



## **COUNCIL MEETING MINUTES**

**NOVEMBER 25, 2025**

A Meeting of the Council of the City of Vancouver was held on Tuesday, November 25, 2025, at 9:30 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  
Sandra Singh, Deputy City Manager

**CITY CLERK'S OFFICE:**

Katrina Leckovic, City Clerk  
Terri Burke, Meeting Coordinator

### **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.

### **PROCLAMATION – International Day of Persons with Disabilities**

The Mayor proclaimed December 3rd as International Day of Persons with Disabilities in the city of Vancouver and invited members of the City's Accessibility Committee to the podium to accept the proclamation and say a few words.

## **IN CAMERA MEETING**

MOVED by Councillor Klassen

SECONDED by Councillor Meiszner

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

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

CARRIED UNANIMOUSLY

## **ADOPTION OF MINUTES**

1. Council (Policy and Strategic Priorities) – October 29, 2025

MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of October 29, 2025, be approved.

CARRIED UNANIMOUSLY

2. Public Hearing – October 30, 2025

MOVED by Councillor Dominato  
SECONDED by Councillor Zhou

THAT the Minutes of the Public Hearing of October 30, 2025, be approved.

CARRIED UNANIMOUSLY

3. Council – November 4, 2025

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Montague

THAT the Minutes of the Council meeting of November 4, 2025, be approved.

CARRIED UNANIMOUSLY

4. Council (City Finance and Services) – November 5, 2025

MOVED by Councillor Klassen  
SECONDED by Councillor Dominato

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of November 5, 2025, be approved.

CARRIED UNANIMOUSLY

5. Auditor General Committee – November 6, 2025

MOVED by Councillor Montague  
SECONDED by Councillor Meiszner

THAT the Minutes of the Auditor General Committee meeting of November 6, 2025, be approved.

CARRIED UNANIMOUSLY

6. Special Council (Declaration of Manifest Error) – November 6, 2025

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Montague

THAT the Minutes of the Special Council (Declaration of Manifest Error) meeting of November 6, 2025, be approved.

CARRIED UNANIMOUSLY

7. Nomination Subcommittee – November 7, 2025

MOVED by Councillor Dominato

SECONDED by Councillor Meiszner

THAT the Minutes of the Nomination Subcommittee meeting of November 7, 2025, be approved.

CARRIED UNANIMOUSLY

8. Special Council (Housing Target Progress Report) – November 13, 2025

REFERRAL MOVED by Councillor Dominato

SECONDED by Councillor Montague

THAT Council refer the Minutes of the Special Council (Housing Target Progress Report) meeting of November 13, 2025, to the Council meeting following the Standing Committee Policy and Strategic Priorities meeting on November 26, 2025, in order to enable a correction related to Councillor Dominato's attendance, pending a retroactive request for a leave of absence during New Business at the Council meeting today.

CARRIED UNANIMOUSLY

9. Public Hearing – November 13, 2025

MOVED by Councillor Zhou

SECONDED by Councillor Meiszner

THAT the Minutes of the Public Hearing of November 13, 2025, be approved.

CARRIED UNANIMOUSLY

## **MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Meiszner  
SECONDED by Councillor Dominato

THAT Council adopt Report 2 and Referral Report 1, on consent.

CARRIED UNANIMOUSLY

\* \* \* \* \*

## **VARY AGENDA**

MOVED by Councillor Dominato  
SECONDED by Councillor Klassen

*THAT the order of the agenda be varied to deal with By-laws prior to Report 1.*

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

*For clarity the minutes are recorded in chronological order.*

\* \* \* \* \*

## **BY-LAWS**

Councillors Bligh and Dominato advised they had reviewed the proceedings related to By-law 2 and would therefore be voting on the enactment.

Councillor Bligh advised she had reviewed the proceedings related to By-law 9 and would therefore be voting on the enactment.

MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

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" (By-law No. 14504)

2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1726 West 11th Avenue) (By-law No. 14505)  
*(Councillors Maloney, Orr and Mayor Sim ineligible 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) (By-law No. 14506)  
*(Councillors Maloney, Orr and Mayor Sim ineligible to vote)*
4. A By-law to enact a Housing Agreement for 450 – 496 Prior Street, 550 Malkin Street and 1002 Station Street (By-law No. 14507)
5. A By-law to enact a Housing Agreement for 2111 Main Street (By-law No. 14508)
6. A By-law to enact a Housing Agreement for 2308 West 3rd Avenue (By-law No. 14509)
7. A By-law to amend Sign By-law No.11879 regarding 1434-1456 West 8th Avenue (By-law No. 14510)  
*(Councillors Maloney, Orr and Mayor Sim ineligible to vote)*
8. A By-law to amend Noise Control By-law No. 6555 regarding 1434-1456 West 8th Avenue (By-law No. 14511)
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 (By-law No. 14512)  
*(Councillors Maloney, Orr and Mayor Sim ineligible 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 (By-law No. 14513)

## REPORTS

### **1a. 2026 Annual Review of Water Rates and Water Works By-law Amendments October 24, 2025**

MOVED by Councillor Klassen  
SECONDED by Councillor Kirby-Yung

- A. THAT Council approve, in principle, proposed amendments to the Water Works By-law, generally as set out in the Report dated October 24, 2025, entitled “2026 Annual Review of Water Rates and Water Works By-law Amendments”, and as listed in Appendix A of the same report, including the establishment of 2026 rates and fees.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Water Works By-law, referenced in A above, generally as set out in Appendix B of the Report dated October 24,

2025, entitled “2026 Annual Review of Water Rates and Water Works By-law Amendments”.

