

EXPLANATION**A By-law to amend
CD-1 (25) By-law No. 4076**

Following the Public Hearings on April 17 and 23, 2025, Council resolved to amend CD-1 (25) for 3215 Macdonald Street to permit the development of a five-storey mixed-use building, containing approximately 22 rental units with commercial space on the ground floor. The Director of Planning has advised that all prior to conditions have been met, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
December 9, 2025

3215 Macdonald Street

BY-LAW NO.

**A By-law to amend
CD-1 (25) By-law No. 4076**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of By-law No. 4076.
2. Council renumbers section 2 as section 7.
3. Council adds the following sections in the correct numerical order:

“Uses

2. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses;
- (b) Dwelling Uses, limited to Mixed-Use Residential Building;
- (c) Institutional Uses;
- (d) Manufacturing Uses;
- (e) Office Uses;
- (f) Retail Uses;
- (g) Service Uses;
- (h) Utility and Communication Uses; and
- (i) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 3.1 The design and layout of at least 35% of the total number of dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.

3.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.

3.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
- (b) farmers' market;
- (c) neighbourhood public house;
- (d) public bike share; and
- (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

4.1 Computation of floor area must assume that the site area is 700.6 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

4.2 The maximum floor space ratio for all uses combined is 2.75.

4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:

- (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
- (ii) bicycle storage, and
- (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

4.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

5.1 Building height must not exceed 16.8 m.

5.2 Despite section 5.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits rooftop mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted mechanical appurtenances must not exceed 19.5 m.

Access to Natural Light

6.1 Each habitable room must have at least 1 window on an exterior wall of a building.

6.2 For the purposes of section 6.1 above, habitable room means any room except a bathroom or a kitchen.”.

4. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

Force and effect

5. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

Mayor

City Clerk

EXPLANATION**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

Following the Public Hearings on September 17 and 30, 2020, Council gave conditional approval to the rezoning of the site at 601 Beach Crescent. The Director of Legal Services has advised that all prior conditions have been met, and enactment of the attached by-law will implement Council's resolutions. A consequential amendment to CD-1 (366) By-Law No. 7675 is no longer necessary and will not be brought forward for enactment.

Director of Legal Services
December 9, 2025

601 Beach Crescent

BY-LAW NO.

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-778 (a) attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Designation of CD-1 District

2.1 The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (913).

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within CD-1 (913), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses;
- (b) Cultural and Recreational Uses;
- (c) Retail Uses;
- (d) Service Uses; and
- (e) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4.1 The design and layout of at least 25% of the dwelling units not used for social housing must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and

- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

4.2 The design and layout of at least 55 of the social housing dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor Area and Density

5.1 The floor area for all uses combined must not exceed 43,745.6 m².

5.2 The floor area used for dwelling uses must not exceed 41,463 m².

5.3 The floor area used for social housing must be no less than the greater of 3,775 m² or 20% of the total floor area for all uses combined.

5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

5.5 Computation of floor area must exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area for dwelling units, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

5.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, residential amenity areas, except that the exclusion must not exceed 10% of the permitted residential floor area.

5.7 The use of floor area excluded under sections 5.5 and 5.6 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface to the top of parapet, must be 163 m, provided that consideration is given to making a significant contribution to the beauty and visual power of the city's skyline to the satisfaction of the General Manager of Planning, Development and Sustainability.

Horizontal Angle of Daylight

7.1 Each habitable room must have at least one window on an exterior wall of a building.

7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

7.5 An obstruction referred to in section 7.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any adjoining site CD-1 (913).

7.6 A habitable room referred to in section 7.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 (913).

Severability

10. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

Force and effect

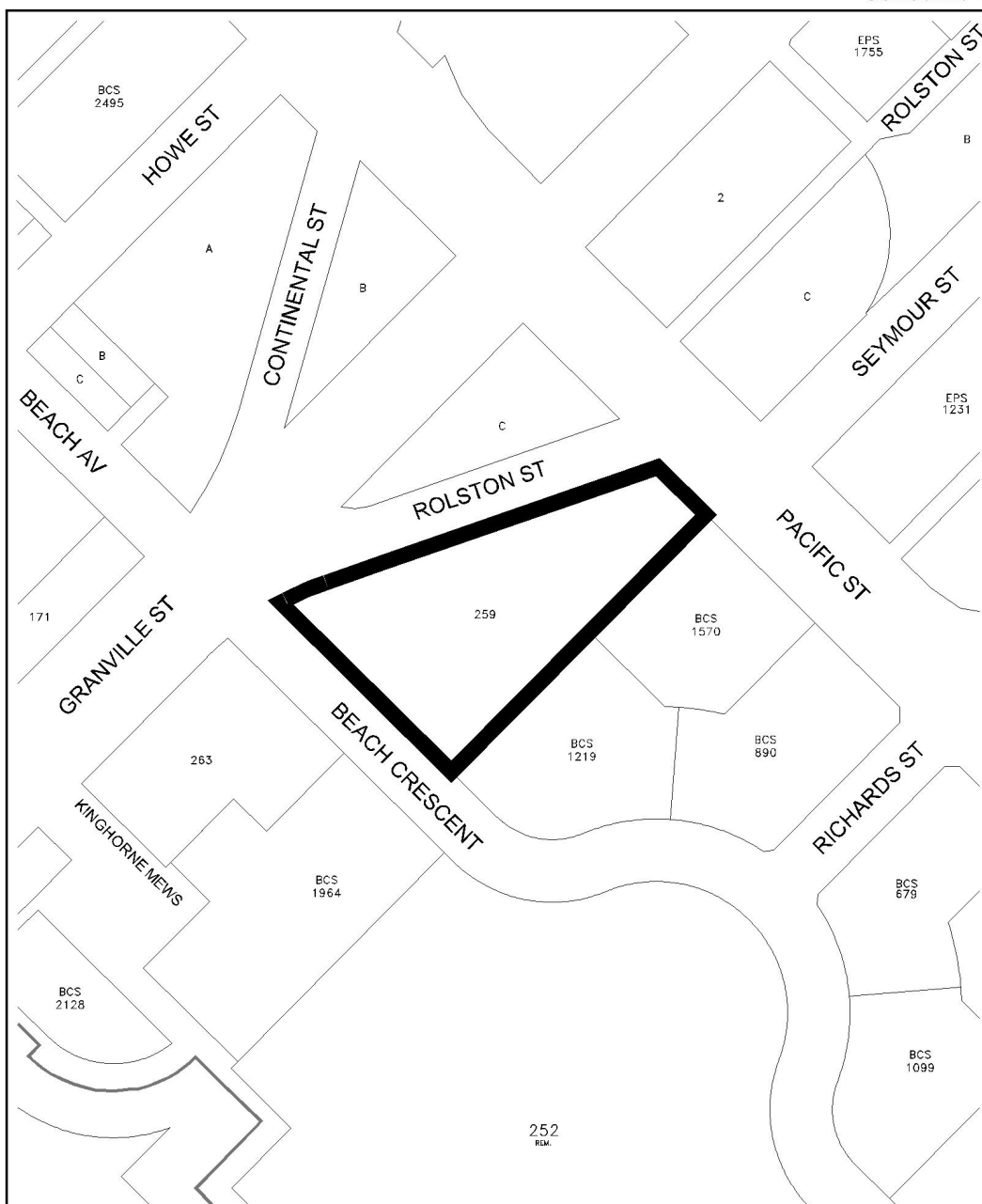
11. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

Mayor

City Clerk

Schedule A



The property outlined in black () is rezoned:
From **CD-1** to **CD-1**

Z-778 (a)

RZ - 601 Beach Crescent

map: 1 of 1

scale: NTS



City of Vancouver

date: 2019-08-28

EXPLANATION**A By-law to amend False Creek North
Official Development Plan By-law No. 6650
Re: 601 Beach Crescent**

Following the Public Hearings on September 17 and 30, 2020, Council resolved to amend the False Creek North Official Development Plan By-law regarding amendments to residential land use and building height regulations which are consequential to the rezoning of 601 Beach Crescent, and enactment of the attached by-law will implement Council's resolutions.

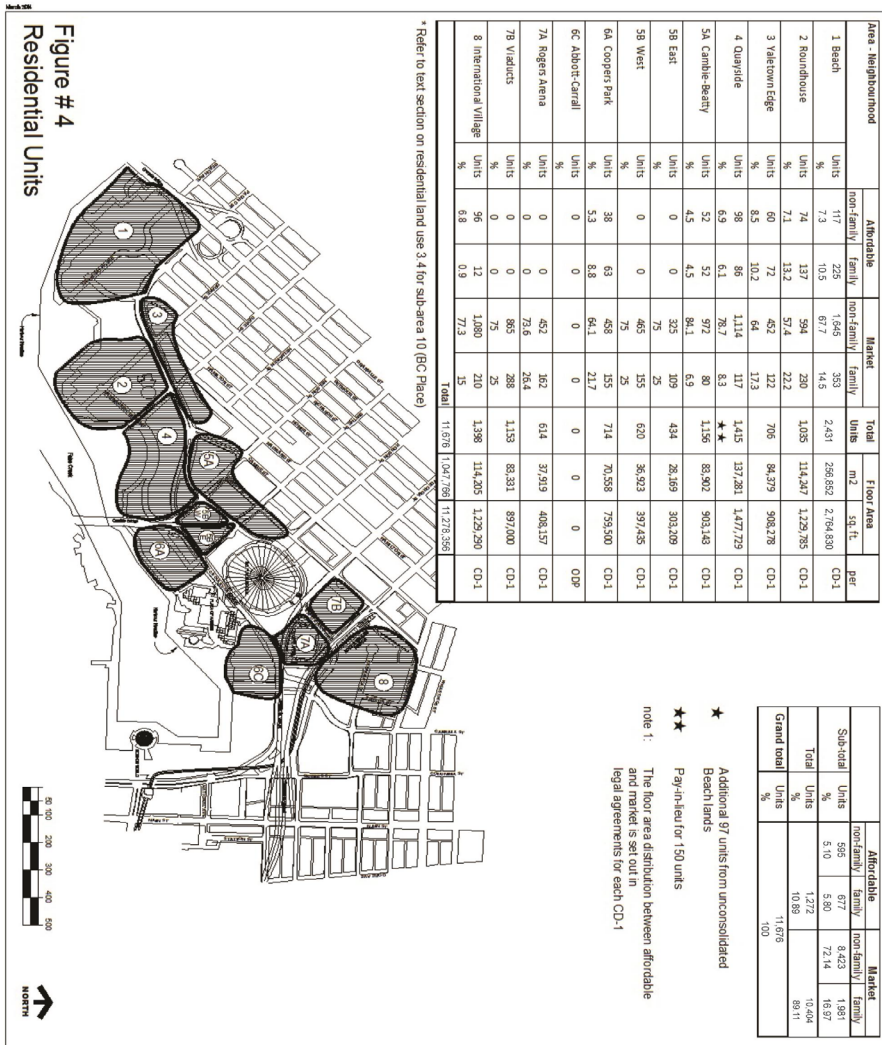
Director of Legal Services
December 9, 2025

BY-LAW NO. _____

**A By-law to amend False Creek North
Official Development Plan By-law No. 6650
regarding amendments to residential land use and building height regulations**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends Schedule A of the False Creek North Official Development Plan By-law No. 6650.
2. In Section 3.3.1, Council:
 - (a) strikes out “11,511 dwelling units, having a total floor area up to a maximum of 1,024,699 meters” and substitutes “11,676 dwelling units, having a total floor area up to a maximum of 1,047,766 square meters”; and
 - (b) strikes out “11.05%” and substitutes “10.89%”.
3. In section 3.9, Council strikes out “except that a tower located in Sub-area 1B adjacent to the southwest corner of Pacific Boulevard and Homer Street, or located in Sub-area 7(a) must not exceed 110 metres in height.” and substitutes “except that a tower located in Sub-area 1B adjacent to the southwest corner of Pacific Boulevard and Homer Street, or located in Sub-areas 1(a) and 7(a) must not exceed 110 metres in height.”.
4. In Section 7, Council strikes out Figure # 4 and substitutes the following:



5. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

6. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2025

Mayor

City Clerk

EXPLANATION**A By-law to amend
CD-1 (50) By-law No. 4379**

Following the Public Hearing on October 22, 2024, Council resolved to amend CD-1 (50) for 3282-3296 East 1st Avenue to permit a six-storey mixed-use residential building containing 63 rental units, with commercial space on the ground floor. The Director of Planning and the Director of Legal Services have advised that all prior to conditions have been met, and enactment of the attached by-law will implement Council's resolutions.

Director of Legal Services
December 9, 2025

BY-LAW NO. _____

**A By-law to amend CD-1 (50) By-law No. 4379
for 3282-3296 East 1st Avenue**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of By-law No. 4379.
2. Council renumbers section 3 as section 8.
3. Council strikes out section 2 and substitutes the following:
“2. The area shown outlined in black on the said plan is rezoned CD-1.”
4. Council adds new sections 3 through 7 as follows:

“

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses;
- (b) Dwelling Uses, limited to Mixed-Use Residential Building;
- (c) Institutional Uses;
- (d) Live-Work Use;
- (e) Manufacturing Uses;
- (f) Office Uses;
- (g) Retail Uses;
- (h) Service Uses;
- (i) Utility and Communication Uses; and
- (j) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 The design and layout of at least 35% of the total number of dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.

4.2 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
- (b) farmers' market;
- (c) neighbourhood public house;
- (d) public bike share; and
- (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 1,493.2 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 3.5.

5.3 The total floor area used for commercial uses must not be less than 500.0 m².

5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

5.5 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

- (ii) bicycle storage, and
- (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

5.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

6.1 Building height must not exceed 22.9 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 27.8 m.

Horizontal Angle of Daylight

7.1 Each habitable room must have at least 1 window on an exterior wall of a building.

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.

7.5 An obstruction referred to in section 7.3 above means:

- (a) any part of the same building excluding permitted projections; or
- (b) the largest building permitted on any adjoining site.

7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:

City Clerk

EXPLANATION**By-law to authorize the borrowing of certain sums of money
from January 8, 2026 to January 7, 2027,
pending the collection of real property taxes**

Section 263 of the *Vancouver Charter* authorizes Council, without the assent of the electors, to borrow from time to time by way of promissory notes or overdraft such sums as the Council deems necessary to meet the lawful expenditures of the City, pending collection of real property taxes.

The authority permits the Director of Finance to borrow on a day-to-day basis, and is used only for short periods of time if the need arises.

Enactment of the attached By-law, to take effect January 8, 2026, will authorize the Director of Finance to borrow a sum of money by overdraft, of which the total outstanding at any one time, must not, during the period from January 8, 2026 to January 7, 2027, exceed \$60,000,000.

Director of Legal Services
December 09, 2025

BY-LAW NO.

A By-law to authorize the borrowing of certain sums of money from January 8, 2026 to January 7, 2027, pending the collection of real property taxes

PREAMBLE

In exercise of the power provided by Section 263 of the Vancouver Charter, Council deems it necessary to authorize the Director of Finance to borrow from time to time on behalf of the City of Vancouver, by way of overdraft, a sum or sums of money of which the total outstanding must not on any one day during the period from January 8, 2026 up to and including January 7, 2027, exceed \$60,000,000 to meet the lawful expenditures of the City, pending the collection of real property taxes, and to provide for the repayment of the monies so borrowed as hereinafter set forth.

By Section 263 of the Vancouver Charter, Council may provide by by-law for the hypothecation, subject to any prior charge thereon, to the lender of, any amounts receivable from other governments and the whole or any part of the real property taxes then remaining unpaid, together with the whole or part of the real property taxes levied or to be levied for the year in which the by-law is passed. Provided that if the by-law is passed before the passing of the rating by-law, the amount of the current taxes that may be hypothecated must be not more than 75% of the real property taxes levied in the next preceding year.

NOW THEREFORE the Council of the City of Vancouver, in public meeting, enacts as follows:

1. In this By-law, the words "real property taxes for general purposes" means that portion of the real property taxes levied or to be levied, pursuant to an annual general rating by-law, to meet expenses of the City other than the payment of interest on outstanding debentures, payments of principal on serial debentures, and payments to sinking funds in respect of debenture debt.

2. The Director of Finance is hereby authorized to borrow on behalf of the City of Vancouver, from any lender by way of overdraft, a sum or sums of money of which the total outstanding must not on any one day, during the period from January 8, 2026 to and including January 7, 2027, exceed \$60,000,000, in such amounts and at such time or times (subject as herein provided) as the same may be required, bearing interest at such rate or rates as agreed to by the Director of Finance and the lender or lenders at the time of such borrowing, and to cause the sum or sums to be paid into the hands of the City Treasurer of the City of Vancouver, for the purpose of meeting the lawful expenditures of the City of Vancouver, pending the receipt of monies from other governments and the collection of real property taxes by the City of Vancouver, upon the following conditions:

- (a) the monies so borrowed as herein provided, together with interest thereon, will be a liability payable out of the revenues of the City of Vancouver, and must be payable and repaid to the lenders on or before January 7, 2027; and
- (b) the City of Vancouver hereby hypothecates as security for the repaying of:
 - (i) the monies so borrowed up to and including December 31, 2026, the real property taxes for general purposes remaining unpaid as of January 8, 2026, together with the real property taxes for general purposes to be levied in the year 2026, in an amount equal to not more than \$910,491,865, which amount is equal to 75% of the real property taxes for general purposes levied in 2025, and
 - (ii) the monies so borrowed subsequent to December 31, 2026, the real property taxes for general purposes then remaining unpaid, and any amounts receivable by the City of Vancouver from other governments as of December 31, 2026,

and the said taxes will be a security for the monies so borrowed under this By-law, and such taxes and monies receivable from other governments must be applied, inter alia, in the repayment of such monies so borrowed by way of overdraft and the interest thereon, provided always that the granting of such security will in no way limit or affect the general liability of the City of Vancouver.

- 3. Council repeals By-law No. 14176.
- 4. This By-law is to come into force and take effect on January 8, 2026.

ENACTED by Council this 9th day of December 2025.

Mayor

City Clerk

EXPLANATION**A By-law to provide for a declaration regarding
tax relief from development potential for 2026**

The attached by-law will help implement the continuation of the pilot development potential tax relief program for the 2026 tax year (the “2026 Pilot DPRP”), generally consistent with the criteria approved in 2025, and as authorized by section 374.6 of the Vancouver Charter. Enactment of this by-law does not commit Council to continuing the program.

Director of Legal Services
December 9, 2025

BY-LAW NO. ____

**A By-law to provide for a declaration regarding
tax relief from development potential for 2026**

In order for Council to consider the continuation of the Pilot Development Potential Relief Program for the 2026 tax year that provides temporary tax relief to support independent businesses and community partners located in certain under-developed Class 5 and 6 properties, with a focus on neighborhood retail along high streets, subject to City staff reporting back on final program details, including confirmation of eligibility via written declaration,

THEREFORE;

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law may be referred to for convenience as the “Development Potential Tax Relief Declaration By-law, 2026”.

