



COUNCIL MEETING MINUTES

DECEMBER 9, 2025

A Meeting of the Council of the City of Vancouver was held on Tuesday, December 9, 2025, at 9:37 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law*.

PRESENT:

Mayor Ken Sim
Councillor Lisa Dominato
Councillor Pete Fry*
Councillor Sarah Kirby-Yung
Councillor Mike Klassen* (Leave of Absence – Personal
Reasons – 9:30 am to noon)
Councillor Lucy Maloney
Councillor Peter Meiszner
Councillor Brian Montague*
Councillor Sean Orr
Councillor Lenny Zhou

ABSENT:

Councillor Rebecca Bligh (Leave of Absence – Civic Business)

CITY MANAGER'S OFFICE:

Donny van Dyk, City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager

CITY CLERK'S OFFICE:

Katrina Leckovic, City Clerk
Irina Green, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

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

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

IN CAMERA MEETING

MOVED by Councillor Klassen

SECONDED by Councillor Meiszner

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

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

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Business Licence Hearing – November 18, 2025

MOVED by Councillor Klassen

SECONDED by Councillor Zhou

THAT the Minutes of the Business Licence Hearing of November 18, 2025, be approved.

CARRIED UNANIMOUSLY

2. Mayor's Budget Task Force Implementation Oversight Committee – November 18, 2025

MOVED by Councillor Meiszner

SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Mayor's Budget Task Force Implementation Oversight Committee meeting of November 18, 2025, be approved.

CARRIED UNANIMOUSLY

3. Council – November 25, 2025

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Klassen

THAT the Minutes of the Council meeting of November 25, 2025, be approved.

CARRIED UNANIMOUSLY

4. Public Hearing – November 27, 2025

MOVED by Councillor Meiszner

SECONDED by Councillor Dominato

THAT the Minutes of the Public Hearing of November 27, 2025, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

THAT Council adopt Reports 5 to 9 and Referral Reports 1 to 9, on consent.

CARRIED UNANIMOUSLY AND REPORTS 6 TO 9
BY THE REQUIRED MAJORITY

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. Council subsequently referred debate and decision to the Council meeting on December 9, 2025, as Unfinished Business.

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to add a new relaxation, associated regulations, and a new general Schedule K, to better enable 100% social housing developments, generally as presented in Appendix A of the Referral Report dated October 21, 2025, entitled "Vancouver's Social Housing Initiative";

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

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

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

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

- D. THAT, subject to the approval of B above, Council approve consequential amendments to the Interim Rezoning Policy for Social Housing and Institutional, Cultural and Recreational Uses in Former Community Visions Areas, the Villages Interim Rezoning Policy and the Seniors Housing Rezoning Policy generally as presented in Appendix D of the Referral Report dated October 21, 2025, entitled "Vancouver's Social Housing Initiative".

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the following be added as E:

- E. THAT Council direct staff to report back by the end of March 2026 with proposed improvements to the Social Housing or Rental Tenure (SHORT) Program to reduce the current end-to-end approval timeline for eligible projects to achieve maximum possible time reductions in order to ensure projects are “shovel ready” for senior-government funding and to help meet City, Provincial, and Federal housing targets and commitments;

FURTHER THAT the Housing Accelerator Fund and the Empty Homes Tax be identified and, where eligible, allocated as funding sources to support this work.

CARRIED (Vote No. 11190)
(Councillors Fry, Maloney and Orr opposed)

The amendment having carried, Council agreed to separate the vote on the components of the amended motion. A was put and LOST (Vote No. 11191), with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed; B was put and LOST (Vote No. 11192), with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed; C was put and LOST (Vote No. 11193), with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed; D was put and LOST (Vote No. 11194), with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed; and E was put and CARRIED (Vote No. 11195), with Councillors Fry, Maloney and Orr opposed.

FINAL MOTION AS APPROVED

THAT Council direct staff to report back by the end of March 2026 with proposed improvements to the Social Housing or Rental Tenure (SHORT) Program to reduce the current end-to-end approval timeline for eligible projects to achieve maximum possible time reductions in order to ensure projects are “shovel ready” for senior-government funding and to help meet City, Provincial, and Federal housing targets and commitments;

FURTHER THAT the Housing Accelerator Fund and the Empty Homes Tax be identified and, where eligible, allocated as funding sources to support this work.

2. CD-1 Rezoning: 1150 Barclay Street

At the Public Hearing on December 4, 2025, Council heard the staff presentation, asked questions of staff and the applicant, heard from public speakers, closed the speakers list and receipt of public comments, heard closing comments by the applicant and by staff, and asked questions of staff following staff closing comments. Council subsequently referred debate and decision to the Council meeting on December 9, 2025, as Unfinished Business.