CARRIED UNANIMOUSLY (Vote No. 11145)

**1b. 2026 Annual Review of Sewer Rates – Sewer and Watercourse By-law  
October 24, 2025**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Bligh

- A. THAT Council approve, in principle, proposed amendments to the Sewer and Watercourse By-law, generally as set out in the Report dated October 24, 2025, entitled “2026 Annual Review of Sewer Rates – Sewer and Watercourse By-law”, and in Appendix A of the same report, including the establishment of 2026 rates and fees.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Sewer and Watercourse By-law, referenced in A above, generally as set out in Appendix B of the Report dated October 24, 2025, entitled “2026 Annual Review of Sewer Rates – Sewer and Watercourse By-law”.

CARRIED UNANIMOUSLY (Vote No. 11146)

**1c. 2026 Solid Waste Utility Fees and By-law Changes  
November 4, 2025**

MOVED by Councillor Dominato  
SECONDED by Councillor Zhou

- A. THAT Council approve, in principle, proposed amendments to the Solid Waste Utility By-law generally as set out in the Report dated November 4, 2025, entitled “2026 Solid Waste Utility Fees and By-law Changes”, including the establishment of fees for 2026, as set out in Appendix A of the same report.
- B. THAT Council approve, in principle, proposed amendments to the Street and Traffic By-law regarding owners or occupiers allowing the deposit of refuse on a street, generally as set out in the Report dated November 4, 2025, entitled “2026 Solid Waste Utility Fees and By-law Changes”.
- C. THAT Council approve, in principle, proposed amendments to the Ticket Offences By-law to increase the fines for the deposit of refuse on a street, generally as set out in the Report dated November 4, 2025, entitled “2026 Solid Waste Utility Fees and By-law Changes”.
- D. THAT Council approve, in principle, proposed consequential amendments to the

Ticket Offences By-law, generally as set out in the Report dated November 4, 2025, entitled “2026 Solid Waste Utility Fees and By-law Changes”.

- E. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Solid Waste By-law, Street and Traffic By-law, and Ticket Offences By-law, generally in accordance with Appendix B the Report dated November 4, 2025, entitled “2026 Solid Waste Utility Fees and By-law Changes”.

CARRIED UNANIMOUSLY (Vote No. 11147)

**1d. 2026 False Creek Neighbourhood Energy Utility Customer Rates  
October 21, 2025**

MOVED by Councillor Zhou

SECONDED by Councillor Dominato

- A. THAT Council approve, in principle, the proposed amendments to the Energy Utility System By-law No. 9552 (the “By-law”), generally as set out in Appendix A of the Report dated October 21, 2025, entitled “2026 False Creek Neighbourhood Energy Utility Customer Rates”, including:
  - i. updated 2026 customer levies and charges;
  - ii. the creation of two new service classes offering Neighbourhood Energy Utility (“NEU”) customers the option of higher blends of renewable energy; and
  - iii. the establishment of rate riders associated with the new optional service classes.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Energy Utility System By-law, referenced in A above, generally as set out in Appendix A of the Report dated October 21, 2025, entitled “2026 False Creek Neighbourhood Energy Utility Customer Rates”.

CARRIED UNANIMOUSLY (Vote No. 11148)

**1e. 2026 Engineering Fees  
October 29, 2025**

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

- A. THAT Council approve in principle a 4.5% increase in the Engineering Services Department permit, application and licence agreement fees as set out in



Appendix A to this report to take effect on January 1, 2026, with the exception of the fees referenced in Recommendations B, C, D, E, and F.

- B. THAT Council approve in principle a \$23 to \$55 increase for certain resident parking permit fees under the Street and Traffic By-law No. 2849, with the exception of section 23.4 (b), as set out in Appendix A to this report, to take effect on January 1, 2026.
- C. THAT Council approve in principle an increase to special event market fees under the Street Vending By-law No. 10868, as set out in Appendix A to this report, to take effect on January 1, 2026.
- D. THAT Council approve in principle increases to electric vehicle charging fees under the Parking Meter By-law No. 2952, as set out in Appendix A to this report, to take effect on January 1, 2026 and April 1, 2026.
- E. THAT Council approve in principle a 6% increase in addition to a 4.5% inflationary increase to patio permit fees for large sidewalk patios and curbside patios, and elimination of application and permit fees for small sidewalk patios, under the Street Vending Bylaw 10868, as set out in Appendix A to this report, to take effect on January 1, 2026.
- F. THAT Council approve in principle a 6% increase to permanent street restoration charges under Part 3 of the Street Utilities By-law No. 10361, as set out in Appendix A to this report, to take effect on January 1, 2026.
- G. THAT Council approve in principle a 50% increase in Waste Container License Fees to \$1,162.38 for containers greater than 1 cubic yard and \$387.45 for containers less than 1 cubic yard, as set out in Appendix A to this report.
- H. THAT Council approve in principle a \$13 to \$50 increase to the fines for certain by-law offences under the Street and Traffic By-law No. 2849, as well as consequential amendments to the By-law Notice Enforcement By-law and the Ticket Offences By-law, as set out in Appendix A to this report, to take effect on January 1, 2026.
- I. THAT Council approve in principle a 10% decrease in the discount amount for all fines for by-law offences under the Street and Traffic By-law set out in the By-law Notice Enforcement By-law, to take effect on January 1, 2026.
- J. THAT Council approve in principle a decrease in the fine for the offence of failing to remove snow within 24 hours under the Street and Traffic By-law No. 2849 to \$499.00, as well as a consequential amendment to the Ticket Offences By-law, as set out in Appendix A to this report.