2. In this By-law:

“eligible arts and culture organization” means Vancouver-based artists, arts collectives or community cultural organizations involved in the production, creation, rehearsal or presentation of arts and culture including visual, performing, media, literary, craft or interdisciplinary arts; and

“eligible non-profit organization” means registered Vancouver-based non-profit societies, charitable organizations, or co-operatives in good standing with BC Registry Services or the Canadian Revenue Agency involved in the provision of information, referral or advocacy services, drop in or activity space, or food, clothing or other aid for social purposes.

“eligible use” means the use of a property that does not include one or more of the ineligible uses listed in section 3 of this By-law.

3. Any by-law authorizing tax relief under section 374.6 of the Vancouver Charter must identify the properties for which relief is provided. The 2026 Pilot Development Potential Relief Program (“2026 Pilot DPRP”) will exclude properties where the primary use (i.e., over 50 per cent of the property) includes one or more of the following ineligible uses:

- Big box stores
- Billboards or signs
- Development presentation centres or temporary sales offices
- Financial services, including banks, credit unions, investment advisors, insurance and trust companies
- Gasoline stations
- Hotels

- International or national chains
- Manufacturing, production, wholesale, utility, communication, and logistics
 - except for area occupied by eligible arts and culture organizations or eligible non-profit organizations
- Neighborhood or regional shopping centres
- Office, including general office, health care office, health enhancement centre and laboratory
 - except for area occupied by eligible arts and culture organizations or eligible non-profit organizations
- Parking, including parking garages and surface parking
- Properties owned or operated by any government or its agent
- Redevelopment sites for which a rezoning has been approved in principle following a public hearing
- Storage or warehouse
 - except for area occupied by eligible arts and culture organizations or eligible non-profit organizations
- Vehicle dealer, auto service or car wash
 - except for area occupied by independent auto service.

4. The City may request additional documents to validate any information provided in the declaration form.

5. Council hereby excludes properties from the 2026 Pilot DPRP, where less than 50 percent of the area of the property was in use for an eligible use from October 1, 2025 to December 31, 2025.

6. Under section 374.6(3)(d) of the Vancouver Charter, Council hereby requires every owner of property eligible for the 2026 Pilot DPRP under any by-law enacted under section 374.6 to notify eligible occupants of that tax relief.

7. In accordance with Council policy, a property may only be considered to comply with sections 3, 5 and 6 of this By-law, or otherwise be eligible for consideration for tax relief pursuant to section 374.6, if an owner, an owner under agreement, or an agent of the owner completes and returns to the City, no later than February 28, 2026, a declaration form generally in the form attached to this By-law as Schedule “A” indicating full compliance with the requirements of the declaration.

8. Notwithstanding section 7 of this By-law, a property that was subject to a change in assessed value as a result of an assessment appeal or other adjustment made by the British Columbia Assessment Authority after the publication of the Completed Roll and upon finalization of the Revised Roll in 2026, may also be considered to comply with sections 3, 5 and 6 of this By-law, or otherwise be eligible for consideration for tax relief pursuant to section 374.6 of the

Vancouver Charter, if an owner, an owner under agreement, or an agent of the owner completes and returns to the City, no later than March 31, 2026, a declaration form generally in the form attached to this By-law as Schedule “A”, but with a revised submission deadline of March 31, 2026, indicating full compliance with the requirements of the declaration.

9. It is an offence under this By-law, punishable by a fine of up to \$10,000, to complete, file or provide a false declaration to the City.

10. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this , 2025

Mayor

City Clerk

Schedule "A"
2026 Development Potential Tax Relief Program
OWNER'S DECLARATION

The Pilot Development Potential Relief Program ("DPRP") provides temporary tax relief to support independent businesses and community partners located in certain under-developed Classes 5 and 6 properties, with a focus on neighborhood retail along high streets. Under Provincial legislation, the tax relief is time-limited (a property is ineligible for relief five years after its first participation in the DPRP), so it will not discourage development and the delivery of housing and job spaces over the long term.

Council is scheduled to consider the 2026 Pilot DPRP, along with the Targeted Land Assessment Averaging Program, in March 2026.

I understand and hereby acknowledge that this declaration is being made in order to help ensure that the identified property (the "Property") is eligible for consideration for tax relief under the proposed 2026 Pilot DPRP, as authorized by Council pursuant to section 374.6 of the Vancouver Charter.

NOTE: The Property will be considered for tax relief under section 374.6 only if all questions are answered in the affirmative and the completed form is submitted to and received by the City via web submission, email or mail no later than February 28, 2026.

Folio # (from notice)	###-###-##-####	
Access # (from notice)	###-###	

#	Statement	Response
1.	I hereby certify that I am a registered owner in fee simple, an owner under agreement, or an authorized agent or representative of an owner in fee simple of the Property, and that I am authorized to make this declaration regarding the Property.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.	<p>I hereby declare that the primary use (i.e., 50%+ of the property) was NOT one or more of the following ineligible uses:</p> <p><i>***If the primary use of your property was one or more of the following categories, please respond "No" to this statement.</i> <i>If the primary use of your property was NOT one or more of the following categories, please respond "Yes" to this statement.***</i></p> <ul style="list-style-type: none"> • Big box stores • Billboards or signs • Development presentation centres or temporary sales offices • Financial services, including banks, credit unions, investment advisors, insurance and trust companies • Gasoline stations 	<input type="checkbox"/> Yes <input type="checkbox"/> No

#	Statement	Response
	<ul style="list-style-type: none"> Hotels International or national chains Manufacturing, production, wholesale, utility, communication, and logistics <ul style="list-style-type: none"> except for area occupied by eligible arts and culture organizations¹ or eligible non-profit organizations² Neighborhood or regional shopping centres Office, including general office, health care office, health enhancement centre and laboratory <ul style="list-style-type: none"> except for area occupied by eligible arts and culture organizations¹ or eligible non-profit organizations² Parking, including parking garages and surface parking Properties owned or operated by any government or its agent Redevelopment sites for which a rezoning has been approved in principle following a public hearing Storage or warehouses <ul style="list-style-type: none"> except for area occupied by eligible arts and culture organizations¹ or eligible non-profit organizations² Vehicle dealers, auto service or car wash <ul style="list-style-type: none"> except for area occupied by independent auto service 	
3.	I further declare that no less than 50% of the area of the property was in use for an eligible use ³ from October 1, 2025 to December 31, 2025.	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.	I acknowledge that any tenants or occupiers of the Property must be informed of any tax relief resulting from the 2026 Pilot DPRP or a By-law enacted under section 374.6 of the Vancouver Charter, and hereby undertake to inform them of any tax relief that may be provided for the Property.	<input type="checkbox"/> Yes <input type="checkbox"/> No

¹ “eligible arts and culture organization” means Vancouver-based artists, arts collectives or community cultural organizations involved in the production, creation, rehearsal or presentation of arts and culture including visual, performing, media, literary, craft or interdisciplinary arts.

² “eligible non-profit organization” means registered Vancouver-based non-profit societies, charitable organizations, or co-operatives in good standing with BC Registry Services or the Canadian Revenue Agency involved in the provision of information, referral or advocacy services, drop in or activity space, or food, clothing or other aid for social purposes.

³ “eligible use” means any use of a property that is not one or more of the ineligible uses listed under question 2.

#	Statement	Response
5.	<p>I acknowledge that:</p> <ol style="list-style-type: none"> Under current legislation, tax relief under the 2026 Pilot DPRP only applies to the municipal general purpose tax levy, and does not apply to taxes levied by Other Taxing Authorities (e.g., Provincial School Tax, TransLink, Metro Vancouver, etc.). Under current legislation, properties that receive tax relief under the 2026 Pilot DPRP are not eligible for Targeted Land Assessment Averaging. Council is scheduled to consider the 2026 Pilot DPRP, along with the Targeted Land Assessment Averaging Program, in March 2026, when program parameters and maximum limits on tax relief will be finalized. Should property owners or authorized agents decide to opt out of the 2026 Pilot DPRP, declaration forms submitted on or before February 28, 2026 can be withdrawn no later than March 31, 2026. The eligibility of any property for relief under the 2026 Pilot DPRP is ultimately subject to Council approval scheduled for March 2026. 	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPORTANT

The City may request additional documents to validate any information provided in the declaration form.

By signing this declaration, I am declaring that the contents of it are true, and that I am aware that it is unlawful and punishable by a fine of up to \$10,000 to complete, file, or provide a false declaration to the City.

Completed by:

NAME: _____

Authorized owner or agent (check one):

☐ AUTHORIZED OWNER

☐ AGENT

SIGNATURE: _____

PHONE NO.: _____

EMAIL: _____

DATED: _____

EXPLANATION

**A By-law to Incur a Debt by the Issue and Sale of a Debenture to the
Federation of Canadian Municipalities in the Aggregate Principal Amount of \$8,275,006
for Costs Associated with the City's New Sewage Heat Capacity
for False Creek Neighbourhood Energy Utility Project**

On February 29, 2024, the City signed an Agreement with the Federation of Canadian Municipalities for a Loan and a Grant to fund the costs associated with the New Sewage Heat Capacity for the False Creek Neighbourhood Energy Utility Project.

Enactment of this By-law is required to implement the Agreement to fund the Council approved project.

Director of Legal Services
December 9, 2025

BY-LAW NO. _____

A By-law to Incur a Debt by the Issue and Sale of a Debenture to the Federation of Canadian Municipalities in the Aggregate Principal Amount of \$8,275,006 for Costs Associated with the City's New Sewage Heat Capacity for False Creek Neighbourhood Energy Utility Project

WHEREAS:

- A. Pursuant to sections 236 and 242 of the Vancouver Charter, S.B.C. 1953, c.55, as amended (the "Vancouver Charter"), the Council of the City of Vancouver (the "Council") has power, without the assent of the electors, to borrow money for the design, construction, installation, maintenance and repair of an energy utility system, including all necessary appliances and equipment, and for acquiring real property and easements therefor;
- B. The Council by resolution passed March 2, 2006 (the "Authorizing Resolution") authorized the creation by the City of Vancouver (the "City") of a False Creek Neighbourhood Energy Utility (the "NEU");
- C. On February 29, 2024, the City signed an Agreement with Federation of Canadian Municipalities (FCM) for a Loan of up to \$8,595,766 and a Grant equivalent to 15% of the Loan (up to \$1,289,364) to fund the costs associated with the New Sewage Heat Capacity for the False Creek Neighbourhood Energy Utility Project;
- D. It is now deemed expedient under the authority of the Vancouver Charter and pursuant to the provisions of Section 242 of the Vancouver Charter to borrow the principal amount of \$8,275,006 in lawful money of Canada bearing interest at the rate of 5.47 percent per annum by the issue and sale of a debenture of the City of Vancouver;
- E. The value according to the last revised assessment roll of all the real property within the boundaries of the City of Vancouver liable to taxation is \$464,636,813,314; and
- F. The total amount of the existing debenture debt of the City of Vancouver at the date of the first reading of this by-law is \$1,044,495,210.51 (exclusive of debts incurred for local improvements secured by special rates or assessments), plus \$120,000,000 internally held debentures issued in 2022 of which none of the principal or interest is in arrears as at that date.

NOW THEREFORE VANCOUVER CITY COUNCIL in open meeting assembled enacts as follows:

1. THAT the City contract a debt by borrowing from FCM \$8,275,006 for the purpose of paying for costs associated with the New Sewage Heat Capacity for False Creek Neighbourhood Energy Utility Project, pursuant to the Agreement and that, in consideration for the Loan, the City issue a debenture to FCM in the principal amount of \$8,275,000 (the "Debenture").
2. THAT the Debenture will bear interest in accordance with the Agreement at an annual rate of 5.47%.

3. THAT the Debenture shall be substantially in the form attached hereto as Schedule A to this by-law, together with such amendments, additions, and deletions as the Director of Finance and the Director of Legal Services determine are necessary or desirable.
4. THAT interest under the Debenture will be payable semi-annually in arrears in blended payments of principal and interest on the dates set out in the amortization schedule that is attached as Attachment 1 to Schedule B to this by-law.
5. THAT the Debenture shall be dated December 19, 2025 and shall be for a term of one hundred and twenty (120) months and, subject to the pre-payment provisions set out in the Agreement, shall be paid in full by the date that is one hundred and twenty (120) months after the Loan Disbursement Date, as that term is defined in the Agreement.
6. THAT the Debenture shall be sealed with the common seal of the City, shall bear the signature or facsimile signature of the Mayor of the City and shall be signed by any one of the following officials as the authorized signing officers of the City: the City Treasurer, the Deputy City Treasurer, or the Director of Finance. The common seal of the City may be stamped, printed, lithographed or otherwise reproduced.
7. THAT in each of the years 2026 to 2035, inclusive, a sum shall be levied and raised, in addition to all other rates, by way of real property taxes by a specific rate on all rateable real property in the City of Vancouver or by way of special levies, charges, rates or taxes sufficient to pay the principal and interest amounts falling due in such years on the Debenture.
8. THAT the Debenture shall rank pari passu with all other general obligations of the City of Vancouver.
9. THAT Schedule A to this by-law shall at all times be deemed an integral part of this by-law.
10. THAT this by-law shall come into force and take effect on the 9th day of December, 2025.

DONE AND PASSED in open Council this 9th day of December, 2025.

[SEAL]

Mayor

City Clerk

Schedule "A" to By-Law

Canada
Province of British Columbia
City of Vancouver

Debenture

For value received, CITY OF VANCOUVER (the "**City**") hereby promises to pay to:

FEDERATION OF CANADIAN MUNICIPALITIES, AS TRUSTEE FOR THE
GREEN MUNICIPAL FUND ("FCM")

subject to the conditions attached as Attachment 2 to this debenture (the "Conditions") the principal sum of

\$8,275,006

by semi-annual instalments of combined (blended) principal and interest in the manner and in the amounts set forth in the amortization schedule attached to this debenture as Attachment 1 (the "Schedule") and subject to late payment interest charges pursuant to the Conditions, in lawful money of Canada. Interest shall be paid until the maturity date of this debenture in like money in semi-annual payments from the Loan Disbursement Date, as that term is defined in the Combined Loan and Grant Agreement (the "Agreement"), or from the last date on which interest has been paid on this debenture, whichever is later at the rate determined pursuant to Section 2.06 of the Agreement, per annum, in arrears, on the specified dates as set forth in the Schedule (each, a "Payment Date") in the manner provided in the Conditions. Interest shall be paid on default at the applicable rate set out in the Conditions both before and after default and judgement. The applicable rate of interest, the payments of principal and interest and the principal balance outstanding in each year are shown in the Schedule.

The Debenture ranks pari passu with all other general obligations of the City.

All acts, conditions and things necessary to be done and to exist precedent to and in the issuance of this Debenture have been properly done, fulfilled, and performed and exist in regular and in due form as required by the laws of the Province of British Columbia and the total indebtedness of the City, including this Debenture, does not exceed any statutory limitations, and provision has been made to levy real property taxes or to levy special levies, charges, rates, or taxes sufficient to pay the interest promptly as it matures and to pay the principal of this Debenture when due.

This Debenture is subject to the Conditions.

IN WITNESS WHEREOF the City has caused this Debenture to be sealed with the common seal of the City, to bear the signature of its Mayor, to be signed by its authorized signing officer and to be dated December 9, 2025.

[SEAL]

Mayor

Authorized Signing Officer

Schedule "B" to By-Law

Attachment 1

Amortization Schedule

Date: 2025-11-20

Please note that this is a simulated amortization schedule, based on a loan disbursement date of December 19, 2025. The final amortization schedule will be prepared once the single loan has been disbursed, and no later than the Loan Expiration Date as stated in Article 1, Clause 2.04 of the contract.

FCM Number: GF 16614 Simulated Type: Municipal
Business: Vancouver, City of
Mr. Liz Jones
453 West 12th Avenue
Vancouver, British Columbia, Canada V5Y 1V4
Tel: 604-873-7250 Fax: 604-873-7404
cc-gregory.krueger@vancouver.ca;
Fax.Treasury@vancouver.ca;liz.jones@vancouver.ca
Creditor: Federation of Canadian Municipalities

Amount Financed (Original)
Simple Interest (2025-12-19)
Payment Frequency
Start of the period
First payment
Method
Day Count
Payment Method

\$8,275,006.00
5.47 %
Semiannually
2025-12-19
2026-06-19
Simple Interest
Actual/Actual
Normal

Line Num.	Line status	Pmt Date	Payment	Rate	Principal (Mathematical)	Accrued Interest	Col. Fees	Balance	Comment
1	Information	2025-12-19	\$0.00	5.47 %	\$0.00	\$0.00	\$0.00	\$8,275,006.00	
2	Due Pmt	2026-06-19	\$639,451.66	5.47 %	\$413,750.30	\$225,701.36	\$0.00	\$7,861,255.70	
3	Due Pmt	2026-12-19	\$629,344.70	5.47 %	\$413,750.30	\$215,594.40	\$0.00	\$7,447,505.40	
4	Due Pmt	2027-06-19	\$616,881.52	5.47 %	\$413,750.30	\$203,131.22	\$0.00	\$7,033,755.10	
5	Due Pmt	2027-12-19	\$606,650.55	5.47 %	\$413,750.30	\$192,900.25	\$0.00	\$6,620,004.80	
6	Due Pmt	2028-06-19	\$594,807.43	5.47 %	\$413,750.30	\$181,057.13	\$0.00	\$6,206,254.50	
7	Due Pmt	2028-12-19	\$583,491.36	5.47 %	\$413,750.30	\$169,741.06	\$0.00	\$5,792,504.20	
8	Due Pmt	2029-06-19	\$571,741.25	5.47 %	\$413,750.30	\$157,990.95	\$0.00	\$5,378,753.90	
9	Due Pmt	2029-12-19	\$561,262.26	5.47 %	\$413,750.30	\$147,511.96	\$0.00	\$4,965,003.60	
10	Due Pmt	2030-06-19	\$549,171.11	5.47 %	\$413,750.30	\$135,420.81	\$0.00	\$4,551,253.30	
11	Due Pmt	2030-12-19	\$538,568.11	5.47 %	\$413,750.30	\$124,817.81	\$0.00	\$4,137,503.00	
12	Due Pmt	2031-06-19	\$526,600.98	5.47 %	\$413,750.30	\$112,850.68	\$0.00	\$3,723,752.70	
13	Due Pmt	2031-12-19	\$515,873.96	5.47 %	\$413,750.30	\$102,123.66	\$0.00	\$3,310,002.40	
14	Due Pmt	2032-06-19	\$504,278.87	5.47 %	\$413,750.30	\$90,528.57	\$0.00	\$2,896,252.10	
15	Due Pmt	2032-12-19	\$492,962.79	5.47 %	\$413,750.30	\$79,212.49	\$0.00	\$2,482,501.80	
16	Due Pmt	2033-06-19	\$481,460.71	5.47 %	\$413,750.30	\$67,710.41	\$0.00	\$2,068,751.50	
17	Due Pmt	2033-12-19	\$470,485.67	5.47 %	\$413,750.30	\$56,735.37	\$0.00	\$1,655,001.20	
18	Due Pmt	2034-06-19	\$458,890.57	5.47 %	\$413,750.30	\$45,140.27	\$0.00	\$1,241,250.90	
19	Due Pmt	2034-12-19	\$447,791.52	5.47 %	\$413,750.30	\$34,041.22	\$0.00	\$827,500.60	
20	Due Pmt	2035-06-19	\$436,320.44	5.47 %	\$413,750.30	\$22,570.14	\$0.00	\$413,750.30	
21	Due Pmt	2035-12-19	\$425,097.37	5.47 %	\$413,750.30	\$11,347.07	\$0.00	\$0.00	

Line Num.	Line status	Pmt Date	Payment	Rate	Principal (Mathematical)	Accrued Interest	Col. Fees	Balance	Comment
Grand total									
Principal (Original)					\$8,275,006.00				
Additional Principal					\$0.00				
Financed Fees (APR)					\$0.00				

Total Amount Financed					\$8,275,006.00				
Other increases					\$0.00				
Total Accrued Interest					\$2,376,126.83				
Grand total					\$10,651,132.83				
Total payments (positive)					\$10,651,132.83				
Balance					\$0.00				

CONDITIONS OF THE DEBENTURE

1. The debentures issued pursuant to the By-law (collectively the “Debentures” and individually a “Debenture”) are issuable as fully registered Debentures without coupons.
2. The Debentures are direct, unsecured and unsubordinated obligations of the City. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the City except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is one fully registered Debenture registered in the name of FCM and held by FCM.
4. The City shall maintain at its designated office a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellation, exchanges, substitutions and transfers of Debentures, may be recorded and the City is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.
5. The City shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The City shall deem and treat registered holders of Debentures, including this Debenture as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the City on the Debentures to the extent of the sum or sums so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the City. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the City.
6. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date including the maturity date. Principal of and interest on the Debentures are payable by the City to the persons registered as holders in the registry on the relevant record date. The City shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.
7. The City shall make all payments in respect of semi-annual instalments of combined (blended) principal and interest on the Debentures on each Payment Date commencing on the 9th day of June 2026 (other than in respect of the final payment of principal and outstanding interest on the maturity date upon presentation and surrender of this Debenture) on such terms as the City and the registered holder may agree.
8. Following December 22, 2031, the City may on any subsequent semi-annual payment date, on not less than thirty (30) days notice to FCM, prepay all or part of the principal that is then outstanding, provided it simultaneously pays all accrued interest thereon plus, as

a bonus, an additional three percent (3%) of the principal amount prepaid. In the case of a prepayment of a part of the principal, the amortization schedule set out in the Schedule shall be adjusted accordingly. In the case of a prepayment of a part of the principal, the amount of such prepayment cannot be less than the sum of one hundred thousand dollars (\$100,000.00). Upon delivery of such notice, the City shall be obligated to effect prepayment in accordance with the terms of the notice and this section. Any amounts prepaid may not be re-borrowed.