Mayor Sim advised to have reviewed the proceedings related to Unfinished Business 2 and would therefore be participating in debate and voting.

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Klassen

THAT the application by PC Urban Barclay Holdings Ltd., the registered owner of the land located at 1150 Barclay Street [*PID 030-536-111; Lot A Block 21 District Lot 185 Group 1 Plan EPP85141*], to rezone the lands from RM-5B (Residential) to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.75 to 9.15 and the maximum building height from 18.3 m (60 ft.) to 61.55 m (202 ft.), to permit the development of a 20-storey mixed-use building containing 152 rental units, of which 20% of the residential floor area will be secured as below-market rental units, and commercial space on the ground floor, be refused.

amended

AMENDMENT MOVED by Councillor Meiszner

SECONDED by Councillor Kirby-Yung

THAT the motion be struck and replaced with the following:

- A. THAT the application by PC Urban Barclay Holdings Ltd., the registered owner of the land located at 1150 Barclay Street [*PID 030-536-111; Lot A Block 21 District Lot 185 Group 1 Plan EPP85141*], to rezone the lands from RM-5B (Residential) to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.75 to 9.15 and the maximum building height from 18.3 m (60 ft.) to 61.55 m (202 ft.), to permit the development of a 20-storey mixed-use building containing 152 rental units, of which 20% of the residential floor area will be secured as below-market rental units, and commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCMP Architects, received May 23, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.
- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Meiszner
SECONDED by Councillor Kirby-Yung

THAT the second clause in A be amended by adding the following at the end:

“, and amended as follows:

- i. Under Section 4 (Uses), delete “Cultural and Recreational Uses” and replace with “Institutional Uses, limited to Social Service Centre”, and delete “(c)” and “(d)”;
- ii. Delete Section 5.3 (Conditions of Use);
- iii. Under Section 6.1 (Floor Area and Density), delete the words “commercial uses” and replace them with the words “Social Services Centre use”;

FURTHER THAT the last clause of A be amended by adding the following at the end:

“, and as amended by adding the following as Condition 2.7:

- “2.7 Enter an agreement with the West End Seniors Network, or an alternative non-profit organization as approved by the General Manager of Planning, Urban Design and Sustainability, to secure the exclusive use by the West End Seniors Network or such alternative non-profit organization of the Social Services Centre (having an area of not less than 84.2 m² (907 sq. ft))””

CARRIED UNANIMOUSLY (Vote No. 11196)
(Councillor Fry absent for the vote)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 11197), with Councillor Fry ineligible to vote.

The amended amendment having passed, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11198), with Councillor Fry ineligible to vote.

FINAL MOTION AS APPROVED

- A. THAT the application by PC Urban Barclay Holdings Ltd., the registered owner of the land located at 1150 Barclay Street [*PID 030-536-111; Lot A Block 21 District Lot 185 Group 1 Plan EPP85141*], to rezone the lands from RM-5B (Residential) to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.75 to 9.15 and the maximum building height from 18.3 m (60 ft.) to 61.55 m (202 ft.), to permit the development of a 20-storey mixed-use building containing 152 rental units, of which 20% of the residential floor area will be secured as below-market rental units, and commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 21, 2025, entitled “CD-1 Rezoning: 1150 Barclay Street”, be approved in principle, and amended as follows:

- i. Under Section 4 (Uses), delete “Cultural and Recreational Uses” and replace with “Institutional Uses, limited to Social Service Centre”, and delete “(c)” and “(d)”;
- ii. Delete Section 5.3 (Conditions of Use);
- iii. Under Section 6.1 (Floor Area and Density), delete the words “commercial uses” and replace them with the words “Social Services Centre use”;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCMP Architects, received May 23, 2024;
AND FURTHER THAT the above approvals be subject to the Conditions

of Approval contained in Appendix B of the above noted report, and as amended by adding the following as Condition 2.7:

“2.7 Enter an agreement with the West End Seniors Network, or an alternative non-profit organization as approved by the General Manager of Planning, Urban Design and Sustainability, to secure the exclusive use by the West End Seniors Network or such alternative non-profit organization of the Social Services Centre (having an area of not less than 84.2 m2 (907 sq. ft))”.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated October 21, 2025, entitled “CD-1 Rezoning: 1150 Barclay Street”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated October 21, 2025, entitled “CD-1 Rezoning: 1150 Barclay Street”, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated October 21, 2025, entitled “CD-1 Rezoning: 1150 Barclay Street”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT A to D above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

COMMUNICATIONS

1. Changes to the 2026 Council Meetings Schedule

MOVED by Councillor Montague
SECONDED by Councillor Fry

THAT Council add Public Hearings starting at 6 pm on:

- February 3, 2026;
- February 5, 2026;
- February 17, 2026;
- February 19, 2026;
- July 28, 2026;

FURTHER THAT Council change the Meeting Reserve on February 10, 2026, to a Public Hearing, starting at 6 pm, retaining the 3 to 5 pm Meeting Reserve;

FURTHER THAT Council change the Meeting Reserve on February 12, 2026, to a Public Hearing, starting at 6 pm, retaining the 3 to 5 pm Meeting Reserve;

FURTHER THAT Council change the Meeting Reserve on March 12, 2026, to start at 9:30 am;

FURTHER THAT Council add Meeting Reserves starting at 9:30 am on:

- March 13, 2026;
- March 16, 2026;
- March 17, 2026;
- March 18, 2026;
- March 19, 2026;

FURTHER THAT Council cancel the Standing Committee on City Finance and Services meeting on April 15, 2026;

AND FURTHER THAT Council change the existing Business Licence Hearing on April 22, 2026, to a Standing Committee on City Finance and Services meeting, starting at 9:30 am.

CARRIED UNANIMOUSLY (Vote No. 11199)
(Councillor Fry abstained from the vote)

REPORTS

1. **Change to Council Advisory Committees Term Dates - WITHDRAWN**

This item was withdrawn at the request of staff.

2. **Amendments to *Freedom of Information and Protection of Privacy* By-law No. 11451 November 13, 2025**

Staff from the City Clerk's Office responded to questions.

Council heard from five speakers who spoke in opposition to the report recommendations.

MOVED by Councillor Dominato

SECONDED by Councillor Kirby-Yung

- A. THAT Council approve, in principle, a new application fee for non-personal information requests made under the *Freedom of Information and Protection of Privacy* By-law No. 11451, generally as outlined in the Report dated November 13, 2025, entitled "Amendments to *Freedom of Information and Protection of Privacy* By-law No. 11451", and in Appendix A of the same report;

FURTHER THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the *Freedom of Information and Protection of Privacy* By-law, generally as set out in Appendix A of the above-noted report.

- B. THAT Council approve, in principle, a 50% reduction in the following management fees in Schedule 1 of the *Freedom of Information and Protection of Privacy* By-law No. 11451, to be implemented on a trial basis, with staff to report back in November 2026 on outcomes:

- Item 1 (a),
- Item 1 (b),
- Item 1 (c),
- Item 1 (d),
- Item 1 (f)

for non-personal information requests made under the *Freedom of Information and Protection of Privacy* By-law No. 11451.

CARRIED (Vote No. 11200)

(Councillors Maloney and Orr opposed)

(Councillor Fry abstained from the vote)

(Councillor Montague absent for the vote)

**3. Mayor's Budget Task Force Implementation Oversight Committee
Recommendations Transmittal Report
November 18, 2025**

The Chair of the Mayor's Budget Task Force Implementation Oversight Committee and staff from the City Manager's Office responded to questions.

MOVED by Councillor Zhou
SECONDED by Councillor Dominato

THAT Council schedule a meeting of the Mayor's Budget Task Force Implementation Oversight Committee on Tuesday, April 7, 2026, from 10 am to 11 am.

CARRIED UNANIMOUSLY (Vote No. 11201)
(Councillor Klassen absent for the vote)

**4. 2026 Land Assessment Averaging: Notice to BC Assessment Authority
December 2, 2025**

Council heard from one speaker who spoke to other matters of the report recommendations.

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

- A. THAT, pursuant to s. 374.4 (4)(b) of the *Vancouver Charter*, the City Clerk be instructed to notify the BC Assessment Authority ("BC Assessment"), before January 1, 2026, of Council's intent to consider the adoption of land assessment averaging for the purpose of property tax calculations for 2026.
- B. THAT the Director of Finance be instructed to provide the required notice to the public in advance of Council's consideration of the use of land assessment averaging and, before March 31, 2026, report on the projected taxation impacts of the program based on the assessed values provided by BC Assessment in the 2026 Completed Roll.
- C. THAT the Area Assessor for Vancouver be invited to address Council on the 2026 assessment trends.