- K. THAT the Director of Legal Services be instructed to prepare by-laws to amend Street and Traffic By-law No. 2849, Parking Meter By-law No. 2952, Granville Mall By-law No. 9978, Encroachment By-law No. 4243, Street Vending By-law No. 10868, Street Distribution of Publications By-law No. 9350, Street Utilities By-law No. 10361, Crossing By-law No. 4644, By-law Notice Enforcement by-law No. 10201, and Ticket Offences By-law No. 9360, all generally in accordance with Appendix B.

amended

AMENDMENT MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

THAT E be struck and the following inserted:

THAT Council maintain existing patio permit fees for large sidewalk patios and curbside patios in 2026, to allow businesses the opportunity to make meaningful investments into their patio infrastructure, and approve in principle the elimination of application and permit fees for small sidewalk patios, under the Street Vending By-law 10868, as set out in Appendix A to this report, to take effect on January 1, 2026.

CARRIED UNANIMOUSLY (Vote No. 11149)

AMENDMENT MOVED by Councillor Fry  
SECONDED by Councillor Bligh

THAT the following be added to the end of K:

FURTHER THAT Street and Traffic By-law Fines, outlined in Appendix A to this report, be offset to accommodate lost revenue from patio fees.

LOST (Vote No. 11150)  
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

AMENDMENT MOVED by Councillor Orr  
SECONDED by Councillor Fry

THAT the following be added to the end of B:

FURTHER THAT car share companies be exempt from permit fee increases.

LOST (Vote No. 11151)  
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

The amendments having either carried or lost, Council agreed to separate the vote on the components of the amended motion. B was put and CARRIED (Vote No. 11152), with Councillors Bligh, Fry, Maloney and Orr opposed; C was put and CARRIED (Vote No. 11153), with Councillors Bligh, Fry, Maloney and Orr opposed; and A, and D through K were put and CARRIED (Vote No. 11154), with Councillor Orr opposed and Councillor Fry abstaining from the vote.

#### **FINAL MOTION AS APPROVED**

- A. THAT Council approve in principle a 4.5% increase in the Engineering Services Department permit, application and licence agreement fees as set out in Appendix A of the Report dated October 29, 2025, entitled “2026 Engineering Fees”, to take effect on January 1, 2026, with the exception of the fees referenced in B, C, D, E, and F below.
- B. THAT Council approve in principle a \$23 to \$55 increase for certain resident parking permit fees under the Street and Traffic By-law No. 2849, with the exception of section 23.4 (b), as set out in Appendix A of the Report dated October 29, 2025, entitled “2026 Engineering Fees”, to take effect on January 1, 2026.
- C. THAT Council approve in principle an increase to special event market fees under the Street Vending By-law No. 10868, as set out in Appendix A of the Report dated October 29, 2025, entitled “2026 Engineering Fees”, to take effect on January 1, 2026.
- D. THAT Council approve in principle increases to electric vehicle charging fees under the Parking Meter By-law No. 2952, as set out in Appendix A of the Report dated October 29, 2025, entitled “2026 Engineering Fees”, to take effect on January 1, 2026 and April 1, 2026.
- E. THAT Council maintain existing patio permit fees for large sidewalk patios and curbside patios in 2026, to allow businesses the opportunity to make meaningful investments into their patio infrastructure, and approve in principle the elimination of application and permit fees for small sidewalk patios, under the Street Vending By-law 10868, as set out in Appendix A of the Report dated October 29, 2025, entitled “2026 Engineering Fees”, to take effect on January 1, 2026.
- F. THAT Council approve in principle a 6% increase to permanent street restoration charges under Part 3 of the Street Utilities By-law No. 10361, as set out in Appendix A of the Report dated October 29, 2025, entitled “2026 Engineering Fees”, to take effect on January 1, 2026.
- G. THAT Council approve in principle a 50% increase in Waste Container License Fees to \$1,162.38 for containers greater than 1 cubic yard and \$387.45 for

containers less than 1 cubic yard, as set out in Appendix A of the Report dated October 29, 2025, entitled “2026 Engineering Fees”.