9. If the City defaults in the payment of any instalment of combined (blended) principal and interest at any time appointed for payment thereof, the City shall, until such overdue principal and/or interest amount(s) has/have been paid in full, pay to FCM interest on the principal that is from time to time outstanding at an annual rate that equals the total of: (a) the higher of:
 - i. (A) the GoC ten (10) year benchmark bond yield indicated at www.bankofcanada.ca fifteen (15) Business Date immediately preceding the date on which the Borrowing By-law is passed plus (b) two point five percent (2.5%) per annum, calculated from the date of such default; and
 - ii. three point sixty five percent (3.65%) per annum
10. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 or 366 days, as appropriate.
11. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Ottawa, Ontario, are not authorized or obligated by law or executive order to be closed (an "**Ottawa Business Day**"), and if any date for payment is not an Ottawa Business Day, payment shall be made on the next following Ottawa Business Day and no further interest shall be paid in respect of the delay in such payment.
12. The Debentures are transferable or exchangeable at the office of the Treasurer of the City upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the City and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferee, in the case of a transfer or as directed by the registered holder in the case of an exchange.
13. The City shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity and of like form which have become lost, stolen, mutilated, defaced or destroyed, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a lost, stolen or destroyed Debenture) furnished the City with such evidence (including evidence as to the certificate number of the Debenture in question) and indemnity in respect thereof satisfactory to the City in its discretion; and (c) surrendered to the City any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.

14. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of the By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
15. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures shall be borne by the City. When any of the Debentures are surrendered for transfer or exchange to the Treasurer of the City shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; and (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange.
16. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are lost, stolen, mutilated, defaced or destroyed and for the replacement of lost, stolen, mutilated, defaced or destroyed principal and interest cheques may be imposed by the City. Where new Debentures are issued in substitution in these circumstances the City shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder. If the City or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not an Ottawa Business Day then such notice may be given on the next following Ottawa Business Day.
18. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Ottawa, Ontario time.
19. The Debentures are governed by and shall be construed in accordance with the laws of the Province of British Columbia and the federal laws of Canada applicable in British Columbia.

EXPLANATION

**A By-law to amend the
Freedom of Information and Protection of Privacy By-law No. 11451
regarding the addition of an application fee**

The attached By-law will implement Council's resolution of December 9, 2025 to amend the Freedom of Information and Protection of Privacy By-law to add a new application fee.

Director of Legal Services
December 9, 2025

BY-LAW NO. _____

**A By-law to amend the
Freedom of Information and Protection of Privacy By-law No. 11451
regarding the addition of an application fee**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Freedom of Information and Protection of Privacy By-law No. 11451.
2. Council strikes out Schedule 1 and substitutes the following new Schedule 1:

**"Schedule 1
Schedule of Fees**

Item	Description of Services	Management Fees
1	For applicants other than commercial applicants:	
	(a) for locating and retrieving a record	\$7.50 per 1/4 hour after the first 3 hours
	(b) for producing a record manually	\$7.50 per 1/4 hour
	(c) for producing a record from a machine readable record from a server or computer	\$7.50 per 1/4 hour for developing a computer program to produce the record
	(d) for preparing a record for disclosure and handling a record	\$7.50 per 1/4 hour
	(e) for shipping copies	actual costs of shipping method chosen by applicant
	(f) for copying records	
	(i) CDs and DVDs, recordable or rewritable	\$4 per disk
	(ii) microfiche or microfilm to paper duplication	\$0.50 per page (8.5" x 11")
	(iii) photographs	Digital file - \$17 per image
	(iv) ink jet, laser print or photocopy, black and white	\$0.25 per page (8.5" x 11", 8.5" x 14" or 11" x 17")
	(v) ink jet, laser print or photocopy, colour	\$1.65 per page (8.5" x 11", 8.5" x 14" or 11" x 17")

EXPLANATION**A By-law to Amend the Street Vending By-law No. 10868
regarding Patio Review Amendments**

Enactment of this By-law will implement Council's resolutions on November 26, 2025 to amend the Street Vending By-law regarding updates to the Patio Program, except that the in force and effect date has been amended to ensure that these amendments come into force and effect after the by-law to Amend Street Vending By-law No. 10868 regarding 2026 fee increases and miscellaneous amendments comes into force and effect, to ensure that both of Council's resolutions are implemented in the correct order.

Director of Legal Services
December 9, 2025

BY-LAW NO.

A By-law to Amend the Street Vending By-law No. 10868 regarding Patio Review Amendments

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Street Vending By-law No. 10868.
2. In section 1.2, Council:
 - (a) in the definition of “curbside patio”, strikes out “an existing food vending establishment which is the subject of a licence agreement with the city” and substitutes “an existing food or beverage establishment’s frontage or flankage, which supports business activity or customer seating as an extension of the establishment”;
 - (b) strikes out the definition of “large patio”;
 - (c) adds the following new definition in the correct alphabetical order:

““sidewalk patio” means a semi-permanent structure constructed or placed on a sidewalk adjacent to an existing food or beverage establishment’s frontage or flankage, which supports business activity or customer seating as an extension of the establishment;”;
 - (d) strikes out the definition of “small patio”;
 - (e) adds the following new definition in the correct alphabetical order:

““storefront seating” means movable furniture placed on a sidewalk adjacent to an existing establishment’s frontage or flankage, which supports business activity or customer seating as an extension of the establishment;” and
 - (f) in the definition of “patio”, strikes out ““small patio” and “large patio”” and substitutes ““storefront seating” and “sidewalk patio””.
3. In sections 5.1 and 5.2, Council strikes out “small patio” wherever it appears, including the titles, and substitutes “storefront seating”.
4. In sections 5.1(a) and (b), Council strikes out “as designated in the permit”.
5. In section 5.3, Council:
 - (a) in the title, strikes out “Large patio” and substitutes “Sidewalk patio”;
 - (b) strikes out “large patio” and substitutes “sidewalk patio”; and
 - (c) strikes out “and the conditions of the licence agreement applicable to the large patio”.

6. In section 5.4, Council strikes out “and the conditions of any licence agreement applicable to the curbside patio”.

7. In Schedule A, Council:

- (a) strikes out “large patio” wherever it appears and substitutes “sidewalk patio”;
- (b) strikes out “small patio” wherever it appears and substitutes “storefront seating”;
and
- (c) under “Permit Fees”, in subsection (e), strikes out “(April 1 – October 31)” wherever it appears and substitutes “(April 1 to October 31)”.

8. This by-law is to come into force and effect on January 1, 2026, immediately after the By-law to Amend Street Vending By-law No. 10868 regarding 2026 fee increases and miscellaneous amendments comes into force and effect.

ENACTED by Council this day of , 2025

Mayor

Clerk

EXPLANATION**A By-law to amend Building By-law No. 14343
regarding patio review amendments**

Enactment of this by-law will implement Council's resolution on November 26, 2025 to amend the Building By-law regarding updates to the Patio Program.

Director of Legal Services
December 9, 2025

BY-LAW NO.

A By-law to amend Building By-law No. 14343 regarding patio review amendments

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Vancouver Building By-law 14343.
2. In Article 1.6.1.1. of Division C of Book I, Council strikes out Sentence (1) and substitutes the following:

“1) Except as permitted by Sentence (2), a *permit* is required before any work regulated by this By-Law is undertaken.

2) A building *permit* is not required for an outdoor patio

 - a) which is not more than 25 m² with a deck of not more than 0.6 m in height, and
 - b) if it includes demountable lightweight non-structural elements, those elements consist of an open frame with or without an overhead covering made of flexible material, such as textile and vinyl that:
 - i) is located not more than 3 m above the patio surface,
 - ii) does not interfere with overhead public utilities,
 - iii) if of *combustible* material, conforms to the appropriate requirements for resistance to fire as set out in CAN/ULC-S109, “Flame Tests of Flame-Resistant Fabrics and Films”, or NFPA 701, “Standard Method of Fire Tests for Flame Propagation of Textiles and Films, and
 - iv) is not connected to or supported by a *building* structure.

(See Note C-1.6.1.1.(2).)”
3. In Article 3.7.2.1. of Division B of Book I, Council strikes out Sentence (1) and substitutes the following:

“1) Except as provided in Sentence (2) and Sentence (5), for the purpose of this Subsection, the *occupant load* shall be determined in accordance with Subsection 3.1.17.”
4. In Article 3.7.2.1. of Division B of Book I, Council adds the following sentence in the correct numerical order:

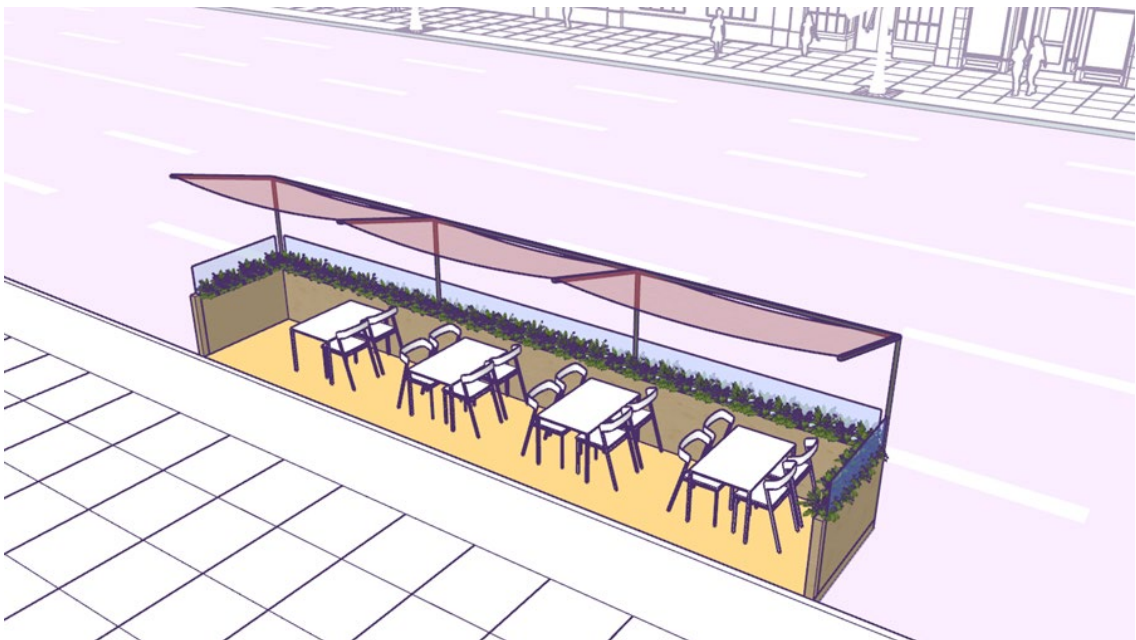
“5) For the purposes of this Subsection, an outdoor seating area is permitted to be exempt from the total *occupant load* calculation where:

 - a) the occupancy is served by at least 2 water closets, or
 - b) the number of outdoor seats does not exceed 10.

(See Note A-3.7.2.1.(5)).”
5. In Division C of Book I, at the end of Part 1, Council adds the following:

“Notes to Part 1

A-1.6.1.1.(2) Sentence 1.6.1.1.(2) enables the introduction of outdoor patios without triggering requirements for a building permit when certain design criteria is met. The following illustrate the intent of this Sentence:



6. In Division B of Book I, Council adds the following new note under Notes to Part 3 in the correct alphanumerical order:

“A-3.7.2.1.(5) The intent of Sentence 3.7.2.1.(5) is to allow the number of water closets in a new premise to be calculated based on the occupant load of the interior space. The occupant load of exterior spaces (such as decks, patios, and similar areas) does not need to be considered when determining the required number of water closets, provided that the premise either has at least two water closets or the number of additional outdoor seats does not exceed ten.

It is important to note that the number of water closets for interior spaces must still be calculated in accordance with the requirements set out in Article 3.7.2.2 when this outdoor seating exemption is applied to a new premise.

When applied to an existing premise, the intent of Sentence 3.7.2.1.(5) is to permit additional outdoor seating provided the premise either has at least two existing water closets or the number of additional outdoor seats does not exceed ten, without requiring additional water closets. This provision is intended to encourage the use of patios and decks without triggering costly renovations for additional washrooms, which could pose a barrier for small businesses or seasonal expansions, when minimum sanitary facilities are already in place.”

7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

8. This by-law is to come into force and take effect upon enactment.

ENACTED by Council this day of 2025

Mayor

City Clerk

EXPLANATION**A By-law to amend Energy Utility System By-law No. 9552
regarding 2026 fees and other miscellaneous amendments**

The attached by-law will implement Council's resolution of November 25, 2025, to amend the Energy Utility System By-law regarding 2026 customer levies and charges and other miscellaneous amendments.

Director of Legal Services
December 9, 2025

BY-LAW NO. _____

**A By-law to amend Energy Utility System By-law No. 9552
regarding 2026 fees and other miscellaneous amendments**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Energy Utility System By-law No. 9552.
2. Council inserts the following definition into section 1.2, before the definition of “applicant”:

““100% Renewable Energy” means a service class achieved by offsetting all natural gas use with renewable energy, thereby further reducing greenhouse gas emissions intensity for subscribers;”.

3. Council inserts the following definition in section 1.2, in correct alphabetical order:

““Enhanced Green Heat” is a service class achieved by offsetting a greater portion of natural gas use with renewable energy than Standard Green Heat, thereby reducing greenhouse gas emissions intensity for subscribers;”; and

““Standard Green Heat” is a service class achieved by offsetting natural gas use by targeting 70% renewable energy;”.

4. Council strikes the “and” at the end of subsection 4.1(b)(vii).
5. Council strikes the “;” at the end of subsection 4.1(b)(viii) and replaces it with “, and”.
6. Council adds new subsection 4.1(b)(ix) as follows:

“(ix) service class subscription based on percentage renewable energy blend;”

7. Council strikes section 8.9, which reads:

“Variation in matters affecting levy

8.9 With respect to a designated building:

- (a) an owner may apply, no sooner than the end of the second February after full occupancy of the designated building to increase or reduce peak heat energy demand subscription as submitted under section 4.1(b) (i), (ii), and (iii), but may make no more than one such application every three years;
- (b) any approval under 8.9 (a) is subject to review and approval by the City Engineer to ensure that the energy utility system can accommodate the requested adjustment based on system capacity and the financial impact to the utility; and
- (c) the City Engineer may notify the owner that the City Engineer is varying the estimated peak heat energy demand; and, if the City Engineer is of the opinion that, as a result of any such variation, the amount of the levy for the designated building should increase or decrease, the City Engineer may order such increase or decrease to take effect on a date specified by the City Engineer

City Clerk

“SCHEDULE C”
LEVIES AND CHARGES

PART 1 – Connection levy

Effective Date	Jan. 1, 2026	Jan. 1, 2027
Fixed Portion per Energy Transfer Station	\$123,873	\$136,260
Variable Portion per Energy Transfer Station	\$146 per kW of the peak heat energy demand as approved under section 4.3	\$161 per kW of the peak heat energy demand as approved under section 4.3

PART 2 – Monthly capacity levy

Class 1 - SEFC residential or mixed use residential building where the first building permit for the building is applied for before July 1, 2023	\$0.696 per m ² , per month
Class 2 - Residential or mixed use residential building located outside SEFC, and SEFC residential or mixed use residential building where the first building permit for the building is applied for on or after July 1, 2023	\$10.466 per kW of peak heat energy demand, per month
Class 3 - Non-residential building	\$10.466 per kW of peak heat energy demand, per month

PART 3 – Energy charges

Energy charge (Standard Green Heat)	\$65.172 per MW hour
Rate rider for Enhanced Green Heat Customers ^a	\$5.78 per MW hour
Rate rider for 100% Renewable Energy Customers ^a	\$9.73 per MW hour

PART 4 –Energy credits

Credit for heat energy returned to energy transfer station	\$65.172 per each MW hour multiplied by 50%
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Bills are to be issued monthly and should be sent out within 60 days of the end of the billing period.

^a Rate rider is applied in addition to the Energy Charge (Standard Green Heat)

EXPLANATION**A By-law to amend Water Works By-law No. 4848
regarding 2026 water rates and fees and a miscellaneous amendment**

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Water Works By-law regarding 2026 water rates and fees and a miscellaneous amendment.

Director of Legal Services
December 9, 2025

BY-LAW NO.

A By-law to amend Water Works By-law No. 4848 regarding 2026 water rates and fees and a miscellaneous amendment

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Water Works By-law No. 4848.
2. Council inserts a new section 6.26 as follows:

"6.26 Reimbursement for Verified Leak on City Property

If a customer engages the services of a qualified professional to inspect the customer's water meter for leakage, the customer sends the City a written report by the qualified professional stating the leak is on City property, and the City Engineer is satisfied that the leak is on City property, then the customer is entitled to a refund from the customer's metered water service fee established under Schedule D up to a maximum of one hour of the City Crew call out fee (outside normal working hours) established under Schedule H, unless the costs incurred by the customer are less than one hour of the City Crew call out fee (outside normal working hours), then the refund will be the costs incurred."

