to be eligible to vote)
8. A By-law to amend Noise Control By-law No. 6555 regarding 1434-1456 West 8th Avenue
9. A By-law to amend Sign By-law No.11879 regarding 208 East 54th Avenue, 7018-7078 Main Street, and 211 East 55th Avenue
(Councillors Bligh, Maloney, Orr and Mayor Sim will need to review the proceedings they missed to be eligible to vote)
10. A By-law to amend Noise Control By-law No. 6555 regarding 208 East 54th Avenue, 7018-7078 Main Street, and 211 East 55th Avenue

NOTICE OF COUNCIL MEMBER'S MOTIONS

NEW BUSINESS

ENQUIRIES AND OTHER MATTERS

* * * * *