- H. THAT Council approve in principle a \$13 to \$50 increase to the fines for certain by-law offences under the Street and Traffic By-law No. 2849, as well as consequential amendments to the By-law Notice Enforcement By-law and the Ticket Offences By-law, as set out in Appendix A of the Report dated October 29, 2025, entitled “2026 Engineering Fees”, to take effect on January 1, 2026.
- I. THAT Council approve in principle a 10% decrease in the discount amount for all fines for by-law offences under the Street and Traffic By-law set out in the By-law Notice Enforcement By-law, to take effect on January 1, 2026.
- J. THAT Council approve in principle a decrease in the fine for the offence of failing to remove snow within 24 hours under the Street and Traffic By-law No. 2849 to \$499.00, as well as a consequential amendment to the Ticket Offences By-law, as set out in Appendix A of the Report dated October 29, 2025, entitled “2026 Engineering Fees”.
- K. THAT the Director of Legal Services be instructed to prepare by-laws to amend Street and Traffic By-law No. 2849, Parking Meter By-law No. 2952, Granville Mall By-law No. 9978, Encroachment By-law No. 4243, Street Vending By-law No. 10868, Street Distribution of Publications By-law No. 9350, Street Utilities By-law No. 10361, Crossing By-law No. 4644, By-law Notice Enforcement by-law No. 10201, and Ticket Offences By-law No. 9360, all generally in accordance with Appendix B of the Report dated October 29, 2025, entitled “2026 Engineering Fees”.

**1f. 2026 Fee Increases for Rezoning, Development, Building, and Other Related Applications and Permits  
October 15, 2025**

MOVED by Councillor Dominato  
SECONDED by Councillor Klassen

- A. THAT Council approve, in principle, the adjustment of fees for rezoning, development, building and other related matters to take effect on January 1, 2026, generally in accordance with Appendix A of the Report dated October 15, 2025, entitled “2026 Fee Increases for Rezoning, Development, Building, and Other Related Applications and Permits”.
- B. THAT Council approve, in principle, new fees in Schedule 2, sections 6, 11, 12 and 13 of the Zoning and Development Fee By-law, for processing rezoning applications and revisions, generally in accordance with Appendix A of the

Report dated October 15, 2025, entitled “2026 Fee Increases for Rezoning, Development, Building, and Other Related Applications and Permits”.

- C. THAT Council approve, in principle, a new fee in section 11 of the Miscellaneous Fees By-law, for the preliminary review of a road closure proposal, generally in accordance with Appendix A of the Report dated October 15, 2025, entitled “2026 Fee Increases for Rezoning, Development, Building, and Other Related Applications and Permits”.
- D. THAT the Director of Legal Services be instructed to bring forward for enactment the necessary amendments to the Building By-law, Electrical By-law, Gas Fitting By-law, Miscellaneous Fees By-law, Noise Control By-law, Protection of Trees By-law, Secondary Suite Inspection By-law, Sign Fee By-law, Green Demolition By-law, Subdivision By-law; and Zoning and Development Fee By-law, generally in accordance with Appendix A of the Report dated October 15, 2025, entitled “2026 Fee Increases for Rezoning, Development, Building, and Other Related Applications and Permits”, to be effective January 1, 2026.

CARRIED (Vote No. 11155)  
(Councillors Bligh and Orr opposed)

**1g. Proposed 2026 Operating and Capital Budget  
October 29, 2025**

MOVED by Councillor Dominato  
SECONDED by Councillor Klassen

- A. THAT Council approve the Vancouver Police Board 2026 Operating Budget of \$525,277,245 in expenditures and transfers and \$28,165,572 in revenues as outlined in the operating budget section of Appendix 1 of this report.
- B. THAT Council approve the Vancouver Board of Parks and Recreation 2026 Operating Budget of \$191,957,410 in expenditures and transfers and \$96,998,508 in fee and program revenues as outlined in the operating budget section of Appendix 1 of this report.
- C. THAT Council approve the Vancouver Public Library Board 2026 Operating Budget of \$69,826,815 in expenditures and transfers and \$3,798,200 in fee and program revenues as outlined in the operating budget section of the operating budget section of Appendix 1 of this report.
- D. THAT Council approve the 2026 Property Endowment Fund (PEF) Operating Budget of \$63,665,418 in revenues and \$63,665,418 in expenses (including transfers) as outlined in Appendix 1 of this report.