3. Council strikes out Schedules A, B, C, D, E, F, G and H and substitutes the following:

"SCHEDULE A Flat Rate Connection Fees And Service Pipe Removal Fees

Flat Rate Connection Fees

<i>Service Pipe Size</i>	<i>Single Detached House with or without a Laneway House and Duplex</i>
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20 mm (3/4")	\$ 11,127.00
25 mm (1")	11,520.00
40 mm (1 1/2")	13,852.00
50 mm (2")	15,360.00

<i>Service Pipe Size</i>	<i>Other Connections</i>
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20 mm (3/4")	\$ 13,514.00
25 mm (1")	14,059.00
40 mm (1 1/2")	17,644.00
50 mm (2")	17,644.00
100 mm (4")	25,506.00
150 mm (6")	29,013.00
200 mm (8")	31,682.00
300 mm (12")	44,589.00

Service Pipe Removal Fees

Service Pipe Size

20mm (3/4") to 50mm (2") inclusive	\$ 1,457.00
100mm (4") to 300mm (12") inclusive	4,372.00

SCHEDULE B

Annual Flat Rate Service Charges for Residential Properties

The following charges apply to unmetered single detached houses and dwellings comprising not more than two separate dwelling units:

Single detached house	\$ 867.00
Single Detached House with secondary suite or laneway house	1,176.00
Single Detached House with secondary suite and laneway house	1,486.00
For each strata title duplex	587.00
Parking Lot	\$ 265.00
Water Service - Turned Off	198.00
Other Property	198.00

SCHEDULE C

Annual Flat Rate Service Charges for Unmetered Fire Service Pipes

Fire Service Pipe Size

50 mm (2") or smaller	\$ 272.00
75 mm (3")	407.00
100 mm (4")	564.00
150 mm (6")	651.00
200 mm (8")	762.00
250 mm (10")	811.00
300 mm (12")	868.00

SCHEDULE D

Charges for Metered Water Service

Four Month Period

***Rate In Dollars per
Unit (2,831.6 Litres)***

Rate for all metered uses

October 16 - April 30	Per unit	\$4.091
May 1 - October 15	Per unit	\$5.128

SCHEDULE E
Meter Service Charge

The following schedule shows the meter charge based on the size and type of meter, payable on each service, in addition to water consumption charges:

Per Four Month Period

Services with Standard Type Meters

17 mm (1/2") and 20 mm (3/4")	\$ 41.00
25 mm (1")	41.00
40 mm (1 1/2")	89.00
50 mm (2")	119.00
75 mm (3")	273.00
100 mm (4")	332.00
150 mm (6")	429.00
200 mm (8")	667.00
250 mm (10")	817.00
300 mm (12")	970.00

Services with Low Head Loss Meters/Detector Check Valves

100 mm (4")	\$ 384.00
150 mm (6")	560.00
200 mm (8")	752.00
250 mm (10")	936.00
300 mm (12")	1,117.00

SCHEDULE F
Charges for Temporary Water Service During Construction

*Building Size in Square
of Gross Floor Area*

*Rate in Dollars of Meters
Gross Floor Area
Per Building*

Up to an including 500 sq.m	\$ 630.00
Over 500 but not exceeding 2,000	1,234.00
Over 2,000 but not exceeding 9,000	1,855.00
Over 9,000 but not exceeding 24,000	3,120.00
Over 24,000 but not exceeding 45,000	4,669.00
Over 45,000	6,195.00

SCHEDULE G
Fees for Installation of Water Meters

Fees for Installation of Water Meters for Single Detached House with or without a Laneway House and Duplex

Size of Standard Meter

20 mm (3/4") meter assembly and box	\$1,445.00
25 mm (1") meter assembly and box	\$1,577.00
40 mm meter assembly and box	\$2,147.00

Fees for Installation of Water Meters on Other Connections

<i>Size of Standard Meter</i>	<i>Meter on City Property</i>	<i>Meter on Private Property</i>
20 mm (3/4")	\$ 4,204.00	\$ 717.00
25 mm (1")	4,396.00	1,406.00
40 mm (1 1/2")	4,790.00	1,910.00
50 mm (2")	4,952.00	2,294.00
75 mm (3")	17,283.00	6,498.00
100 mm (4")	18,898.00	6,896.00
150 mm (6")	61,720.00	14,097.00
200 mm (8")	63,480.00	17,108.00
250 mm (10")	85,764.00	26,105.00
300 mm (12")	94,827.00	35,886.00

SCHEDULE H
Miscellaneous Fees and Charges

Additional charge for inaccessible meter or appurtenance (per incident)	\$ 96.00
Special meter reading (per occurrence)	126.00
Customer requested meter test (deposit)	252.00
Charges for Returned Cheques	44.00
Residual Water Pressure Estimate Fee	
Original calculation	45.00
Additional copies for same location	11.00
Miscellaneous water information requests (per hour)	57.00
City Crew call out fee (normal working hours) (per hour or portion thereof)	126.00

EXPLANATION**A By-law to amend Solid Waste By-law No. 8417
regarding 2026 fee increases and miscellaneous amendments**

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Solid Waste By-law regarding 2026 fee increases and miscellaneous amendments.

Director of Legal Services
December 9, 2025

BY-LAW NO. ____

**A By-law to amend Solid Waste By-law No. 8417
regarding 2026 fee increases and miscellaneous amendments**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Solid Waste By-law No. 8417.
2. In section 2, Council:
 - (a) in the definition of “blue box recycling container”, strikes out “supplied by the City of Vancouver”; and
 - (b) in the definition of “recycling cart”, strikes out “supplied by the City of Vancouver”.
3. In Part V, Council:
 - (a) strikes out sections 5.1, 5.2, 5.3 and 5.4;
 - (b) renumbers section 5.5 as section 5.1;
 - (c) strikes out sections 5.6 and 5.7;
 - (d) renumbers sections 5.8 through 5.15 as sections 5.2 through 5.9, respectively;
 - (e) in section 5.2:
 - (i) strikes out subsection (1),
 - (ii) renumbers subsection (2) as subsection (1), and
 - (iii) in subsection (1), strikes out “the City Engineer or a person previously authorized in writing by the City Engineer. Despite any other bylaw, the issuance of a business license or any other type of license by the City to a person is not authorization to collect recyclable material in violation of this section 5.8. The City’s license-issuing official must expressly refer to this section 5.8 in order to validly authorize a person to collect recyclable material” and substitutes “a person authorized to collect the recyclable materials”;
 - (f) in subsection 5.8(2), strikes out “section 5.14 (1)” and substitutes “subsection (1)”;
 - (g) in subsection 5.6(3), strikes out “s. 5.12 (1)” and substitutes “subsection (1)”;
 - (h) in subsections 5.7(3) and (4), strikes out “s. 5.13(1) and substitutes “subsection 1”.
4. In section 7.2, in the title of the section, Council strikes out “/Replacement”.
5. Council strikes out section 9.1(2)(c) and substitutes the following:
 - “(c) keep each private container locked except for the purposes of putting solid waste into the container, if it is:

- except that despite (ii) above, the City Engineer may require the owner or occupier to lock a smaller private container; and”.

- ENACTED by Council this day of , 2025

City Clerk

SCHEDULE A

RATES FOR LANDFILL AND TRANSFER STATION

I. Drop-off Rates

The following rates apply to solid waste, construction and demolition processing residual waste, yard waste, wood waste, food waste, and new gypsum (drywall) dropped off at the Vancouver Landfill (5400 72nd Street, City of Delta) and the Vancouver South Transfer Station (377 West Kent Avenue North, Vancouver).

Type of Waste	Rate	Peak hours minimum charge (from 10:00 a.m. to 2:00 p.m. Monday to Friday, excluding Statutory Holidays)	Non peak hours minimum charge (other than from 10:00 a.m. to 2:00 p.m. Monday to Friday)
Solid waste, other than municipal garbage	\$182/tonne for 0 to 0.99 tonnes to a maximum of \$160 per load \$160/tonne for 1.00 to 7.99 tonnes to a maximum of \$1,072 per load \$134/tonne for 8.00 or more tonnes	\$20	\$10
Municipal garbage	\$148/tonne	\$20	\$10
Construction and demolition processing residual waste	\$194/tonne	\$20	\$10
Yard waste and/or wood waste	\$124/tonne	\$10	\$10
Food waste	\$124/tonne	\$10	\$10
Yard and/or wood waste mixed with food waste	\$150/tonne	\$10	\$10
New gypsum (drywall), at the Transfer Station	\$5 for up to ½ a sheet (4'x4')	\$5	\$5
New gypsum (drywall), at the Landfill	\$158/tonne for up to 0.5 tonne	\$10	\$10

All charge rates based on weight are determined by rounding the weight of a load up to the nearest 0.01 tonnes.

All non-account charge rates are rounded to the nearest dollar.

Mattresses deposited for recycling\$20 per piece

Where any portion of a load consists of recyclable materials which are deposited separately for recycling, and for which there is no drop off rate, for that portion..... No Charge

A load that contains any combination of materials subject to different disposal rates and the customer chooses not to weigh-out after dropping off each material, the entire load will be subject to the highest rate payable for any part of the load.

The following rates apply to solid waste dropped off at the
Vancouver Landfill (5400 72nd Street, City of Delta).

Residential used gypsum (drywall)\$210 per tonne
(\$10 minimum)

Solid waste from Delta Farms that contains less than 5% by weight or by volume of materials listed in Schedule F, and does not contain any materials listed in Schedules E and G \$24 per load for up to 3 tonnes, for up to 5 loads per year

Special handle waste (nuisance waste) requiring burial, as determined by the
City Engineer.....\$310 per tonne
(\$50 minimum)

Burial fee for non-recyclable residuals from regional wastewater treatment plants, in addition to the Burns Bog Rate as defined by the Burns Bog Landfill Agreement between Greater Vancouver Sewerage and Drainage District, City of Vancouver and The City of Delta
.....\$281 per load

Demolition materials meeting the City Engineer's specifications for road and infrastructure construction arriving in loads that are greater than 50 cubic metres in volume\$194 per tonne

Demolition hog materials meeting the City Engineer's specifications for coarse demolition hog for surfacing tipping pads and temporary access roads\$87 per tonne

Demolition hog materials meeting the City Engineer's specifications for regular (fine) demolition hog for surfacing tipping pads and temporary access roads\$56 per tonne

Asphalt and concrete meeting the City Engineer's specifications No Charge

Residential asbestos waste\$210 per tonne
(\$10 minimum)

All other asbestos waste.....\$310 per tonne
(\$50 minimum)

II. Surcharge Rates

Where any solid waste load disposed of at the Vancouver Landfill or the Vancouver South Transfer Station contains:

- (a) more than 5% by weight or by volume of recyclable materials listed in Schedule F other than food waste and expanded polystyrene packaging, a 50% surcharge will be applied to the load;
- (b) more than 25% by weight or by volume of food waste, a 50% surcharge will be applied to the load; and
- (c) more than 20% by weight or by volume of expanded polystyrene packaging, a 100% surcharge will be applied to the load.

The surcharge rates above will be waived for loads of special handle waste received at the Vancouver Landfill.

Where any solid waste load disposed of at the Vancouver Landfill or the Vancouver South Transfer Station contains one or more materials listed in Schedules E and G, an \$80.00 surcharge will be applied to the load plus removal and remediation costs where applicable.

Where any load of solid waste, yard waste, clean wood waste, wood waste and/or recyclable materials is not secured as per the requirements of the *Motor Vehicle Act*, a 50% surcharge shall be applied to the load to a maximum surcharge value of \$50.

Where a single load is subject to multiple surcharges, the surcharge with the highest value will apply for the weight of the entire load.

III. Compost Rates

The following rates apply to the sale of compost produced from yard waste at the Vancouver Landfill Composting Facility at 5400 72nd Street in the City of Delta.

Compost rate (includes GST) \$8 per cubic meter
(\$5 minimum)

Compost rate, for Delta Farmers (includes GST) \$1 per cubic meter

IV. Transaction fee

In addition to all other charges, a \$5 fee is imposed on all Solid Waste transactions, including mixed loads, nuisance waste loads, asbestos waste loads, and new and residential used gypsum (drywall).

SCHEDULE B

RATES FOR COLLECTION SERVICES

I. Garbage Cart Collection Service

A. Residential Property

The following allocation applies to residential properties:

Number of Dwelling Units	Minimum Allocated Garbage Volume (per collection period)	Minimum Allocated Garbage Carts (per collection period)
1 unit	50 litres	75 litre
2 units	100 litres	120 litre
3 units	150 litres	180 litre
4 units	200 litres	240 litre
5 units	250 litres	360 litre
6 units	300 litres	360 litre
7 units	350 litres	360 litre
8 units	400 litres	240 litre, 180 litre
9 units	450 litres	240 litre, 240 litre
10 units	500 litres	360 litre, 180 litre
11 units	550 litres	360 litre, 240 litre
12 units	600 litres	360 litre, 240 litre
13 units	650 litres	360 litre, 360 litre
14 units	700 litres	360 litre, 360 litre
15 units	750 litres	360 litre, 240 litre, 180 litre
16 units	800 litres	360 litre, 240 litre, 240 litre
17 units	850 litres	360 litre, 360 litre, 180 litre
18 units	900 litres	360 litre, 360 litre, 180 litre
19 units	950 litres	360 litre, 360 litre, 240 litre
20 units	1000 litres	360 litre, 360 litre, 360 litre
21 units	1050 litres	360 litre, 360 litre, 360 litre

B. Garbage Cart Rates

For those properties which receive garbage cart collection service under Part IV – Garbage Service, per calendar year, the following rates are payable concurrently with each year's real property taxes:

Garbage Cart Size	Biweekly Collection Rate
75 litres	\$117
120 litres	\$134
180 litres	\$157
240 litres	\$179
360 litres	\$224

II. Miscellaneous Service

A. City Sticker Service

Each additional garbage bag with a city sticker affixed to the contents.....4.00

B. Purchase of Additional Garbage Service

Property owners will be charged a fee of \$25.00 for each change in the level of service under sections 4.1 and 4.2.

III. Recycling Storage Charges

For those properties which store recycling carts or PPP carts on streets or lanes.....\$213.00 per cart

IV. Green Cart Collection Service

A. Green Cart Rates

For properties which receive green cart collection service under **PART VI – GREEN CART SERVICE**, per calendar year, the following rates are payable concurrently with each year's property taxes

Size of green cart	Rate
120 litres	\$189
180 litres	\$221
240 litres	\$254
360 litres	\$320

B. Purchase of Additional Green Cart Service

Property owners will be charged a fee of \$25.00 for each change in the level of service under this By-law.

V. Street Cleaning Services Levy

For each dwelling unit\$24.00

EXPLANATION**By-law to amend Sewer and Watercourse By-law No. 8093
regarding 2026 fee increases and other miscellaneous amendments**

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Sewer and Watercourse By-law regarding 2026 fee increases and other miscellaneous amendments.

Director of Legal Services
December 9, 2025

BY-LAW NO. _____

**A By-law to amend Sewer and Watercourse By-law No. 8093
regarding 2026 fee increases and other miscellaneous amendments**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Sewer and Watercourse By-law No. 8093.
2. In section 1.2, Council:
 - (a) strikes out the following definitions in their entirety:
 - (i) “assessment roll”,
 - (ii) “fixture restriction”,
 - (iii) “garbage”,
 - (iv) “GVS&DD sewage facility”,
 - (v) “roof drain”,
 - (vi) “sanitary plumbing system”, and
 - (vii) “trucked liquid wastes”;
 - (b) strikes out the definition of “contaminated site” and substitutes the following:

““contaminated site” has the meaning set out in the *Environmental Management Act*”; and
 - (c) strikes out the definition of “Professional Engineer” and substitutes the following:

““Professional Engineer” means a person who is licensed by the Association of Professional Engineers and Geoscientists of the Province of British Columbia to practice as a professional engineer;”.
3. In section 2.7, Council:
 - (a) in subsection (2):
 - (i) strikes out “1.5 times” and substitutes “1.15 times”, and
 - (ii) strikes out “Section 2” and substitutes “Section 1”;
 - (b) renumbers subsections (2)(c) through (g) as subsections (2)(d) through (h), respectively;
 - (c) adds a new subsection (2)(c) as follows:

“(c) items that could add to the installation costs and trigger an “at cost” rate include the following items:

 - (i) installation work located on non-residential (minor) roads, defined as roads with a painted centre-line or a median separating opposing lanes of traffic;

- (ii) concrete roads;
 - (iii) connections in close proximity to a utility pole or lamp standard requiring support by a pole truck during excavation;
 - (iv) installation work in peat areas;
 - (v) installations crossing under or near existing utility pipes or ducts that require 3rd party permits, inspection fees, structural support, hydro excavation, or special backfill requirements such as underground electrical transmission lines, high pressure gas, or Metro Vancouver sewer and water transmission mains; and
 - (vi) excavations that require archaeological monitoring;”;
- (d) in subsection (2)(f), adds “and” after “.”;
- (e) in subsection (2)(g), strikes out “, and must credit any surplus to the customer’s account; and” and substitutes “, and must refund any surplus to the customer upon request, which request must be made within 90 days from completion of the work.”;
- (f) strikes out subsection (2)(h);
- (g) renumbers subsections (3) through (8) as subsections (4) through (9), respectively; and
- (h) adds a new subsection (3) as follows:
 - “(3) For the “at cost” fees for a public sewer connection to a building as set out in Schedule A, Part I, Section 2 of this By-law:
 - (a) the cost of the “at cost” installation must include the amount expended by the City for gross wages and salaries, employee fringe benefits, materials, equipment rentals at rates paid by the City or set by the City for its own equipment, and any other expenditures incurred in doing the work, plus administration charges;
 - (b) the Engineer may supply an estimate of the installation cost;
 - (c) the Engineer may require advance payment prior to commencement of the work;
 - (d) in the event that the Engineer requires advance payment, such advance payment must be based on an estimate of installation cost made by the Engineer; and
 - (e) in the event that the actual installation cost is different than the estimated cost, the Engineer must bill any additional cost to the customer, and must refund any surplus to the customer upon request, which request must be made within 90 days from completion of the work.”.

4. In section 3.1(4), Council strikes out “garbage” and substitutes “solid waste”.
5. Council repeals Parts I, III, IV, V, and VI of Schedule A to the Sewer and Watercourse By-law, and substitutes:

“PART I

SEWER CONNECTION RATES

Every applicant for a public sewer connection must pay to the City the applicable sewer connection rates set out below, payable as follows:

- (a) a non-refundable application fee of \$2,200.00 for applications under sections 1, 1A, 2, and 2A at the time of application, and
- (b) the remaining amount when invoiced by the City, prior to permit issuance.

