



NOTICE OF MEETING

COUNCIL MEETING

AGENDA

DATE: Tuesday, December 9, 2025

TIME: 9:30 am

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

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

PLEASE NOTE:

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

ROLL CALL

IN CAMERA MEETING

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

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of

the Council, could reasonably be expected to harm the interests of the city if they were held in public;

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

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

ADOPTION OF MINUTES

1. Business Licence Hearing – November 18, 2025
2. Mayor's Budget Task Force Implementation Oversight Committee – November 18, 2025
3. Council – November 25, 2025
4. Public Hearing – November 27, 2025

MATTERS ADOPTED ON CONSENT

UNFINISHED BUSINESS

1. Vancouver's Social Housing Initiative

At the Public Hearing on November 27, 2025, Council heard the staff presentation, asked questions of staff, heard from public speakers, closed the speakers list and receipt of public comments, and heard closing comments from staff on this item. Council subsequently referred debate and decision to the Council meeting on December 9, 2025, as Unfinished Business.

COMMUNICATIONS

1. Changes to the 2026 Council Meetings Schedule

REPORTS

1. Change to Council Advisory Committees Term Dates

2. Amendments to *Freedom of Information and Protection of Privacy* By-law No. 11451
3. Mayor's Budget Task Force Implementation Oversight Committee Recommendations Transmittal Report
4. 2026 Land Assessment Averaging: Notice to BC Assessment Authority
5. Annual Financial Authorities 2026
6. New Below Market Lease and Grant to Vera Housing Co-operative Association
Recommendations A and B require at least 2/3 affirmative votes of all Council members under Section 206(1) of the Vancouver Charter
7. New Below Market Lease and Grant to Access Housing Co-operative Association
Recommendations A and B require at least 2/3 affirmative votes of all Council members under Section 206(1) of the Vancouver Charter
8. Lease and Operating Agreement with SUCCESS for the Social Housing at 167 East 36th Avenue
Recommendation requires at least 2/3 affirmative votes of all Council members under Section 206(1) of the Vancouver Charter
9. Below Market Lease Extension to Veterans Memorial Housing Society for 310 and 320 Alexander Street
Recommendation A requires at least 2/3 affirmative votes of all Council members under Section 206(1) of the Vancouver Charter
10. Reconsideration of Approval of Capital Grant to BC Housing for 3077 Maddams Street (Formerly 1405 East 15th Avenue and 3047-3071 Maddams Street)
Recommendation A requires at least 2/3 affirmative votes of all Council members under Section 206(1) of the Vancouver Charter

REFERRAL REPORTS

1. Demolition Permitting Optimization
2. Miscellaneous Amendments – Zoning and Development By-law and Various Other By-laws and Land Use Documents
3. Miscellaneous Amendments Concerning Various CD-1 By-laws
4. Rezoning: 5238 – 5262 Granville Street and 1495 West 37th Avenue
5. CD-1 Rezoning: 1167-1193 Granville Street
6. CD-1 Rezoning: 320-360 West 2nd Avenue
7. CD-1 Rezoning: 900-990 West 12th Avenue

8. CD-1 (409) Text Amendment: 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street)
9. CD-1 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue (Formerly 478-496 West 48th Avenue)

BY-LAWS

1. A By-law to amend CD-1 (25) By-law No. 4076 (3215 MacDonald Street)
(Councillors Meiszner, Montague and Mayor Sim will need to review the proceedings to be eligible to vote)
2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (601 Beach Crescent)
(Councillors Kirby-Yung, Klassen, Maloney, Meiszner, Montague, Orr, Zhou and Mayor Sim will need to review the proceedings to be eligible to vote)
3. 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
Subject to approval of By-law 2.
4. A By-law to amend CD-1 (50) By-law No. 4379 for 3282-3296 East 1st Avenue
(Councillors Klassen, Maloney, Orr and Mayor Sim will need to review the proceedings to be eligible to vote)
5. 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
Subject to approval of Report 5.
6. A By-law to provide for a declaration regarding tax relief from development potential for 2026
7. 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
8. A By-law to amend the Freedom of Information and Protection of Privacy By-law No. 11451 regarding the addition of an application fee
Subject to approval of Report 2.
9. A By-law to Amend the Street Vending By-law No. 10868 regarding patio review amendments
10. A By-law to amend Building By-law No. 14343 regarding patio review amendments
11. A By-law to amend Energy Utility System By-law No. 9552 regarding 2026 fees and other miscellaneous amendments

12. A By-law to amend Water Works By-law No. 4848 regarding 2026 water rates and fees and a miscellaneous amendment
13. A By-law to amend Solid Waste By-law No. 8417 regarding 2026 fee increases and miscellaneous amendments
14. A By-law to amend Sewer and Watercourse By-law No. 8093 regarding 2026 fee increases and other miscellaneous amendments
15. A By-law to amend Street and Traffic By-law No. 2849 regarding 2026 fee increases
16. A By-law to amend Parking Meter By-law No. 2952 regarding 2026 parking meter rates
17. A By-law to amend Crossing By-law No. 4644 regarding 2026 fee increases
18. A By-law to amend Granville Mall By-law No. 9978 regarding 2026 fee increases
19. A By-law to amend Encroachment By-law No. 4243 regarding 2026 fee increases
20. A By-law to amend Street Vending By-law No. 10868 regarding 2026 fee increases and miscellaneous amendments
21. 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
22. A By-law to amend Street Distribution of Publications By-law No. 9350 regarding 2026 fee increases
23. A By-law to amend the Street Utilities By-law No. 10361 regarding 2026 fee increases
24. 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
25. A By-law to amend Zoning and Development Fee By-law No. 5585 regarding fees for 2026
26. A By-law to amend Subdivision By-law No. 5208 regarding fees for 2026
27. A By-law to amend Building By-law No. 14343 regarding fees for 2026
28. A By-law to amend the Green Demolition By-law No. 11023 regarding fees for 2026
29. A By-law to amend Sign Fee By-law No. 11880 regarding fees for 2026
30. A By-law to amend Electrical By-law No. 5563 regarding fees for 2026
31. A By-law to amend Gas Fitting By-law No. 3507 regarding fees for 2026
32. A By-law to amend Noise Control By-law No. 6555 regarding fees for 2026

33. A By-law to amend Secondary Suite Inspection Fee By-law No. 6553 regarding fees for 2026
34. A By-law to amend Protection of Trees By-law No. 9958 regarding fees for 2026
35. A By-law to amend Miscellaneous Fees By-law No. 5664 regarding fees for 2026
36. A By-law to amend Sign By-law No.11879 (1726 West 11th Avenue)
(Councillors Maloney, Orr and Mayor Sim will need to review the proceedings to be eligible to vote)
37. A By-law to amend Noise Control By-law No. 6555 (1726 West 11th Avenue)
38. A By-law to amend Subdivision By-law No. 5208 (688 West 29th Avenue)
39. A By-law to amend Subdivision By-law No. 5208 (2520-2544 West 16th Avenue and 3223 Larch Street)
40. A By-law to amend Subdivision By-law No. 5208 (2231- 2247 East 41st Avenue)
41. A By-law to amend Subdivision By-law No. 5208 (185-193 Southwest Marine Drive)

NOTICE OF COUNCIL MEMBER'S MOTIONS

NEW BUSINESS

ENQUIRIES AND OTHER MATTERS

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