- E. THAT Council approve the 2026 Vancouver Affordable Housing Endowment Fund (VAHEF) Operating Budget of \$18,969,783 in revenues and \$18,969,783 in expenses (including transfers) as outlined in Appendix 1 of this report.
- F. THAT, subject to approval of recommendations A to E, Council approve the Proposed 2026 Operating Budget of \$2,392,516,009 outlined in Appendix 1, resulting in an overall property tax increase of 0%.
- G. THAT, Council approve increase to 2023-2026 Capital Plan by \$4 million as outlined in the 2026 Capital Budget section of Appendix 1 of this report with details in Appendix A and B.
- H. THAT, subject to approval of recommendations F and G, Council approve new 2026 Multi-year Capital Budget requests of \$698 million, as outlined in the 2026 Capital Budget section of Appendix 1 of this report with details in Appendices A and B. Funding sources for the new 2026 budget requests are as follows:
  - a. Operating revenue that funds capital projects (Property Tax) \$84.9 million
  - b. Operating revenue that funds capital projects (Utility Fees) \$104 million
  - c. Plebiscite and Utilities Debenture borrowing \$168.1 million
  - d. Special purpose reserves \$46.7 million:
    - i. Capital Facilities Reserve \$17 million
    - ii. Solid Waste Capital Reserve \$9.5 million
    - iii. Fleet Reserve \$8.1 million
    - iv. Capital Financing Fund \$8.0 million
    - v. Meter Reserve \$4.0 million
  - e. Developer contributions \$197.7 million:
    - i. Development Cost Levies \$123 million
    - ii. Community Amenity Contributions (Cash) \$74.8 million
  - f. Other/External \$84.5 million
  - g. User fees and levies \$11.7 million
- I. THAT, subject to approval of recommendations G and H, Council approve the 2026 Capital Expenditure Budget in the amount of \$894 million as outlined in the 2026 Capital Budget section of Appendix 1 of this report with details in Appendix B.

amended

AMENDMENT MOVED by Councillor Dominato  
SECONDED by Councillor Zhou

THAT the following be added as J:

WHEREAS

1. Council, consistent with its commitment to being a family-friendly city, recognizes that it is vitally important for staff to move with great haste over the coming months in reviewing the 30 problematic baby change tables out of 600 that have been identified in the city where vandalism is a recurrent issue (5-6% of baby change tables);
2. Baby change tables, once vandalized, are no longer safe to use, consistent with the principle that baby car seats and bike helmets that have been in an accident are safety-compromised, and cannot be relied upon to protect a child while in use; and
3. Addressing the identified issue of vandalism to baby change tables in the city is not about cost-cutting but rather it is about preventing harm to children.

THEREFORE BE IT RESOLVED THAT Council direct staff to prioritize the prompt replacement of vandalized baby-change tables in areas where there are high levels of family use in the 30 locations experiencing repeated vandalism, and continue to search for:

- (a) more resilient materials and designs that are harder to damage and easier to maintain;
- (b) alternative installation locations within facilities to reduce exposure to vandalism; and
- (c) design improvements for future installations, such as tamper-resistant fixtures and improved sightlines.

carried

AMENDMENT TO THE AMENDMENT MOVED by Councillor Orr  
SECONDED by Councillor Bligh

THAT the following be added at the end:

FURTHER THAT the City direct staff to audit the accessibility of the City of Vancouver for families and identify ways to improve access to affordable daycare facilities, family programming at libraries and community centres, and supports for new parents.

out of order

\* \* \* \* \*

*At this point in the proceedings, Councillor Dominato rose on a point of order to inquire if the amendment to the amendment was in order as it was not germane to the amendment. The Mayor conferred with the City Manager and staff and then ruled the amendment out of order as per section 8.7(g) of the Procedure By-law, as the amendment was not germane to the motion*

*currently on the floor.*

\* \* \* \* \*

Following the ruling, the amendment was put and CARRIED UNANIMOUSLY (Vote No. 11156).

AMENDMENT MOVED by Councillor Zhou  
SECONDED by Councillor Meiszner

THAT the following be added as K:

THAT unallocated capital funds in the amount of \$8.279 million originally allocated to the capital project budget line items, "Energy Retrofits for non-city buildings," and intended for initiatives such as residential cooling grants and owner support be reallocated in the 2026 capital budget to other capital project priorities aligned with core services such as filling potholes, repairing and replacing sidewalks, and improving LED street lamps and repainting poles, and other necessary public realm upgrades.

carried

AMENDMENT TO THE AMENDMENT MOVED by Councillor Orr  
SECONDED by Councillor Maloney

THAT the amendment be amended by deleting the words "other capital project priorities aligned with core services such as filling potholes, repairing and replacing sidewalks, and improving LED street lamps and repainting poles, and other necessary public realm upgrades", and substituting with the words "reduce cuts to Climate and Sustainability Programs, and Arts, Culture, and Community Services."

LOST (Vote No. 11157)  
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)  
(Councillor Bligh abstained from the vote)

AMENDMENT TO THE AMENDMENT MOVED by Councillor Orr  
SECONDED by Councillor Maloney

THAT the amendment be amended by deleting the words "other capital project priorities aligned with core services such as filling potholes, repairing and replacing sidewalks, and improving LED street lamps and repainting poles, and other necessary public realm upgrades", and substituting with the words "invest in mixed use transportation infrastructure, public accessibility, biking, and micromobility."

lost



\* \* \* \* \*

*MOVED by Councillor Orr*  
*SECONDED by Councillor Meiszner*

*THAT under section 2.8(a) of the Procedure By-law, Council extend the meeting past noon in order to complete the amendment and the amendment to the amendment currently on the floor.*

*CARRIED UNANIMOUSLY AND*  
*BY THE REQUIRED MAJORITY*

\* \* \* \* \*

Following discussion, the amendment to the amendment was put and LOST (Vote No. 11158), with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed and Councillors Bligh, Fry and Maloney abstaining from the vote.