1.	Public sewer connection for Single Detached House with or without Laneway House, or Duplex (including 3 inch/75mm and greater pressure connections), except connections described in section 1A below	\$21,656.00
1A.	Public sewer connection for Single Detached House with or without Laneway House, or Duplex (including 3 inch/75mm and greater pressure connections) where installation cost is greater than 1.15 times the applicable flat rate connection fee set out in section 1 above	At cost, pursuant to Section 2.7(2)
2.	Public sewer connection, other than Single Detached House or Duplex	At cost, pursuant to Section 2.7(3)
2A.	Maintenance hole installation in conjunction with a public sewer connection pursuant to Section 2.7(4) of Sewer and Watercourse By-law	At cost, pursuant to Section 2.7(4)
3.	Where a public sewer connection will be placed more than 5 feet below the ground elevation, taken to the nearest foot and measured at the centre line of the street or lane, as determined by the City Engineer, the fees payable shall be an amount equivalent to an increase of 10% for each additional foot below 5 feet, of the fee otherwise payable by section 1 or 2 above	
4.	New fitting on a twin sewer pursuant to Section 2.7(5)	\$9,689.00
5.	New fitting on a single sewer pursuant to Section 2.7(5)	\$4,272.00
6.	Inspection of a plumbing system, subsoil drainage pipes, and a building sewer	\$586.00

PART III

FLAT RATES
FOR UNMETERED PROPERTY

Single Detached House	\$1,238.00
Single Detached House with Secondary Suite	\$1,671.00
Single Detached House with either Laneway House or Infill Single Detached House	\$1,671.00
Single Detached House with Secondary Suite and either Laneway House or Infill Single Detached House	\$2,105.00
Strata Duplex (per dwelling unit)	\$837.00
2 Services, 1 Lot	\$2,473.00
3 Services, 1 Lot	\$3,706.00
4 Services, 1 Lot	\$4,946.00
Parking Lot/Garden	\$707.00

PART IV

FLAT RATES FOR OTHER PROPERTY
OR SHUT OFF WATER SERVICE

Other Property	\$558.00
Turned Off, 1 Service	\$558.00
Turned Off, 2 Services	\$558.00
Turned Off, 3 Services	\$558.00

PART V

UNIT-BASED RATES FOR METERED PROPERTY

Metered Property Rate	\$7.960
Waste Discharge Permit User Rate	\$2.622

PART VI

**FLAT RATE FOR SPECIFIC TYPES
OF DISCHARGES/DISPOSALS**

For the discharge of contaminated groundwater, pursuant to Section 7.11 (per cubic metre)	\$2.86
For the disposal of ship wastewater, pursuant to Section 7.12 (per cubic metre)	\$2.86
For discharges by Utilities, pursuant to Section 7.13 (per maintenance hole connected)	\$754.00

”.

6. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

7. This By-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk

EXPLANATION**A By-law to amend Street and Traffic By-law No. 2849
regarding 2026 fee increases**

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Street and Traffic By-law regarding 2026 fee increases.

Director of Legal Services
December 9, 2025

BY-LAW NO. _____

**A By-law to amend Street and Traffic By-law No. 2849
regarding 2026 fee increases**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Street and Traffic By-law No. 2849.
2. In section 21.6, Council strikes out “\$242.14”, “\$14.29” and “\$7.75”, and substitutes “\$242.14”, “\$14.29”, and “\$7.75”, respectively.
3. In section 21.6A, Council strikes out “\$7.75”, and substitutes “\$8.00”.
4. In section 23.4, Council:
 - (a) in subsections (a), (c) and (f), strikes out “\$144.60” and substitutes “\$200.00”;
 - (b) in subsection (b), strikes out “\$453.62” and substitutes “\$474.03”;
 - (c) in subsection (d), strikes out “\$106.73”, and substitutes “\$150.00”; and
 - (d) in subsection (e), strikes out “\$72.29”, and substitutes “\$100.00”.
5. In section 23.5, Council strikes out “\$95.35”, and substitutes “\$110.00”.
6. In section 23.6, Council:
 - (a) in subsection (a), strikes out “\$1,696.53”, and substitutes “\$1,772.87”;
 - (b) in subsection (b), strikes out “\$848.28”, and substitutes “\$886.45”; and
 - (c) in subsection (c), strikes out “\$385.58”, and substitutes “\$402.93”.
7. In section 23.8, Council:
 - (a) in subsection (a), strikes out “\$15.79”, and substitutes “\$16.50”;
 - (b) in subsection (b), strikes out “\$25.24”, and substitutes “\$26.37”; and
 - (c) in subsection (c), strikes out “\$6.97”, and substitutes “\$7.28”.
8. In section 23.9, Council strikes out “\$5.95”, and substitutes “\$6.21”.
9. In section 67A(6), Council:
 - (a) in subsection (a), strikes out “\$152.18”, and substitutes “\$159.03”; and
 - (b) in subsection (b), strikes out “\$51.28”, and substitutes “\$53.59”.

10. In section 88A, Council:
- (a) in subsection (2)(b), strikes out “\$709.44” and “\$92.24”, and substitutes “\$741.36” and “\$96.39”, respectively; and
 - (b) in subsection (4), strikes out “\$93.13”, and substitutes “\$97.32”.
11. In section 103(2), Council:
- (a) strikes out “\$77.00” and substitutes \$90.00”;
 - (b) strikes out “\$70.00” and substitutes “90.00”;
 - (c) strikes out “\$100.00” wherever it appears and substitutes \$150.00”; and
 - (d) strikes out “\$750.00” and substitutes \$499.00”.
12. In Schedule I, Council:
- (a) in subsection 1(a), strikes out “\$3.82” and “\$129.32”, and substitutes “\$ 85.59 ”, “\$855.86 ”, and “\$2,403.50”;
 - (b) in subsections 1(b) and (f), strikes out “\$132.50”, wherever it appears, and substitutes “\$138.46”;
 - (c) in subsections 1(c) and (d), strikes out “\$106.00” and substitutes “\$110.77”;
 - (d) in subsection 1(e), strikes out “\$159.00” and substitutes “\$166.16”;
 - (e) in subsection 1(h), strikes out “\$129.32” and substitutes “\$135.14”;
 - (f) in subsection 1(i), strikes out “\$164.68” and substitutes “\$172.09”; and
 - (g) in subsection 1(j), strikes out “\$81.90”, “819.00” and “\$2,300.00”, and substitutes “\$85.59”, “\$855.86” and “\$2,403.50”.
13. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
14. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this _____ day of _____, 2025

Mayor

City Clerk

EXPLANATION**A By-law to amend Parking Meter By-law No. 2952
regarding 2026 parking meter rates**

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Parking Meter By-law regarding 2026 parking meter rates.

Director of Legal Services
December 9, 2025

A By-law to amend Parking Meter By-law No. 2952 Regarding 2026 parking meter rates

1. This by-law amends the indicated provisions of the Parking Meter By-law No. 2952.
2. In sections 5B(8) and 5B(9), Council strikes out “\$0.2865” and substitutes “\$0.2972”.
3. In sections 5B(10) and 5B(11), Council strikes out “\$0.3479” and substitutes “\$0.3609”.
4. In sections 5B(8) and 5B(9), Council strikes out “\$0.2972” and substitutes “\$0.3088”.
5. In sections 5B(10) and 5B(11), Council strikes out “\$0.3609” and substitutes “\$0.3750”.
6. This by-law is to come into force and effect on January 1, 2026, except that sections 4 and 5 are to come into force and effect on April 1, 2026.

Mayor

City Clerk

EXPLANATION**A By-law to amend Crossing By-law No. 4644
regarding 2026 fee increases**

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Crossing By-law regarding 2026 fee increases.

Director of Legal Services
December 9, 2025

BY-LAW NO. _____

**A By-law to amend Crossing By-law No. 4644
regarding 2026 fee increases**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Crossing By-law.
2. In section 1 of Schedule A, Council strikes out "\$136.46", "\$12.39" and "\$958.09" and substitutes "\$142.60", "\$12.95", and "\$1,001.20", respectively.
3. In section 2 of Schedule A, Council strikes out "\$783.54" and "\$95.86", and substitutes "\$818.80" and "\$100.17", respectively.
4. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this _____ day of _____, 2025

Mayor

City Clerk

EXPLANATION**A By-law to amend Granville Mall By-law No. 9978
regarding 2026 fee increases**

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Granville Mall By-law regarding 2026 fee increases.

Director of Legal Services
December 9, 2025

BY-LAW NO.

**A By-law to amend Granville Mall By-law No. 9978
regarding 2026 fee increases**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Granville Mall By-law.
2. In section 14(a) Council strikes out "\$323.16" and substitutes "\$337.70".
3. In section 14(b) Council strikes out "\$41.62" and substitutes "\$43.49".
4. In section 14(c) Council strikes out "\$12.23" and substitutes "\$12.78".
5. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk

EXPLANATION**A By-law to amend Encroachment By-law No. 4243
regarding 2026 fee increases**

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Encroachment By-law regarding 2026 fee increases.

Director of Legal Services
December 9, 2025

BY-LAW NO.

**A By-law to amend Encroachment By-law No. 4243
regarding 2026 fee increases**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows

1. This by-law amends the indicated provisions of the Encroachment By-law No. 4243.
2. In section 3A(3)(a), Council strikes out “\$1,248.87”, and substitutes “\$1,305.07”.
3. In section 3A(4), Council strikes out “\$65.21”, and substitutes “\$68.14”.
4. In Part A of the Schedule attached to the Encroachment By-law, Council strikes out “\$1,286.34”, “\$385.90”, “\$5,731.95”, and “\$3,283.03”, and substitutes “\$1,344.23”, “\$403.27”, “\$5,989.89”, and “\$3,430.77”.
5. In Part B of the Schedule attached to the Encroachment By-law, Council strikes out “\$234.42” and “\$6.25”, and substitutes “\$244.97” and “\$6.53”, respectively.
6. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
7. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk

EXPLANATION**A By-law to amend Street Vending By-law No. 10868
regarding 2026 fee increases and miscellaneous amendments**

The attached By-law will implement Council's resolution of November 25, 2025 to amend the Street Vending By-law to increase fees for 2026 and miscellaneous amendments.

Director of Legal Services
December 9, 2025

BY-LAW NO.

**A By-law to amend Street Vending By-law No. 10868
regarding 2026 fee increases**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Street Vending By-law No. 10868.
2. Council strikes out Schedule A of the Street Vending By-law, and substitutes the document attached as Schedule A to this by-law, as the new Schedule A.
3. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk

SCHEDULE A

“SCHEDULE A

FEES

Application Fees

The following fees must be paid upon application for a permit, exclusive of sales tax:

- (a) street vendor \$69.85
- (b) display unit (including application by new owner)..... \$69.85
- (c) small patio (including application by new owner)..... \$0.00
- (d) large patio and curbside patio \$279.47
- (e) despite subsections (c) and (d) above, no application fees are payable if the applicant is applying for a permit for a new patio or an expansion of an existing patio, if the patio or expansion is located in the 2025 Water Street Pilot Area as shown outlined in black on Schedule C to this by-law or in the 2025 Granville Street Public Realm Improvements Area as shown outlined in black on Schedule D to this by-law, and only exists between April 1, 2025 and October 31, 2025.

Permit Fees

The following fees must be paid prior to issuance of a permit, exclusive of sales tax:

- (a) street vendor
 - (i) food vending (stationary) unit \$1,545.04 per year
 - (ii) non-food vending (stationary) unit \$1,158.36 per year
 - (iii) mobile special event unit \$50.21 per day
- (b) food vending (roaming) unit
 - (i) with motorized unit \$416.84 per year
 - (ii) without motorized unit \$209.21 per year
- (c) display unit
 - for each square meter of display area.....\$67.53 per year
 - subject to a minimum fee of..... \$175.78 per year

- (d) small patio
- for one table and two chairs \$0.00 per year
subject to a minimum fee of..... \$0.00 per year
- (e) large patio and curbside patio
- Downtown (see Schedule B)
- Summer Term (April 1 – October 31) = \$106.89/m²
Annual Term (April 1 to March 31) = \$182.96/m²
- Outside of Downtown
- Summer Term (April 1 – October 31) = \$75.74/m²
Annual Term (April 1 to March 31) = \$129.77/m²
- (f) farmers' market permit \$0.00 per year
- (g) special event market permit
- Downtown (see Schedule B).....\$400.00 per day
- Outside of Downtown.....\$200.00 per day
- 1800 Davie Plaza
- October 1 – May 31.....\$1,000.00 per day
- June 1 - September 30:
- Monday to Thursday\$1,500.00 per day
Friday, Saturday and Sunday.....\$2,000.00 per day
- 800 Robson Plaza
- October 1 – May 31.....\$1,250.00 per day
- June 1 - September 30:
- Monday to Thursday\$1,750.00 per day
Friday, Saturday and Sunday.....\$2,000.00 per day
- šxwłænəq Xwtl'e7énk Square (VAG N)
- October 1 – May 31.....\$1,500.00 per day
- June 1 - September 30:
- Monday to Thursday\$2,000.00 per day
Friday, Saturday and Sunday.....\$2,500.00 per day
- (h) daily mobile vendor
(outside special event permit zone)\$50.21 per day

- (i) despite subsection (d) above, no permit fees are payable for small patios between April 1, 2025 and October 31, 2025 if the small patio is located in the 2025 Water Street Pilot Area as shown outlined in black on Schedule C to this by-law or in the 2025 Granville Street Public Realm Improvements Area as shown outlined in black on Schedule D to this by-law, and any applicable annual fee for such small patio will be adjusted accordingly.
- (j) despite subsection (e) above, no Summer Term permit fees are payable for new large patios, new curbside patios, expansions to existing large or curbside patios, or renewals of prior Summer Term large and curbside patios, if the large patio, curbside patio or expansion is located in the 2025 Water Street Pilot Area as shown outlined in black on Schedule C to this by-law or in the 2025 Granville Street Public Realm Improvements Area as shown outlined in black on Schedule D to this by-law, and only exists between April 1, 2025 and October 31, 2025.

Permit Renewal Fees

Renewal fees will be the same as the annual permit fees in this schedule and must be paid prior to issuance of a renewal permit, except for the following renewal fees which must be paid in accordance with the following payment schedule:

- (a) street vendor
 - (i) food vending (stationary) unit..... \$1,545.04 per year, of which 25% must be paid by a non-refundable deposit on or before the last business day of January and the remaining 75% must be paid on or before the last business day of April of the year in which the renewal permit is issued.
 - (ii) non-food vending (stationary) unit..... \$1,158.36 per year of which 25% must be paid by a non-refundable deposit on or before the last business day of January and the remaining 75% must be paid on or before the last business day of April of the year in which the renewal permit is issued .

EXPLANATION**A By-law to amend the Ticket Offences By-law No. 9360
regarding increases to certain fines for offences under the Street and Traffic By-law**

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Ticket Offences By-law regarding increases to certain fines for offences under the Street and Traffic By-law.

Director of Legal Services
December 9, 2025

**A By-law to amend the Ticket Offences By-law No. 9360
regarding increases to certain fines for offences under the Street and Traffic By-law**

1. This by-law amends the indicated provisions and schedules of the Ticket Offences By-law No. 9360.

3. In Table 5.2, in Column 4, Council strikes out “\$750.00” and substitutes “\$499.00”.

ENACTED by Council this day of , 2026

City Clerk

EXPLANATION**A By-law to amend
Street Distribution of Publications By-law No. 9350
regarding 2026 fee increases**

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Street Distribution of Publications By-law regarding 2026 fee increases.

Director of Legal Services
December 9, 2025

BY-LAW NO.

**A By-law to amend
Street Distribution of Publications By-law No. 9350
regarding 2026 fee increases**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Street Distribution of Publications By-law No. 9350.

2. Council strikes out Part 1 of Schedule A to the Street Distribution of Publications By-law, and substitutes the following:

“Part 1 – Application fee

\$64.56 for a permit for a new location

\$25.82 for participation in a lottery for a new location”.

3. Council strikes out Part 2 of Schedule A to the Street Distribution of Publications By-law, and substitutes the following:

“Part 2 - Location fee

\$43.18 annually for each of 1 to 100 news boxes held by one person

\$129.50 annually for each of 101 or more news boxes held by one person

\$27.40 annually for each top row compartment in each multiple publications news box

\$13.69 annually for each bottom row compartment in each multiple publications news box

\$43.18 annually for each drop box”.

4. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk

EXPLANATION

23

A By-law to amend the Street Utilities By-law No. 10361 regarding 2026 fee increases

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Street Utilities By-law regarding 2026 fee increases.

Director of Legal Services
December 9, 2025

BY-LAW NO.

**A By-law to amend the Street Utilities By-law No. 10361
regarding 2026 fee increases**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Street Utilities By-law No. 10361.
2. Council strikes out Schedule A and substitutes the document attached as Schedule A to this By-law, as the new Schedule A.
3. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk

SCHEDULE A

“SCHEDULE A

SCHEDULE OF FEES AND COSTS

Part 1 – Plan review and administration fee

The applicant must pay to the city, in respect of a proposed alignment that is 20 meters or:

- (a) shorter, a plan review and administration fee of \$883.17;
- (b) longer, a plan review and administration fee of \$2,649.50;

together with a fee of \$17.67 per metre of the total length of the proposed alignment.

Part 2 – Inspection fee

The permit holder must pay to the city, to cover the cost of inspection of the proposed work, \$114.81 per street block of the total length of the proposed alignment for each day from commencement to completion of the work and for one day of any pre-construction organizing meeting.

Part 3 – Permanent restoration cost

The permit holder must pay to the city the cost to the city of permanent restoration after completion of the work, based upon the quantities of restoration necessary, the unit costs of such work, as follows, and the applicable city standards:

Repair Type	Description	Fee Per Square Metre or Per Lineal Metre as applicable
Concrete Pavement	Less than 10 m ²	\$557.72
Concrete Pavement	10 m ² to less than 50 m ²	\$398.17
Concrete Pavement	50 m ² or more	\$283.49
Pavement Membrane Overlay Concrete Road	Less than 100 m ²	\$200.80
Pavement Membrane Overlay Concrete Road	More than 100 m ²	\$165.36
Light Asphalt Pavement	Less than 3 m ²	\$411.10
Light Asphalt Pavement	3 m ² to less than 10 m ²	\$224.69
Light Asphalt Pavement	10 m ² to less than 100 m ²	\$152.14
Light Asphalt Pavement	100 m ² to 300 m ²	\$136.45
Light Asphalt Pavement	More than 300 m ²	\$132.52
Heavy Asphalt Pavement	Less than 3 m ²	\$514.64

Repair Type	Description	Fee Per Square Metre or Per Lineal Metre as applicable
Heavy Asphalt Pavement	3 m ² to less than 10 m ²	\$376.21
Heavy Asphalt Pavement	10 m ² to less than 100 m ²	\$248.60
Heavy Asphalt Pavement	100 m ² to 300 m ²	\$215.73
Heavy Asphalt Pavement	More than 300 m ²	\$191.20
Grading and Asphalt Aprons		Quotes by street utilities committee only
Concrete Sidewalk	Less than 10 m ²	\$497.72
Concrete Sidewalk	10 m ² to 25 m ²	\$392.06
Concrete Sidewalk	25 m ² to 50 m ²	\$360.51
Concrete Sidewalk	50 m ² or more	\$281.78
Exposed Agg Sidewalk	All	\$658.67
Concrete Crossing	All	\$542.11
Curb & Gutter	Less than 10 lm	\$726.95
Curb & Gutter	10 lm or more	\$527.89
Boulevards Top Soil & Seed	Less than 50 m ²	\$87.93
Boulevards Top Soil & Seed	50 m ² or more	\$48.87
Brick or Paver Sidewalks	All	\$684.70
Stamped Concrete		Quotes by street utilities committee only
Unusual Damages/ At-Cost Repairs		Quotes / Actual Cost + Overhead
Concrete Bus Slab – 12" Thick with Integral Curb & Slab	All	\$671.93
Concrete Thickened Sidewalk – 6"	All	\$488.46
Concrete Thickened Sidewalk – 10"	All	\$609.29
Integral Concrete Road & Curb - 8"	All	\$578.80

Repair Type	Description	Fee Per Square Metre or Per Lineal Metre as applicable
Concrete Treaded Sidewalk	Less than 10 m ²	\$456.37
Concrete Treaded Sidewalk	10 m ² to 25 m ²	\$411.85
Concrete Treaded Sidewalk	More than 25 m ²	\$367.33
Asphalt/Concrete Pavement	0 m ² to less than 3 m ²	\$670.23
Asphalt/Concrete Pavement	3 m ² to less than 10 m ²	\$590.81
Asphalt/Concrete Pavement	10 m ² to 50 m ²	\$524.98
Asphalt/Concrete Pavement	50 m ² or more	\$431.38
Asphalt/Concrete Pavement – follow behind	Install of 5" Asphalt when concrete cutback is done by Utility Group	\$126.14
Brick/Paver/Stone Pavements		Quotes by street utilities committee only
Safety-sensitive Road Marking Repair		Quotes by street utilities committee only
Specialty Treatment Road Marking Repair		Quotes by street utilities committee only

Part 4 – Pavement degradation cost

The permit holder must pay to the city, as a contribution to the cost of pavement degradation based on the total area of pavement excavated, the estimated cost of pavement degradation, as set out in the permit, calculated in accordance with the following table:

Age of street in years since last re-surfaced as determined by the street utilities committee	Fee per square metre of excavation
0 – 5 years	\$74.64
6 – 10 years	\$59.71
11 – 15 years	\$44.81
16 - 20 years	\$29.89
21 years or greater	\$14.92

EXPLANATION

**A By-law to amend the
By-law Notice Enforcement By-law No. 10201
regarding increases to certain fines for offences under the Street and Traffic By-law**

The attached by-law will implement Council's resolution of November 25, 2025 to amend the By-law Notice Enforcement By-law regarding increases to certain fines for offences under the Street and Traffic By-law.

Director of Legal Services
December 9, 2025

**A By-law to amend the
By-law Notice Enforcement By-law No. 10201
regarding increases to certain fines for offences under the Street and Traffic By-law**

1. This by-law amends the indicated provisions and Schedules of By-law Notice Enforcement By-law No. 10201.

(a) in column A1:

- (b) in column A2:

- (c) in column A3:

- (i) strikes out “50” wherever it appears and substitutes “75”,
- (ii) strikes out “40” and substitutes “45”, and
- (iii) strikes out “35” and substitutes “45”.

ENACTED by Council this day of , 2025

City Clerk

EXPLANATION

25

A By-law to amend Zoning and Development Fee By-law No. 5585 regarding 2026 fee increases

Following the Council Meeting on November 25, 2025, Council resolved to amend the Zoning and Development Fee By-law regarding fees for 2026.

Director of Legal Services
December 9, 2025

BY-LAW NO.

**A By-law to amend
Zoning and Development Fee By-law No. 5585
regarding fees for 2026**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Zoning and Development Fee By-law No. 5585.
2. Council strikes Schedule 1 and Schedule 2 attached to the Zoning and Development Fee By-law, and replaces them with the Schedule 1 and Schedule 2 attached to this By-law as Appendix A.
3. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk

APPENDIX A

Schedule 1

Development Permits

Current Fees

Single Detached House, Single Detached House with Secondary Suite, Duplex, Duplex with Secondary Suite, and Laneway House

1. For a single detached house, single detached house with secondary suite, duplex, or duplex with secondary suite, and its accessory building or accessory use to an existing single detached house or duplex or single detached house or duplex with secondary suite, where such an addition, alteration, change of use, accessory building or accessory use is equal to or greater than 60 m² in gross floor area:
 - (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to section 5.2.3 of the Zoning and Development By-law \$3,100.00
 - (b) where the permit would be issued as a conditional approval, except as provided for in Sections 1(a), 1(c) and 1C \$4,470.00
 - (c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel \$7,200.00
- 1A. Except as provided for in Section 1B, for an addition, alteration, relaxation, change of use, accessory building or accessory use to an existing single detached house or duplex or single detached house or duplex with secondary suite where such addition, alteration, change of use, accessory building or accessory use is less than 60 m² in gross floor area:
 - (a) where the permit would be issued as an outright approval, or where a relaxation of the required yards, building depth or maximum building height is required and where the relaxation of a required rear yard would be less than 60% of what is required by the applicable District Schedule, or where the permit would be issued as a conditional approval pursuant to section 5.2.3 of the Zoning and Development By-law \$785.00
 - (b) in all other cases \$1,540.00
- 1B. For conversion of a single detached house to a single detached house with secondary suite \$1,080.00
- 1C. For a permit for a laneway house:

- | | | |
|-----|---|------------|
| (a) | where the laneway house is one-storey and there is no relaxation of siting or maximum height required | \$1,720.00 |
| (b) | in all other cases | \$2,630.00 |

Multiple Dwellings and Freehold Rowhouses

2. For a multiple dwelling or freehold rowhouse, or for an addition to an existing multiple dwelling or freehold rowhouse:

- | | | |
|-----|---|--------------|
| (a) | where the permit would be issued as an outright approval or as a conditional approval pursuant to section 5.2.3 of the Zoning and Development By-law: | |
| | Each 100 m ² of gross floor area or part up to 500 m ² | \$1,720.00 |
| | For each additional 100 m ² of gross floor area or part | \$856.00 |
| | Maximum fee | \$69,300.00 |
| (b) | where the permit would be issued as a conditional approval, except as provided in Section 2(a): | |
| | Each 100 m ² of gross floor area or part up to 500 m ² | \$2,840.00 |
| | For each additional 100 m ² of gross floor area or part | \$1,890.00 |
| | Maximum fee | \$366,600.00 |

Other Uses (Other Than Single Detached Houses, Duplexes or Multiple Dwellings)

3. For a new principal building or use, or for an addition to an existing building or use, being in all cases other than a single detached house or duplex and a multiple dwelling:

- | | | |
|-----|---|-------------|
| (a) | where the permit would be issued as an outright approval or as a conditional approval pursuant to section 5.2.3 of the Zoning and Development By-law: | |
| | Each 100 m ² of gross floor area or part up to 500 m ² | \$1,170.00 |
| | For each additional 100 m ² of gross floor area or part | \$564.00 |
| | Maximum fee | \$57,600.00 |
| (b) | where the permit would be issued as a conditional approval except as provided in Section 3(a): | |
| | Each 100 m ² of gross floor area or part up to 500 m ² | \$2,530.00 |

For each additional 100 m ² of gross floor area or part	\$1,570.00
Maximum fee	\$366,600.00

Alterations, Changes of Use (Other Than Single Detached Houses or Duplexes)

4. For an accessory building or accessory use to a principal building or principal use already existing, or for an alteration, relaxation, or change of use to an existing building, being in all cases other than a single detached house or duplex:

- (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to section 5.2.3 of the Zoning and Development By-law:

Each 100 m ² of gross floor area or part thereof	\$1,012.00
Maximum fee	\$8,100.00

- (b) where the permit would be issued as a conditional approval, except as provided in Section 4(a):

Each 100 m ² of gross floor area or part thereof	\$1,460.00
Maximum fee	\$10,480.00

- (c) where the change of use does not require a comprehensive development review or minor amendment
- \$513.00

Outdoor Uses

5. For a parking area, storage yard, nursery, or other development which, in the opinion of the Director of Planning, is similar:

- (a) where the permit would be issued as an outright approval or as a conditional approval pursuant to section 5.2.3 of the Zoning and Development By-law:

Each 200 m ² of site area or part up to 1 000 m ²	\$785.00
Each additional 200 m ² of site area or part	\$268.00

- (b) where the permit would be issued as a conditional approval, except as provided in Section 5(a):

Each 200 m ² of site area or part up to 1 000 m ²	\$1,080.00
Each additional 200 m ² of site area or part	\$513.00

5A.	For a Farmers' Market	\$950.00
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Developments Requiring Development Permit Board Approval

6. For an application which proceeds to the Development Permit Board:

(a) instead of the fees referred to in sections 1 to 4:

Each 100 m ² of gross floor area or part up to 15 000 m ²	\$2,240.00
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Each additional 100 m ² of gross floor area or part over 15 000 m ²	\$428.00
---	----------

(b) instead of the fees referred to in section 5:

Each 200 m ² of site area or part up to 1 000 m ²	\$1,410.00
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Each additional 200 m ² of site or part	\$684.00
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Child Day Care Facility, Cultural Facility or Social Service Centre

7.	For a child daycare facility, cultural facility or social service centre, where the applicant is an incorporated non-profit society	\$999.00
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Demolitions

8.	For the demolition of residential rental accommodation, a building listed on the Heritage Register or a residential building located in the R1-1 or FSD District	\$547.00
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Preliminary Applications

9.	For an application in preliminary form only	25% of the fee that would, except for this provision, apply (with a minimum fee of \$1,140.00)
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NOTE: This fee will be deducted from the fee for an application in complete form which follows approval of a preliminary application.

Revisions

10. For the second revision and every subsequent revision of drawings which are required because of non-compliance with the Zoning and Development By-law, or because there is insufficient information to satisfactorily process the permit, or because the applicant wishes to alter the use or form of development and where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use:

where the permit is to be issued under:

- | | |
|--|---|
| (a) sections 1 and 7 of this schedule | \$513.00 |
| (b) all other sections of this schedule | 10% of the fee
that would,
except for this
provision, apply
(with a minimum
fee of \$939.00) |

Minor Amendments

- 11.** For each minor amendment to a permit where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use and:
- | | |
|--|---|
| (a) where the original permit was issued under Sections 1 and 7 of this schedule | \$513.00 |
| (b) where the original permit was issued under any other section of this schedule or where the exterior alterations are to a commercial building which has no development permit authorizing its construction and where the alterations are to not more than one storey | 25% of the fee
that would,
except for this
provision, apply
(with a minimum
fee of \$513.00) |

Extensions And Renewals

- 12.** For an extension of the period of validity of a development permit application or a development permit, or for a renewal of a development permit which has become void
- \$1,080.00
- 13.** For the renewal of a development permit issued with specified time limitations where the conditions of approval have not changed:
- | | |
|--|------------|
| (a) for a community care facility or all uses where the applicant is a duly incorporated non-profit society | \$477.00 |
| (b) For all other uses | \$1,200.00 |

NOTE: Where an application is made for the retention of identical uses on more than one site controlled by the same applicant, providing the renewals are required annually and are filed simultaneously, the applications may be combined and considered as one for the purpose of calculating the fee.

Board of Variance Appeals

- | | |
|--|-----------|
| 14. For a permit which has been approved as the result of a successful appeal to the Board of Variance after refusal by the Director of Planning or the Development Permit Board | No Charge |
|--|-----------|

Application Following Refusal

- | | |
|---|---------------------------------|
| 15. Where an application has been refused and, within 30 days of such refusal, the applicant reapplies with an application which seeks to rectify the reasons for refusal and where the application is, in the opinion of the Director of Planning, not materially different from the original application in terms of layout and design. | 50% of original application fee |
|---|---------------------------------|

Changes to Form of Development in CD-1 District

- | | |
|--|---|
| 16. For a development permit application in a CD-1 district where a change to the form of development requires Council approval and where such change is not accompanied by an amendment to, or adoption of, a CD-1 By-law | \$7,950.00
plus the
development
application fees
that would,
except for this
provision, apply |
|--|---|

Maintenance of Heritage Buildings

- | | |
|---|---------|
| 17. For a permit for the maintenance or minor repair of a building, structure, use or site designated under the Heritage By-law or located in an HA District or in a heritage conservation area | \$98.50 |
|---|---------|

Awnings

- | | |
|--|----------|
| 18. For an awning where the permit will be issued combined with a building permit or a sign permit | \$342.00 |
|--|----------|

Higher Building Application Fee

- | | |
|---|-------------|
| 19. Despite any other provision in this schedule 1 to the contrary, for an application, unless fee was collected under Schedule 2 during Rezoning | \$79,800.00 |
|---|-------------|

Pre-application Development Permit

- | | |
|--|--|
| 20. For service of staff providing comments on an enquiry regarding a proposed development prior to the submission of a development permit application regarding:

Multiple Dwellings and Freehold Rowhouses |

5% of the fees referred to in Section 2(b) |
|--|--|

Other Uses (Other Than Single Detached Houses, Duplexes or Multiple Dwellings)	5% of the fees referred to in Section 3(b)
Developments Requiring Development Permit Board Approval	5% of the fees referred to in Section 6(a)

Schedule 2

Zoning By-law Amendments

Change Zoning District (Except to CD-1)

1. For an amendment to the Zoning District Plan to redesignate from one zoning district to any other zoning district except a new Comprehensive Development District:

Up to 2,000 m ² site area	\$64,200.00
For each additional 100 m ² of site area or part thereof	\$578.00
Maximum fee	\$257,000.00

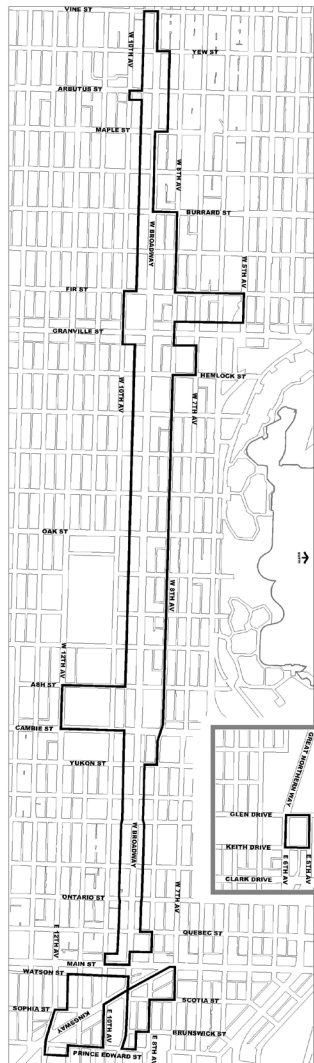
Text Amendments (Except CD-1)

2. For an amendment to the text of the Zoning and Development By-law \$49,100.00

Map 1 - Downtown Area



Map 2 –Broadway Area



3. For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District,
- or -
For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-Law:
 - (a) Within the downtown area shown on Map 1 or the Broadway area shown on Map 2, where the site area is smaller than 8,000 m²:

	Up to 2,000 m ² site area	\$226,300.00
	For each additional 100 m ² of site area or part thereof	\$1,590.00
	Maximum fee	\$343,700.00
(b)	Within the downtown area shown on Map 1 or the Broadway area shown on Map 2, where the site area is 8,000 m ² or greater but smaller than 40 000 m ² or where the proposed floor area is greater than 45,000 m ² :	
	For the first 8,000 m ² of site area	\$287,700.00
	For each additional 100 m ² of site area or part thereof	\$2,060.00
	Maximum fee	\$2,455,100.00
(c)	Outside the downtown area shown on Map 1 or the Broadway area shown on Map 2, where the site area is smaller than 8,000 m ² :	
	For the first 2,000 m ² of site area	\$94,500.00
	For each additional 100 m ² of site area or part thereof	\$1,590.00
	Maximum fee	\$343,700.00
(d)	Outside the downtown area shown on Map 1 or the Broadway area shown on Map 2, where the site area is 8 000 m ² or greater but smaller than 40 000 m ² or where the proposed floor area is greater than 45,000 m ² :	
	For the first 8,000 m ² of site area	\$287,700.00
	For each additional 100 m ² of site area or part thereof	\$2,060.00
	Maximum fee	\$2,455,100.00
(e)	Where the site area is 40,000 m ² or greater:	
	For the first 40,000 m ²	\$2,455,100.00
	For each additional 100 m ² of site area or part thereof	\$3,120.00
	Maximum fee	\$8,183,200.00

Reduced Fees for Large Sites with Limited Changes

4. Despite sections 3(e) and 5 of this Schedule 2, for a site area of 40,000 m² or more, if the complexity or scope of an amendment is, in the opinion of the Director of Planning, significantly less than that of the first phase by reason of the existence of a land use policy statement or official development plan approved by Council, then the fee is to be:

For the first 40,000 m² of site area \$818,400.00

For each additional 100 m² of site area or part thereof \$819.00

Reduced Fees for Large Sites with Limited Minor Changes

5. Notwithstanding sections 3(e) and 4 of this Schedule 2, for a site area of 40,000 m² or more, provided that:

- (a) the combined total floor area, of proposed new uses and expanded retail uses, is limited to 20% or less of the total floor area, or
- (b) the use of at least 80% of the total floor area remains consistent with the existing zoning schedule and its restrictions on use and density.

For the first 40,000 m² of site area \$163,800.00

For each additional 100 m² of site area or part thereof \$410.00

Amend CD-1 (Minor Application)

6. Notwithstanding sections 3, 4 and 6 of this schedule:

- (a) For an application to amend an existing CD-1 By-law where one section requires amendment \$37,400.00
- (b) For an amendment to an existing CD-1 By-law where more than one section requires amendment or where additional internal and external review and consultation with the public, organizations, and authorities. \$50,000.00

Higher Building Application Fee

7. Despite any other provision in this Schedule 2 to the contrary, the additional fee for an application for a rezoning for a building that is considered under the Higher Buildings Policy amended on July 11, 2018 \$79,800.00

Application for Rezoning Advice

8. Despite any other provision in this Schedule 2 to the contrary, the

additional fee for an application for a rezoning for reviewing drawings and providing comments prior to an application made under Sections 1, 3, 4, 5 or 6.