\* \* \* \* \*

*At this point in the proceedings, Councillor Fry rose on a point of order under section 8.7 (f) of the Procedure By-law, noting the amendment was incorrect as it referenced unallocated funds, and the funds were allocated. The Mayor conferred with the City Manager and staff and then ruled the amendment in order saying the allocation of the funds was subject to Council decision.*

\* \* \* \* \*

Following the ruling, the amendment was put and CARRIED (Vote No. 11159), with Councillors Bligh, Fry, Maloney and Orr opposed.

\* \* \* \* \*

*Council recessed at noon and reconvened at 1 pm.*

\* \* \* \* \*

*REFERRAL MOVED by Councillor Bligh*  
*SECONDED by Councillor Fry*

*THAT Council refer the Report entitled "Proposed 2026 Operating and Capital Budget" back to staff, with direction to urgently return with a revised budget that:*

1. Provides a complete, coherent account of departmental plans, revenue changes — including the \$47M in new fees — and their service impacts, along with a clear justification for all planned reductions;
2. Presents clear financial information that clarifies trade-offs and long-term implications, including a transparent accounting of fixed contractual obligations such as collective agreements and other non-discretionary costs; and
3. Reflects the full scope of public input gathered through consultation, ensuring alignment between community priorities, service levels, and the City's financial plan.

LOST (Vote No. 11160)

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

AMENDMENT MOVED by Councillor Klassen

SECONDED by Councillor Kirby-Yung

THAT the following be added to the end of B:

FURTHER THAT staff reallocate an additional \$800,000 from within the City's overall existing budget, representing the revenue associated solely with the proposed 2026 recreation fee increases, in order to hold Community Centre recreation Admission and Passes, Lessons, Programs and Permits fees at a 0% increase for 2026, consistent with the Mayor's "Zero Means Zero" commitment to protect community centres and their programming.

CARRIED UNANIMOUSLY (Vote No. 11161)

AMENDMENT MOVED by Councillor Orr

SECONDED by Councillor Bligh

THAT the Report entitled "Proposed 2026 Operating and Capital Budget", be referred to staff for revision and report back at the earliest opportunity with direction to rescind the direction for a 0% property tax increase and focus the tax increase on investors, large landholders, and non-resident owners by creating a civic affordability grant for resident homeowners that eliminates, offsets, or reduces the impacts of the 2026 tax increase for average property owners who own a single property. This new civic affordability grant for homeowners will:

- Set the rate of the affordability grant a resident-homeowner is eligible for equivalent to their 2026 tax increase on their primary residence up to certain maximums;
- Set the maximum affordability grant rate at an equivalent to the 2026 increase for an average detached single family home in Vancouver;
- Make any owner eligible for the grant if the total value of real estate they own is under \$3 million and their primary residence is a home they own in Vancouver;
- Design the affordability grant as an opt-in program that gives information to homeowners on how to apply with their 2026 tax notice;

- Strongly advocate to the Province of BC and the Ministry of Municipal Affairs and Housing to commit to enabling the creation of a civic affordability grant for homeowners through the Municipal Enabling and Validating Act (MEVA) or a change to the Vancouver Charter before the 2026 property tax approval deadline in April.

LOST (Vote No. 11162)

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

(Councillors Bligh and Fry abstained from the vote)

AMENDMENT MOVED by Councillor Orr

SECONDED by Councillor Bligh

THAT the Report entitled "Proposed 2026 Operating and Capital Budget", be referred to staff for review and report back at the earliest opportunity, with direction to:

- Conduct a new budget survey which consults the public on the 0% budget direction; and
- Return with a full draft budget which is as detailed as budgets in 2025, 2024, and 2023.

LOST (Vote No. 11163)

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

\* \* \* \* \*

*At this point in the proceedings, Mayor Sim ceded the Chair to Acting Mayor Dominato in order to participate in discussion on the final motion as amended and resumed as Chair once completed.*

\* \* \* \* \*

Following discussion, the motion as amended was put and CARRIED (Vote No. 11164), with Councillors Bligh, Fry, Maloney and Orr opposed.

#### **FINAL MOTION AS APPROVED**

- A. THAT Council approve the Vancouver Police Board 2026 Operating Budget of \$525,277,245 in expenditures and transfers and \$28,165,572 in revenues as outlined in the operating budget section of Appendix 1 of the Report dated October 29, 2025, entitled "Proposed 2026 Operating and Capital Budget".
- B. THAT Council approve the Vancouver Board of Parks and Recreation 2026 Operating Budget of \$191,957,410 in expenditures and transfers and

\$96,998,508 in fee and program revenues as outlined in the operating budget section of Appendix 1 of the Report dated October 29, 2025, entitled "Proposed 2026 Operating and Capital Budget";

FURTHER THAT staff reallocate an additional \$800,000 from within the City's overall existing budget, representing the revenue associated solely with the proposed 2026 recreation fee increases, in order to hold Community Centre recreation Admission and Passes, Lessons, Programs and Permits fees at a 0% increase for 2026, consistent with the Mayor's "Zero Means Zero" commitment to protect community centres and their programming.