(a)	Within the downtown area shown on Map 1 or the Broadway area shown on Map 2:	
	Up to 2,000 m ² site area	\$21,200.00
	For each additional 100 m ² of site area or part thereof	\$378.00
	Maximum fee	\$37,800.00
(b)	Outside the downtown area shown on Map 1 or the Broadway area shown on Map 2:	
	Up to 2,000 m ² site area	\$16,210.00
	For each additional 100 m ² of site area or part thereof	\$378.00
	Maximum fee	\$28,300.00
(c)	Additional fee for an application for a rezoning application to review drawings and provide comments prior to an application made under sections 1, 3, 4, 5 or 6 for an incorporated non-profit society or to a governmental agency providing social housing or community services of the regular fee	10% of the regular fee

Application Requiring Policy, Planning and Consultation Work

9. Despite any other provision in this Schedule 2 to the contrary, the additional fee for an application for a rezoning for providing additional planning, policy development, site analysis and public consultation prior to an application made under Sections 1, 3, 4, 5 or 6. If the complexity or scope of a proposed rezoning, in the opinion of the Director of Planning, requires planning work including public consultation to determining a preferred option for rezoning, the additional fee is as follows:

(a)	Where the site area is less than 8 000 m ²	
	For the first 2,000 m ² of site area	\$107,500.00
	For each additional 100 m ² of site area or part thereof	\$1,080.00
	Maximum fee	\$258,200.00
(b)	Where the site area is 8,000 m ² or greater but smaller than 40,000 m ²	

For the first 8,000 m ² of site area	\$258,200.00
For each additional 100 m ² of site area or part thereof	\$2,150.00
Maximum fee	\$1,505,600.00
(c) Where the site area is greater than 40,000 m²	
For the first 40,000 m ² of site area	\$1,505,600.00
For each additional 100 m ² of site area or part thereof	\$2,150.00
Maximum fee	\$12,906,000.00

Application Requiring an Issues Report

- 10.** Despite any other provision in this Schedule 2 to the contrary, the additional fee for an application for a rezoning for bringing forward a rezoning issues report. For sites where, in the opinion of the Director of Planning, Council direction is needed prior to processing a rezoning application made under Sections 1, 3, 4, 5 or 6, the additional fee is: \$33,100.00

11. Pre-Application Meeting

A meeting preceding the submission of an application to share a proposal with staff and management and receive preliminary recommendations and advice on next steps \$2,800.00

Rezoning Workshop

- 12.** A workshop preceding the submission of an application for complex proposals where specific details will be explored and refined with staff and management and includes preliminary recommendations and advice on next steps. \$15,000.00

Rezoning Revision

- 13** For a revision and every subsequent revision of a rezoning application.

13A. Prior to Council decision:

- (a) Where significant additional staff review is required. 10% of application fee
- (b) Where significant additional staff review is required in conjunction with additional internal and external review and consultation with the public, organizations, and authorities. 12% of application fee

13B. After Council approval, in principle, and prior to enactment:

- | | |
|---|-------------|
| (a) Where amending one section of the CD-1 By-law or one rezoning condition of approval | \$37,411.00 |
| (b) Where amending more than one section of the CD-1 By-law or more than one rezoning condition of approval | \$50,000.00 |

EXPLANATION

A By-law to amend Subdivision By-law No. 5208 regarding fees for 2026

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Subdivision By-law to increase fees for 2026.

Director of Legal Services
December 9, 2025

BY-LAW NO.

**A By-law to amend
Subdivision By-law No. 5208
regarding fees for 2026**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Subdivision By-law No. 5208.
2. Council strikes Schedule F (Fees) of the Subdivision By-law, and substitutes for it Schedule F attached to this By-law as Appendix A.
3. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk

APPENDIX A

Schedule F Fees

Every applicant for subdivision shall at the time of application pay the applicable fee set out below.

- | | | |
|----|--|--------------|
| 1. | CLASS I (Major) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) more than 40 000 m ² in area; or (ii) where the site is between 10 000 m ² and 40 000 m ² in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law | \$174,300.00 |
| 2. | CLASS II (Intermediate) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is between 4 000 m ² and 10 000 m ² in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval, but where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law or in Class I | \$87,200.00 |
| 3. | CLASS III (Minor) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) less than 4 000 m ² in area; or (ii) where the subdivision is unlikely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in section 4.5(a) or (b) of this By-law or in Class I or II | \$15,020.00 |
| 4. | CLASS IV (Dedication) - For an application to subdivide as described in Section 4.5(a) or (b) of this By-law | |
| | (a) where such subdivision is required as a condition of enactment of a zoning by-law, or is otherwise required by the City Engineer | \$735.00 |
| | (b) where such subdivision is required by the Director of Planning or Development Permit Board as a condition of issuance of a development permit, or is otherwise initiated by the owner except as arising from rezoning approval | No Fee |

5. **CLASS V (Air Space)** - For an application to subdivide made pursuant to Part 9 (Air Space Titles) of the Land Title Act
 - (a) for developments having a Floor Space Ratio (FSR) greater than 3.0 \$125,100.00
 - (b) for developments having a Floor Space Ratio (FSR) of 3.0 or less, or where the application is solely for the purpose of creating air space parcels to secure separate tenure for public benefits such as: libraries, theatres and other cultural amenities; for-profit affordable rental housing; social housing; and day care \$63,600.00
6. **CLASS VI (Freehold Rowhouses)** – For an application to subdivide pursuant to Section 223.2 of the Land Title Act \$15,020.00
Plus, per freehold lot \$1,950.00
7. **RECLASSIFICATION** - For an application to change from one sub-area to another sub-area in the R1-1 Zoning District \$7,640.00
8. **STRATA APPLICATIONS** - For an application to convert an existing building to strata title ownership pursuant to Section 242 of the Strata Property Act; or amend Strata Plans pursuant to Part 15 of the Strata Property Act; or for Phased Strata applications made pursuant to Section 13 of the Strata Property Act \$7,640.00

Note: *Strata Conversions and applications to subdivide strata lots also require a separate fee for a Special Inspection Application, to ensure compliance with relevant provisions of the Zoning and Development By-law and Building By-law.*

EXPLANATION

A By-law to amend Building By-law No. 14343 regarding fees for 2026

The attached By-law will implement Council's resolution of November 25, 2025 to amend the Building By-law to increase fees for 2026.

Director of Legal Services
December 9, 2025

BY-LAW NO.

**A By-law to amend Building By-law No. 14343
regarding fees for 2026**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Building By-law No. 14343.
2. Council strikes out the Schedule of Fees in Schedule 1 (Book I – General) and Schedule 2 (Book II – Plumbing Systems), and substitutes in each of Book I and Book II the Schedule of Fees attached to this By-law.
3. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk

SCHEDULE OF FEES

PART A - BUILDING

1. The fees hereinafter specified shall be paid to the City with respect to and upon the application for the issue of a PERMIT as follows:

- (a) Except as provided for in Clause (b) and Section 4 for the CONSTRUCTION of any BUILDING, or part thereof:

When the estimated cost of the work, being the valuation referred to in Article 1.6.2.3. of Book I, Division C and Book II, Division C of this By-law, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work \$217.00

For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000 \$13.90

For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000 \$7.04

- (b) For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to:

(i) any CHIMNEY, FIREPLACE, INCINERATOR, VENTILATING SYSTEM, AIR-CONDITIONING SYSTEM, or HEATING SYSTEM, the fee shall be in accordance with Clause (a), except that a fee shall not be charged when the cost of such work is less than \$500

(ii) any PHOTOVOLTAIC PANELS, and related roof ALTERATION or repair \$138.00

- (c) For an OCCUPANCY PERMIT not required by this By-law but requested \$314.00

- (d) For the demolition of a BUILDING, not including a SINGLE DETACHED HOUSE, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3:

For each DWELLING UNIT \$1,570.00

For each sleeping room in a multiple conversion dwelling, hotel or other BUILDING, which is or has been a principal dwelling or residence of a person, family or household \$1,570.00

- | | | |
|-----|--|------------|
| (e) | For the demolition of a SINGLE DETACHED HOUSE, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3 | \$1,570.00 |
|-----|--|------------|

2. The fees hereinafter specified shall be paid to the City as follows:

- | | | |
|-----|--|------------|
| (a) | For a required permit inspection for compliance with this By-Law which cannot be carried out during normal working hours and where there is a request to carry out the inspection after hours, the fee to be based on the time actually spent in making such inspection, at a minimum inspection time of four (4) hours, including traveling time: | |
| | For each hour or part thereof | \$427.00 |
| (b) | For a plan review where an applicant requests in writing that the review be carried out during overtime: | |
| | For each hour or part thereof | \$427.00 |
| (c) | For each special inspection of a BUILDING or structure to determine compliance with this By-law, and in respect of which no specific fee is otherwise prescribed, the fee to be based on the time actually spent in making the inspection: | |
| | For each hour or part thereof | \$282.00 |
| (d) | For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected | \$282.00 |
| (e) | For each inspection of a drainage tile system: | |
| | For a single detached house or duplex | \$291.00 |
| | For all other drain tile inspections: | |
| | When the estimated cost of the CONSTRUCTION of the BUILDING, being the valuation referred to in Article 1.6.2.3. of Book I, Division C and Book II, Division C does not exceed \$500,000 | \$568.00 |
| | When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000 | \$1,140.00 |
| | When the estimated cost of the work exceeds \$1,000,000 | \$1,430.00 |
| (f) | For the special search of records pertaining to a BUILDING to advise on the status of outstanding orders and other | |

matters concerning the BUILDING:

	For a residential building containing not more than 2 principal <i>dwelling units</i>	\$364.00
	For all other BUILDINGS	\$729.00
(g)	To access plans (electronic or on microfilm) or documents for viewing or copying	\$62.00
(h)	For each microfilm image or electronic file copied	\$17.10
(i)	For a request to renumber a BUILDING	\$1,340.00
(j)	For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1.6.7.2. of Book I, Division C and Book II, Division C	50% of the original BUILDING PERMIT fee to a maximum of \$521.00
(k)	For the extension of a building permit by Council where requested in writing by an applicant pursuant to Article 1.6.7.4. of Book I, Division C and Book II, Division C	\$3,420.00
(l)	For evaluation of plans, specifications, building materials, procedures or design methods for the purpose of revisions to an application or a permit in accordance with Article 1.5.2.13. and Section 1.6.6. of Book I, Division C and Book II, Division C	
	where the PERMIT relates to a SINGLE DETACHED HOUSE or a SECONDARY SUITE	\$282.00
	plus for each hour, or part thereof, exceeding one hour	\$282.00
	where the PERMIT relates to any other BUILDING	\$856.00
	plus for each hour, or part thereof, exceeding one hour	\$427.00
(m)	For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$519.00
(n)	For review of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of an alternative solution for new construction under Article 2.3.2.1. of Book I, Division C	

	for each application	\$1,190.00
(o)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions	
	for each application	\$682.00
(p)	For review by the Alternative Solution Review Panel	\$3,840.00
(q)	For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2	\$427.00
(r)	For each refund issued pursuant to Sentences 1.6.2.7.(2) of Book I, Division C, and Book II, Division C, the administrative fee to be deducted	\$97.00
(s)	For the service of the City providing a Development Cost Levy (DCL) deferral prior to the issuance of a full construction stage building permit	\$1,000.00
3.	Upon written application of the payor and on the advice of the General Manager of Community Services, the Director of Finance shall refund to the payor, or a designate of the payor, the fees paid pursuant to Clauses (d) and (e) of Section 1:	
(a)	for all demolished dwelling units in a building that will be replaced by a social housing or co-operative development that has received a Project Commitment Letter from the British Columbia Housing Management Commission or the Canada Mortgage and Housing Corporation; and	
(b)	for each demolished dwelling unit that has been replaced by a dwelling unit occupied by rental tenants and not created pursuant to the Strata Property Act.	
4.	Upon written application by the payor and on the advice of the Director of Planning, the <i>Chief Building Official</i> shall reduce the fees paid pursuant to Clause (a) of Section 1 by percentage for that part of a building designated as Social Housing.	
		20%

PART B - PLUMBING

Every applicant for a Plumbing PERMIT shall, at the time of application, pay to the City the fees set out hereunder:

1. INSTALLATIONS

For the Installation of:

One, two or three FIXTURES	\$282.00
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Each additional FIXTURE	\$88.70
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Note: For the purpose of this schedule the following shall also be considered as FIXTURES:

- Every "Y" intended for future connection;
- Every ROOF DRAIN, swimming pool, dishwasher, and interceptor;
- Every vacuum breaker in a lawn sprinkler system; and
- Every back-flow preventer

Alteration of Plumbing (no FIXTURES involved):

For each 30 m of piping or part thereof	\$415.00
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For each 30 m of piping or part thereof, exceeding the first 30 m	\$115.00
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Connection of the City water supply to any hydraulic equipment	\$156.00
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2. INSPECTIONS OF FIRELINE SYSTEMS:

Hydrant & Sprinkler System:

First two inspections for each 30 m of water supply pipe or part thereof	\$415.00
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Each additional inspection for each 30 m of water supply pipe or part thereof	\$171.00
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Sprinklers:

First head, single detached house or duplex	\$471.00
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First head, all other buildings	\$1,004.00
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First head, renovations to existing sprinkler systems	\$292.00
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Each additional head, all buildings (no limit on number)	\$5.16
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Firelines:

Hose Cabinets	\$54.50
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Hose Outlets	\$54.50
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Wet & Dry Standpipes	\$54.50
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Standpipes	\$54.50
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Dual Check Valve In-flow Through Devices	\$54.50
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Backflow Preventer	\$282.00
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Wet & Dry Line Outlets:

Each connection	\$54.50
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NOTE: A Siamese connection shall be considered as two dry line outlets.

Each Fire Pump	\$441.00
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Each Fire Hydrant	\$136.00
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3. REINSPECTIONS

For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$282.00
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4. SPECIAL INSPECTIONS

Each inspection to establish fitness of any existing fixture for each hour or part thereof	\$282.00
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An inspection outside normal working hours and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof	\$427.00
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5. BUILDING SEWER INSPECTIONS

First two inspections for each 30 m of BUILDING SEWER or part thereof	\$415.00
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Each additional inspection for each 30 m of BUILDING SEWER or part thereof	\$171.00
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PART C – OPERATING PERMITS

Every applicant for an OPERATING PERMIT shall, at the time of application for a new OPERATING PERMIT or renewal of an OPERATING PERMIT, pay to the City the fees set out hereunder:

For each OPERATING PERMIT relating to equipment or systems in a BUILDING	\$216.00
For not renewing an OPERATING PERMIT on or before the renewal date. The operating permit renewal fee plus	\$122.00
For each reinspection made necessary due to non-compliance with this By-law	\$270.00
For each change of permit holder on an OPERATING PERMIT	\$122.00

PART D – MECHANICAL PERMITS

For a MECHANICAL PERMIT for a single private residential deck, patio, or balcony, in a DWELLING UNIT	\$263.00
For a MECHANICAL PERMIT in a 1-3 storey BUILDING	\$432.00 plus \$15.30 per 1kW
For a MECHANICAL PERMIT in a BUILDING of 4 storeys and above,	\$985.00
plus for each electric heat pump installation above 6 total heat pump units, to a maximum of \$2,500.00	\$122.00

EXPLANATION**A By-law to amend the Green Demolition By-law
regarding fees for 2026**

The attached By-law will implement Council's resolution of November 25, 2025 to amend the Green Demolition By-law to increase fees for 2026.

Director of Legal Services
December 9, 2025

A By-law to amend the Green Demolition By-law No. 11023 regarding fees for 2026

1. This by-law amends the indicated provisions of Green Demolition By-law No. 11023.
2. Council strikes out "\$14,650" from section 5.1 and substitutes "\$15,310.00".
3. Council strikes out "\$436.00" from section 6.1 and substitutes "\$469.00".
4. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
5. This by-law is to come into force and take effect on January 1, 2026.

Mayor

City Clerk

EXPLANATION**A By-law to amend Sign Fee By-law No. 11880
regarding fees for 2026**

The attached By-law will implement Council's resolution of November 25, 2025 to amend the Sign Fee By-law to increase fees for 2026.

Director of Legal Services
December 9, 2025

BY-LAW NO.

A By-law to amend Sign Fee By-law No. 11880 regarding fees for 2026

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Sign Fee By-law No. 11880.
2. Council strikes Schedule 1 of the Sign Fee By-law, and substitutes for it Schedule 1 attached to this by-law as Appendix A.
3. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk

APPENDIX A

SCHEDULE 1

Fees and Charges

	Current Fees
1.1 Permit Application Fee	
(a) For each sign requiring a permit, other than a billboard, including one building field inspection	\$451.00
(b) For each sign subject to Part 15 Director of Planning Review, including one building field inspection	\$1,070.00
(c) For each billboard sign, including one building field inspection	\$1,070.00
(d) For each sign requiring electrical connection, including one electrical field inspection	\$229.00
(e) For a change of scope to require Part 15 Director of Planning Review, the additional fee is the difference between the fees set out in subsections (a) and (b) above	
1.2 Re-Inspection Fee	
Where a re-inspection is required to finalize approval of the installation of a sign after any field inspection, fee for each additional inspection or re-inspection	\$260.00
1.3 Fee for Sign Erected without Permit	
If a sign has been erected for which a sign permit is required, before a sign permit has been issued the fee is double the applicable fee or fees under section 1.1	
1.4 Fee for Revisions to Sign Permit	
Where a sign permit has been issued and must be revised, the fee for review by City staff per hour	\$69.20
1.5 Sign By-Law Amendment Application Fees	
Amendment to Schedule A or Schedule B	
For an application to initiate an amendment to Schedule A or Schedule B only to assign a new Comprehensive Development District to a Sign District Schedule at the time of re-zoning	\$1,260.00

Minor Sign By-Law Amendment

For an application to initiate an amendment to the Sign By-Law for each sign requiring a minor amendment	\$6,350.00
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For every additional sign requiring a minor amendment under the same application	\$1,270.00
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Major Sign By-Law Amendment

For an application to initiate an amendment to the Sign By-Law for each sign requiring a major amendment	\$14,390.00
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For every additional sign requiring a major amendment under the same application	\$2,890.00
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By-Law Amendment for new Sign District

For an application to initiate amendments to the Sign By-Law to create a new Sign District	\$42,300.00
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1.6 Fees for Removal and Storage of Unsafe Signs

(a) Fee for removal and transportation of signs that are certified by the City Building Inspector to be structurally unsafe	at cost
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(b) Daily storage fee	\$38.60
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1.7 For Council reconsideration of a Director of Planning decision regarding relaxations pursuant to section 15.11 of the Sign By-law	\$3,770.00
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EXPLANATION

A By-law to amend Electrical By-law No. 5563 regarding fees for 2026

The attached By-law will implement Council's resolution of November 25, 2025 to amend the Electrical By-law to increase fees for 2026.

Director of Legal Services
December 9, 2025

**A By-law to amend
Electrical By-law No. 5563 regarding fees for 2026**

1. This by-law amends the indicated provisions of Electrical By-law No. 5563.
2. Council strikes Schedule A of the Electrical By-law, and substitutes for it Schedule A attached to this By-law as Appendix A.
3. This by-law is to come into force and take effect on January 1, 2026.

Mayor

City Clerk

APPENDIX A

SCHEDULE A

1. **The following fees, based on the cost of work, including materials and labour, as estimated by the contractor or owner and established to the satisfaction of the City Electrician, shall be payable to the City and shall accompany every application for a permit for electrical work:**

When the estimated cost does not exceed \$250	\$106.10
When the estimated cost exceeds \$250 but does not exceed \$500	\$142.00
When the estimated cost exceeds \$500 but does not exceed \$700	\$186.00
When the estimated cost exceeds \$700 but does not exceed \$1,000	\$243.00
When the estimated cost exceeds \$1,000 but does not exceed \$10,000	\$243.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000	\$79.70
When the estimated cost exceeds \$10,000 but does not exceed \$50,000	\$1,110.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$10,000	\$43.20
When the estimated cost exceeds \$50,000 but does not exceed \$100,000	\$3,140.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000	\$26.10
When the estimated cost exceeds \$100,000 but does not exceed \$500,000	\$4,640.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000	\$18.30
When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000	\$13,030.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000	\$13.90

	When the estimated cost exceeds \$1,000,000	\$21,500.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$1,000,000	\$5.99
2.	The temporary power permit shall be valid for one year and the fee shall be:	
	(a) for single detached houses and duplexes	\$575.00
	(b) for installation, construction, alteration, repair or maintenance of temporary electrical equipment (such as electric crane or hoist; security alarm or camera; generator; transformer; motor; etc.), and	\$282.00
	(c) for all other uses where the temporary power is supplied from a power source not exceeding 750V	\$610.00
	(d) for all other uses where the temporary power is supplied from a voltage power exceeding 750V	\$1,690.00
3.	The fee for an annual permit for any one building or site shall be as follows:	
	(a) For section 5.14(b), or section 5.14(b) in combination with section 5.14(a),(c), and/or (d): Total service supply or power supply rating up to and including the first 500 kVA	\$585.00
	For 15 kVA or part thereof exceeding the first 500 kVA	\$12.40
	Subject to a maximum fee of	\$7,410.00
	(b) For section 5.14(c), or section 5.14(c) in combination with section 5.14(a) and/or section 5.14(d), when the supply rating is 500 kVA or less	\$585.00
	(c) For section 5.14(a) and/or section 5.14(d)	\$282.00
4.	The fees for an Electrical Permit for the Entertainment and Film Industry	
	(a) For an annual permit for filming in a single location	\$872.00
	(b) For an annual permit for filming in multiple locations	\$1,690.00
	(c) For a Temporary permit for filming in a single or multiple locations for up to 14 days	\$282.00

	for 15 to 30 days	\$568.00
	for 31 to 60 days	\$852.00
	for 61 to 90 days	\$1,430.00
5.	The fee for staff time spent inspecting of electrical work or reviewing resubmitted or amended plans to determine compliance with this By-law, if a permit holder deviates from approved plans, for each quarter of an hour or part thereof	\$70.40
6.	The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be	\$282.00
7.	The fee for inspection and plan review outside normal working hours and at a minimum inspection and review time of four (4) hours, including traveling time, shall be for each hour or part thereof	\$408.00
8.	The City Electrician may charge the following fees for an Electrical Permit for a temporary special event	
	(a) For equipment 5 kW or less	\$143.00
	(b) For equipment more than 5 kW but not exceeding 750 V for up to 14 days	\$282.00
	for 15 to 30 days	\$565.00
	for 31 to 60 days	\$851.00
	for 61 to 90 days	\$1,410.00
	(c) For equipment supplied from a High Voltage power source	\$1,710.00
9.	The fee for an application for special permission pursuant to Section 4.9 shall be	\$260.00
10.	For electrical equipment in trade shows that has not been approved in accordance with the provisions of the Electrical By-law, the fee for an application to display or energize for up to 14 days	\$260.00
11.	The fee for an interim permit pursuant to Section 5.16 shall be	\$243.00

- 12. The administration fees pursuant to Section 5.20 and 5.27 shall be**
- (a)** the first \$106.00 of the permit fee when no plan review performed \$106.00
 - (b)** the first \$282.00 of the permit fee when plan review performed \$282.00
- 13. The fee for a permit amendment review pursuant to Section 5.22 shall be** \$106.00

EXPLANATION

A By-law to amend Gas Fitting By-law No. 3507 regarding fees for 2026

The attached by-law will implement Council's resolution of November 25, 2025 to amend the Gas Fitting By-law to increase fees for 2026.

Director of Legal Services
December 9, 2025

BY-LAW NO.

**A By-law to amend
Gas Fitting By-law No. 3507 regarding fees for 2026**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Gas Fitting By-law No. 3507.
2. Council strikes the Fee Schedule of the Gas Fitting By-law, and substitutes for it the Fee Schedule attached to this by-law as Appendix A.
3. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk

APPENDIX A
FEE SCHEDULE

Installations:

One, two or three appliances	\$282.00
Each additional appliance	\$89.20
Each replacement water heater, gas range, furnace or boiler	\$66.70
Each additional gas meter of a multiple dwelling (same appliance count)	\$66.70

Piping Permits (no appliances):

For first 60 m of piping or part thereof	\$282.00
Every 30 m or part thereof exceeding the first 60 m	\$109.00

Re-inspections

For each re-inspection	\$282.00
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EXPLANATION

A By-law to amend Noise Control By-law No. 6555 regarding fees for 2026

Enactment of the attached by-law will implement Council's resolution of November 25, 2025, to increase fees for 2026.

Director of Legal Services
December 9, 2025

BY-LAW NO. _____

A By-law to amend Noise Control By-law No. 6555 regarding fees for 2026

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Noise Control By-law No. 6555.
2. In section 4.4(e), Council:
 - (a) strikes “\$244.00” from subsection (i), and substitutes “\$255.00”; and
 - (b) strikes “\$484.00” from subsection (ii), and substitutes “\$506.00”.
3. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk

EXPLANATION**A By-law to amend Secondary Suite Inspection Fee By-law No. 6553
regarding fees for 2026**

The attached By-law will implement Council's resolution of November 25, 2025 to amend the Secondary Suite Inspection Fee By-law to increase fees for 2026.

Director of Legal Services
December 9, 2025

BY-LAW NO.

**A By-law to amend Secondary Suite Inspection Fee By-law No. 6553
regarding fees for 2026**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Secondary Suite Inspection Fee By-law No. 6553.
2. In section 3(a), Council strikes out "\$270.00" and substitutes "\$282.00".
3. In section 3(b), Council strikes out "\$812.00" and substitutes "\$849.00".
4. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk

EXPLANATION**Protection of Trees amending By-law
Re: 2026 Fee increases**

The attached By-law will implement Council's resolution of November 25, 2025 to amend the Protection of Trees By-law to increase fees for 2026.

Director of Legal Services
December 9, 2025

**A By-law to amend
Protection of Trees By-law No. 9958
regarding fees for 2026**

1. This by-law amends the indicated provisions of Protection of Trees By-law No. 9958.
2. Council strikes “\$108.00” from section 4.4(c)(i), and substitutes “\$113.00”.
3. Council strikes “\$310.00” from section 4.4(c)(ii), and substitutes “\$324.00”.
4. This by-law is to come into force and take effect on January 1, 2026.

Mayor

City Clerk

EXPLANATION

A By-law to amend Miscellaneous Fees By-law No. 5664 regarding fees for 2026

The attached By-law will implement Council's resolution of November 25, 2025 to amend the Miscellaneous Fees By-law to increase fees for 2026.

Director of Legal Services
December 9, 2025

BY-LAW NO. _____

**A By-law to amend
Miscellaneous Fees By-law No. 5664 regarding fees for 2026**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Miscellaneous Fees By-law No. 5664.
2. Council strikes Schedule 1 of the Miscellaneous Fees By-law, and substitutes it for Schedule 1 attached to this By-law as Appendix A.
3. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this _____ day of _____, 2025

Mayor

City Clerk

APPENDIX A

Schedule 1

1. Adopt or Amend an Area Development Plan (ADP)

For adoption or amendment of an Area Development Plan:

Up to 0.4 ha (43,128 sq. ft.) site area \$46,200.00

For each additional 100 m² (1,080 sq. ft.) of site area, or part thereof \$447.00

Maximum fee \$184,300.00

2. Amend an Official Development Plan (ODP) and Area Development Plan (ADP)

For an amendment to the text of an Official Development Plan and any associated Area Development Plan \$69,400.00

3. Amend a Regional or Provincial Land Use Designation

For an amendment of a regional or provincial land use designation \$4,670.00

4. Site Disclosure Statement Review

For each review of a site disclosure statement \$100.00

5. Appeal to Board of Variance/Parking Variance Board

For the filing of an appeal \$3,060.00

6. Approved Use Research Requests

Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building By-laws

(a) Residential \$85.60

(b) Commercial (one unit only) \$85.60

(c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time \$373.00

For each additional hour or part thereof beyond the 2 hours referred in (c) above \$187.00

7. File Research Environmental

Provide written information as to whether the City records indicate that a property has any contamination or environmental issues	\$373.00
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8. Building Grades

The following fees shall be paid to the City for the review of design elevations of streets or lanes where they adjoin a building site, as required with a Development and/or Building Permit application:

- (a) Where City of Vancouver Staff are required to complete a survey for the purpose of calculating the design elevations of the required streets and lanes:

Length of property abutting street or lane, or both, is	
Up to 31 m	\$2,220.00
Over 31 m and up to 90 m	\$2,640.00
Over 90 m and up to 150 m	\$3,700.00
Over 150 m and up to 300 m	\$5,480.00
Over 300 m	\$8,120.00

- (b) Where the applicant provides approved building grade survey information to the City for the purpose of calculating the design elevations of the required streets and lanes:

Length of property abutting street or lane, or both, is	
Up to 31 m	\$661.00
Over 31 m and up to 90 m	\$876.00
Over 90 m and up to 150 m	\$1,090.00
Over 150 m and up to 300 m	\$1,530.00
Over 300 m	\$2,420.00

9. Traffic Management Plan Review

- | | |
|--|------------|
| (a) Where the review is less than 1 hour of staff time | \$85.60 |
| (b) Where the review is 1 to 15 hours of staff time | \$856.00 |
| (c) Where the review is over 15 hours of staff time | \$2,400.00 |

10. Discharge of a Registered Encumbrance

- | | |
|---|----------|
| (a) Where the review requires up to 2 hours of staff time | \$342.00 |
| (b) Where the review requires more than 2 hours of staff time | \$856.00 |

11. Road Closure Fee	\$14,360.00
-----------------------------	--------------------

- | | |
|---|------------|
| (a) Road Closure Preliminary Review Service Fee (to be refunded upon payment of Road Closure Fee) | \$1,200.00 |
|---|------------|

12. Producing Permit/Document Copies

The following application fee will be paid to the City for providing 1 to 4 paper or electronic copies of permits or specific documents from either microfiche or our images database.

- | | |
|---|----------|
| (a) Residential (Single Detached House or Duplex) | \$79.70 |
| (b) One Unit in a Commercial Building | \$79.70 |
| (c) All other Buildings | \$164.00 |
| (d) For each additional copy beyond the 4 documents referred in this section above. | \$16.50 |

13. Research Requests

For applications referred to in section 12, and other research requests, that require extensive research (more than one hour of staff time):

- | | |
|--|----------|
| (a) Research requests requiring up to a maximum of 2 hours of staff time | \$373.00 |
| (b) For each additional hour or part thereof beyond the 2 hours referred to in (a) above | \$187.00 |

For a property research letter or document request under section 12 or 13, where an applicant requests in writing that the review be carried out during overtime:

- | | |
|-------------------------------|----------|
| For each hour or part thereof | \$270.00 |
|-------------------------------|----------|

14. View Cone Assessment

- | | |
|---|------------|
| Service of staff assessing maximum development height on a proposed development site subject to a view cone authorized by Council | \$1,300.00 |
|---|------------|

15. For service of staff review, revision and execution of the following agreements required for developments:

- | | |
|--------------------------------|------------|
| (a) Bridge Proximity Agreement | \$700.00 |
| (b) Services Agreement | \$1,180.00 |

(c) Statutory Rights of Way	\$861.00
(d) Traffic Demand Management Agreement	\$1,023.00

**A By-law to amend the Sign By-law
Re: 1726 West 11th Avenue**

At the Public Hearing on December 10, 2024, Council resolved to amend the Sign By-law for this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
December 9, 2025

1726 West 11th Avenue

BY-LAW NO.

A By-law to amend Sign By-law No.11879

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Sign By-law No. 11879.
2. Council amends Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

“

1726 West 11th Avenue	CD-1(912)	14505	C-2
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”

3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

Mayor

City Clerk

EXPLANATION**A By-law to amend the Noise Control By-law
Re: 1726 West 11th Avenue**

After the public hearing on December 10, 2024, Council resolved to amend the Noise Control By-law regarding this site. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
December 9, 2025

1726 West 11th Avenue

BY-LAW NO. _____

**A By-law to amend
Noise Control By-law No. 6555**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of Noise Control By-law No. 6555.
2. Council amends Schedule B (Intermediate Zone) by adding the following:

“

912	14505	1726 West 11th Avenue
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”

3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

Mayor

City Clerk

EXPLANATION**A By-law to amend Subdivision By-law No. 5208
Re: 688 West 29th Avenue**

Enactment of the attached By-law will delete 688 West 29th Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of December 12, 2023 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services
December 9, 2025

688 West 29th Avenue

BY-LAW NO.

A By-law to amend Subdivision By-law No. 5208

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law, by deleting Lot 2 Block 759 District Lot 526 Plan 7115; PID: 010-730-702 from the R1-1 maps forming part of Schedule A of the Subdivision By-law.
2. This by-law is to come into force and take effect on the date of its enactment.

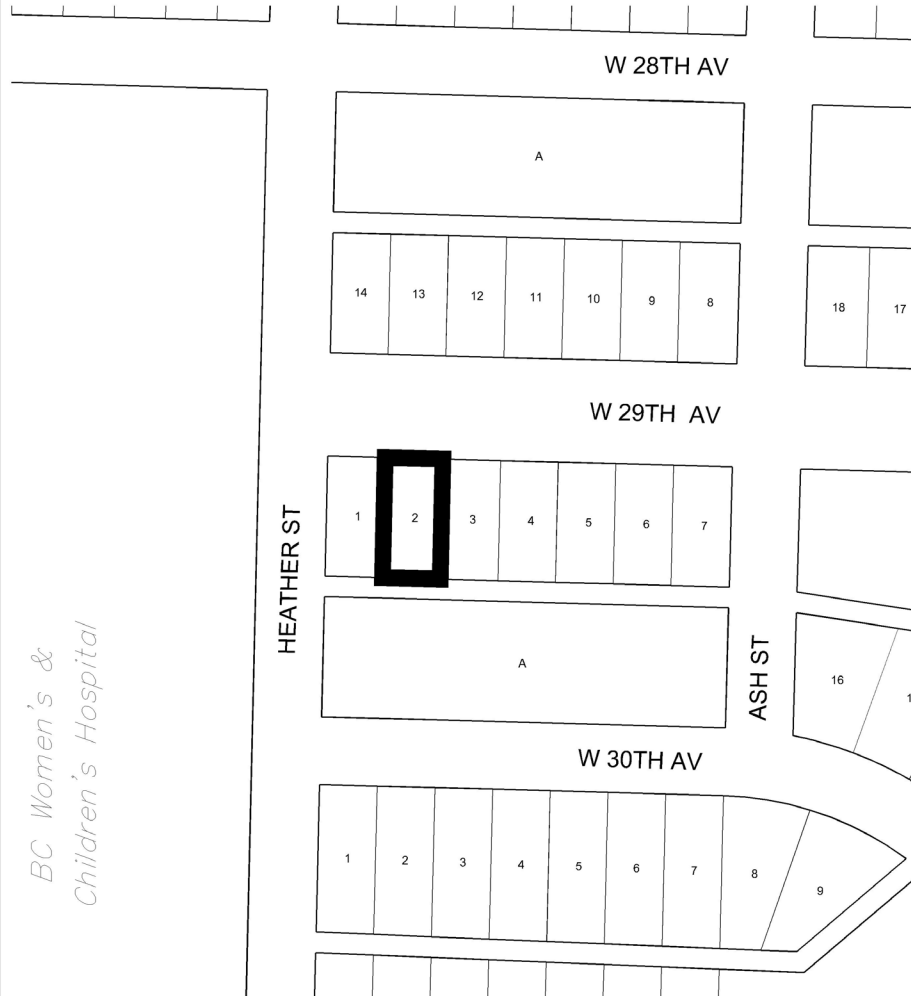
ENACTED by Council this day of , 2025


Mayor

City Clerk

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



The properties outlined in black () are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

688 West 29th Avenue

map: 1 of 1

scale: NTS



City of Vancouver

date: 2025-11-26

EXPLANATION**A By-law to amend Subdivision By-law No. 5208
Re: 2520-2544 West 16th Avenue and 3223 Larch Street**

Enactment of the attached By-law will delete 2520-2544 West 16th Avenue and 3223 Larch Street from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of January 21, 2025 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services
December 9, 2025

2520-2544 West 16th Avenue and
3223 Larch Street

BY-LAW NO.

A By-law to amend Subdivision By-law No. 5208

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law, by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 010-802-096; Lot 7 Block 480A District Lot 526 Plan 6819;
- (b) PID 008-997-870; Lot 6 Block 480A District Lot 526 Plan 6819;
- (c) PID 010-802-045; Lot 5 Block 480A District Lot 526 Plan 6819; and
- (d) PID 010-802-142; Lot 8 Block 480A District Lot 526 Plan 6819.

2. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

Mayor

City Clerk

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



The properties outlined in black () are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

2520-2544 West 16th Avenue & 3223 Larch Street

map: 1 of 1

scale: NTS



City of Vancouver

date: 2025-11-26

EXPLANATION**Subdivision By-law No. 5208 amending By-law
Re: 2231-2247 East 41st Avenue**

Enactment of the attached By-law will delete 2231-2247 East 41st Avenue from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of December 14, 2023 dealing with the rezoning of the property, and is consequential to the rezoning of the property.

Director of Legal Services
December 9, 2025

2231-2247 East 41st Avenue

BY-LAW NO. _____

A By-law to amend Subdivision By-law No. 5208

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law, by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 010-729-313; Lot 39 Block 15 District Lot 394 Plan 7098;
- (b) PID: 010-729-330; Lot 40 Block 15 District Lot 394 Plan 7098;
- (c) PID: 010-729-364; Lot 41 Block 15 District Lot 394 Plan 7098; and
- (d) PID: 010-729-399; Lot 42 Block 15 District Lot 394 Plan 7098.

2. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2025

Mayor

City Clerk

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208 being the Subdivision By-law		
The properties outlined in black () are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law		
2231-2247 East 41st Avenue		map: 1 of 1 scale: NTS
City of Vancouver		date: 2025-12-01



EXPLANATION**A By-law to amend Subdivision By-law No. 5208
Re: 185-193 Southwest Marine Drive**

Enactment of the attached by-law will delete 185-193 Southwest Marine Drive from the maps forming part of Schedule A of the Subdivision By-law, and implement Council's resolution of January 18, 2022 dealing with the rezoning of the property, and is consequential to the rezoning of the property. The rezoning report included references to the existing RS zoning. On October 17, 2023, Council approved amendments to the Zoning and Development By-law that consolidated nine RS residential zones by rezoning areas zoned RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6 and RS-7 to a new R1-1 Residential Inclusive zone. As a result of that consolidation, the references to the RS-1 maps zones in the original draft of this by-law have been updated to R1-1 maps.

Director of Legal Services
December 9, 2025

185-193 Southwest Marine Drive

BY-LAW NO.

A By-law to amend Subdivision By-law No. 5208

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this by-law by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) Lot 25 of Lot E Blocks 6 and 7 District Lot 322 Plan 3354; PID: 010-252-266; and
- (b) Lot 26, Except Part in Explanatory Plan 6887 of Lot E Blocks 6 and 7 District Lot 322 Plan 3354; PID: 012-994-324.

2. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

Mayor

City Clerk

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



The properties outlined in black () are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

185-193 SW Marine Drive

map: 1 of 1

scale: NTS



City of Vancouver

date: 2025-12-01