- C. THAT Council approve the Vancouver Public Library Board 2026 Operating Budget of \$69,826,815 in expenditures and transfers and \$3,798,200 in fee and program revenues as outlined in the operating budget section of the operating budget section of Appendix 1 of the Report dated October 29, 2025, entitled "Proposed 2026 Operating and Capital Budget".
- D. THAT Council approve the 2026 Property Endowment Fund (PEF) Operating Budget of \$63,665,418 in revenues and \$63,665,418 in expenses (including transfers) as outlined in Appendix 1 of the Report dated October 29, 2025, entitled "Proposed 2026 Operating and Capital Budget".
- E. THAT Council approve the 2026 Vancouver Affordable Housing Endowment Fund (VAHEF) Operating Budget of \$18,969,783 in revenues and \$18,969,783 in expenses (including transfers) as outlined in Appendix 1 of the Report dated October 29, 2025, entitled "Proposed 2026 Operating and Capital Budget".
- F. THAT Council approve the Proposed 2026 Operating Budget of \$2,392,516,009 outlined in Appendix 1 of the Report dated October 29, 2025, entitled "Proposed 2026 Operating and Capital Budget", resulting in an overall property tax increase of 0%.
- G. THAT Council approve increase to 2023-2026 Capital Plan by \$4 million as outlined in the 2026 Capital Budget section of Appendix 1 of the Report dated October 29, 2025, entitled "Proposed 2026 Operating and Capital Budget", with details in Appendix A and B of the same report.
- H. THAT Council approve new 2026 Multi-year Capital Budget requests of \$698 million, as outlined in the 2026 Capital Budget section of Appendix 1 of the Report dated October 29, 2025, entitled "Proposed 2026 Operating and Capital Budget", with details in Appendices A and B of the same report. Funding sources for the new 2026 budget requests are as follows:
  - a. Operating revenue that funds capital projects (Property Tax) \$84.9 million
  - b. Operating revenue that funds capital projects (Utility Fees) \$104 million

c.	Plebiscite and Utilities Debenture borrowing	\$168.1 million
d.	Special purpose reserves	\$46.7 million:
i.	Capital Facilities Reserve	\$17 million
ii.	Solid Waste Capital Reserve	\$9.5 million
iii.	Fleet Reserve	\$8.1 million
iv.	Capital Financing Fund	\$8.0 million
v.	Meter Reserve	\$4.0 million
e.	Developer contributions	\$197.7 million:
i.	Development Cost Levies	\$123 million
ii.	Community Amenity Contributions (Cash)	\$74.8 million
f.	Other/External	\$84.5 million
g.	User fees and levies	\$11.7 million

- I. THAT Council approve the 2026 Capital Expenditure Budget in the amount of \$894 million as outlined in the 2026 Capital Budget section of Appendix 1 of the Report dated October 29, 2025, entitled "Proposed 2026 Operating and Capital Budget" with details in Appendix B of the same report.
- J. THAT Council direct staff to prioritize the prompt replacement of vandalized baby-change tables in areas where there are high levels of family use in the 30 locations experiencing repeated vandalism, and continue to search for:
  - (a) more resilient materials and designs that are harder to damage and easier to maintain;
  - (b) alternative installation locations within facilities to reduce exposure to vandalism; and
  - (c) design improvements for future installations, such as tamper-resistant fixtures and improved sightlines.
- K. THAT unallocated capital funds in the amount of \$8.279 million originally allocated to the capital project budget line items, "Energy Retrofits for non-city buildings," and intended for initiatives such as residential cooling grants and owner support be reallocated in the 2026 capital budget to other capital project priorities aligned with core services such as filling potholes, repairing and replacing sidewalks, and improving LED street lamps and repainting poles, and other necessary public realm upgrades.

**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  
October 28, 2025**

- A. THAT Council authorize the Director of Real Estate Services to renew the lease (the "Lease") for the portion of Dunlevy Avenue located between East Pender

Street and Keefer Street, legally described as, That portion of Dunlevy Avenue, adjacent to Lot C, Block 122, District Lot 196, Plan 13208, Group One, as illustrated in Appendix A (the "Lease Area"), of the Report dated October 28, 2025, entitled "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", for a five (5) year term, subject to one (1) year notice of termination, effective July 1, 2025, with a total rental rate of \$74,400 per annum to Mau Dan Gardens Co-operative Housing Association ("Mau Dan").

- B. THAT Council approve a grant in lieu of rent for the Lease, referenced in A above, in the amount of \$55,800 per annum, leaving a net annual rent payable by Mau Dan of \$18,600.
- C. THAT no legal rights or obligations shall arise or be created between the City and Mau Dan unless and until a legally binding agreement for the Lease is successfully executed, as referenced in A and B above, to the satisfaction of the Director of Legal Services.

ADOPTED ON CONSENT AND B  
BY THE REQUIRED MAJORITY (Vote No. 11166)

## REFERRAL REPORTS

### 1. **Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law October 31, 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 and implement the Rupert and Renfrew Station Area Plan, in accordance with Appendix A of the Referral Report dated October 31, 2025, entitled "Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law", as follows:
  - i. rezone certain parcels in the Rupert and Renfrew Station Plan area, from R1-1 to R3-1 district;

- ii. enable a building height relaxation in the I-2 district, specifically for sites located on the designated Still Creek Flood Plain and impacted by flood construction levels; and
- iii. update requirements for Landscape Setbacks in sections 10.7.1 and Schedule C;

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

- B. THAT Council approve, in principle, amendments to the Building By-law to add the Groundwater Protection Area requirements in accordance with Appendix D of the Referral Report dated October 31, 2025, entitled "Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Building 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 amendment in recommendation A.

- C. THAT subject to approval of recommendation A, Council approve the amendments to the Subdivision By-law to delete properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law generally in accordance with Appendix B of the Referral Report dated October 31, 2025, entitled "Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law";

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

- D. THAT, at the time of enactment of the amendments to the Zoning and Development By-law and the Building By-law, Council approve the amendments to the Rupert and Renfrew Station Area Plan and the Interim Rezoning Policy for Social Housing, and Institutional, Cultural and Recreational Uses in Former Community Visions Areas generally in accordance with Appendix C of the Referral Report dated October 31, 2025, entitled "Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law".

ADOPTED ON CONSENT (Vote No. 11167)

## **NOTICE OF COUNCIL MEMBER'S MOTIONS**

### **1. Urgent Actions from the Vancouver Business Growth Task Force**

Councillor Klassen co-submitted, along with Councillor Zhou, a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of December 10, 2025, as a Council Members' Motion.

### **2. Cementing the City of Vancouver's Support for Pride Weekend**

Councillor Meiszner submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of December 10, 2025, as a Council Members' Motion.

### **3. Breaking up with the X: Equitable Access for Real-time Council Agenda and Speaker Updates**

Councillor Fry submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of December 10, 2025, as a Council Members' Motion.

### **4. Affirming Vancouver's Commitment as a Sanctuary City**

Councillor Fry submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of December 10, 2025, as a Council Members' Motion.

### **5. Don't Let Chinatown's Postal Service be Stamped Out**

Councillor Fry submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of December 10, 2025, as a Council Members' Motion.

### **6. Improve Public Safety for Everyone in Vancouver Through Safer Intersections**

Councillor Maloney submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of December 10, 2025, as a Council Members' Motion.

### **7. Supporting a Fare-Free Transit Route Pilot in Vancouver**

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of December 10, 2025, as a Council Members' Motion.



**8. Assessing Motor Vehicle Speeding Risk at Vancouver's Most Dangerous Intersections**

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of December 10, 2025, as a Council Members' Motion.

**NEW BUSINESS**

**1. Requests for Leaves of Absence**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on April 16, 2026, from 5 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on December 4, 2025, from 5 pm onwards;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on December 4, 2025, from 5 pm onwards, and December 9, 2025, to December 11, 2025, and December 18, 2025, from 5:30 pm onwards;

FURTHER THAT Councillor Zhou be granted a Leave of Absence for civic business from meetings on December 3, 2025, from 5 pm onwards, December 12, 2025, from 4 pm to 5 pm, and December 18, 2025, from 5:30 pm onwards;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for personal reasons from meetings on December 16 to 18, 2025, and December 22 and 23, 2025, all day;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on November 27, 2025, from 3 pm to 5 pm;

AND FURTHER THAT Councillor Fry be granted a Leave of Absence for personal reasons from meetings on December 4, 2025, from 6 pm onwards and December 11, 2025, from 6 pm onwards.

CARRIED UNANIMOUSLY

\* \* \* \* \*

*At this point in the proceedings, Mayor Sim relinquished the Chair to Acting Mayor Dominato in order to submit an item of New Business and resumed as Chair once the vote was complete.*

\* \* \* \* \*

**2. Request for Leaves of Absence – Mayor Sim**

MOVED by Mayor Sim  
SECONDED by Councillor Dominato

THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on December 12, 2025, from 1 pm onwards.

CARRIED UNANIMOUSLY

**3. Change To Acting Mayor Roster**

MOVED by Councillor Bligh  
SECONDED by Councillor Meiszner

THAT Councillor Maloney be named in place of Councillor Bligh as the Acting Mayor on December 7 to 11 and 27 to 31, 2025.

CARRIED UNANIMOUSLY

**4. Requests for Leaves of Absence – Councillor Dominato**

MOVED by Councillor Dominato  
SECONDED by Councillor Bligh

THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on December 10, 2025, from 5 pm onwards.

CARRIED UNANIMOUSLY

MOVED by Councillor Dominato  
SECONDED by Councillor Zhou

THAT Councillor Dominato be granted a retro-active Leave of Absence for civic business from meetings on November 13, 2025, from 9:30 am onwards.

CARRIED UNANIMOUSLY

**5. Change To Business Licence Hearing Panels**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

THAT Councillor Klassen replace Councillor Kirby-Yung as a Panel member at the Business Licence Hearing to be held on December 17, 2025;

FURTHER THAT Councillor Kirby-Yung replace Councillor Klassen as a Panel member at the Business Licence Hearing meeting to be held on June 10, 2026.

CARRIED UNANIMOUSLY

#### **ENQUIRIES AND OTHER MATTERS**

None.

#### **ADJOURNMENT**

MOVED by Councillor Klassen  
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 2:18 pm.

\* \* \* \* \*