CARRIED UNANIMOUSLY (Vote No. 11202)
(Councillor Klassen absent for the vote)

* * * * *

At 11:37 am, it was

*MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato*

THAT Council extend the meeting past noon in order to complete the remainder of the business.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Klassen absent for the vote)*

* * * * *

**5. Annual Financial Authorities 2026
November 22, 2025**

- A. THAT, for the period from January 1 to December 31, 2026, Council authorize the Director of Finance to draw warrants for payment (i.e. issue an authorization to the City Treasurer to disburse funds from a City account), provided that any such warrants for payment be reported in writing to the City Clerk for the information of Council within 15 days after the end of the month in which each warrant is drawn, in accordance with Sections 215 and 216 of the *Vancouver Charter*.
- B. THAT, for the period from January 1 to July 15, 2026, Council authorize the Director of Finance to temporarily use such proceeds from the sale of debentures that have not yet been expended to meet other expenditure requirements of the City, pending collection of the 2026 general purpose tax levy, in accordance with Section 259(1)(b) of the *Vancouver Charter*.
- C. THAT, for the period from January 1 to December 31, 2026, Council authorize the Director of Finance to invest City funds not immediately required and to vary the investments from time to time where appropriate, in accordance with Sections 201, 259, and 260 of the *Vancouver Charter*.
- D. THAT, for the period from January 8, 2026 to January 7, 2027, pursuant to Section 263 of the *Vancouver Charter*, Council authorize the Director of Finance to establish a short-term borrowing facility to assist in managing the City's cash flow with the maximum outstanding amount not to exceed \$60 million; and instruct the Director of Legal Services to bring forward a by-law for enactment by Council authorizing the borrowing.

ADOPTED ON CONSENT (Vote No. 11208)

**6. New Below Market Lease and Grant to Vera Housing Co-operative Association
November 28, 2025**

- A. THAT Council authorize the Director of Real Estate Services, on behalf of the City, to negotiate and execute a new lease agreement (the "New Lease") with Vera

Housing Co-operative Association (“Vera Co-op”) for the City-owned property located at 531, 533, 575 595 and 597 Southwest Marine Drive and 8380, 8382, 8384, 8386, 8388, and 8390 Ash Street, legally described as: PID 006-937-471, Lot 22 Blocks 1 and 2 District Lot 311 Plan 19939, together with all buildings and improvements situated thereon (collectively, the “Premises”) in accordance with the terms outlined in Appendix A of the Report dated November 28, 2025, entitled “New Below Market Lease and Grant to Vera Housing Co-operative Association”, the Methodology for Co-operative Housing Lease Renewals approved by Council on July 8, 2021 (RTS 13783), and as otherwise approved by the Deputy City Manager, the Director of Finance and the Director of Legal Services.

- B. THAT Council authorizes the Director of Real Estate Services, on behalf of the City, to negotiate and execute an amendment to the existing lease of the Premises with Vera Co-op (the “Existing Lease”), which has been in overhold since March 1, 2025, by amending the overhold rent for the period from March 1, 2025 to the commencement of the New Lease to below-market rent based the Methodology for Co-operative Housing Lease Renewals approved by Council on July 8, 2021 (RTS 13783).

ADOPTED ON CONSENT AND A AND B
BY THE REQUIRED MAJORITY (Vote No. 11209)

**7. New Below Market Lease and Grant to Access Housing Co-operative Association
December 9, 2025**

- A. THAT Council authorize the Director of Real Estate Services, on behalf of the City, to negotiate and execute a new lease agreement (the “New Lease”) with Access Housing Co-operative (“Access Co-op”) for the City-owned properties located at 2864, 2866, 2868, 2870, 2872, 2874, 2876, 2878, 2880, 2882, 2884, 2886, 2888, 2890, and 2892 East 5th Avenue, 2812, 2814, 2816, 2818, 2820, 2822, 2824, 2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846, 2848, 2850, 2852, 2854, 2856, 2858, 2860, and 2862 East 7th Avenue, and 2801, 2803, 2805, 2807, 2809, 2811, 2821, 2823, 2825, 2827, 2829, and 2831 East 8th Avenue together with all buildings and improvements situated thereon (collectively, the “Premises”) in accordance with the terms outlined in Appendix A of the Report dated December 9, 2025, entitled “New Below Market Lease and Grant to Access Housing Co-operative Association”, and as otherwise approved by the Deputy City Manager, the Director of Finance and the Director of Legal Services.
- B. THAT Council authorize the Director of Real Estate Services, on behalf of the City, to negotiate and execute an amendment to the existing lease of the Premises with Access Co-op (the “Existing Lease”), which has been in overhold since January 13, 2023, by amending the overhold rent for the period from January 13, 2023 to the commencement of the New Lease to below-market rent

based the Methodology for Co-operative Housing Lease Renewals approved by Council on July 8, 2021 (RTS 13783).

ADOPTED ON CONSENT AND A AND B
BY THE REQUIRED MAJORITY (Vote No. 11210)

**8. Lease and Operating Agreement with SUCCESS for the Social Housing at 167 East 36th Avenue
November 7, 2025**

THAT Council authorize the Managing Director of Real Estate Services to negotiate and execute a lease (the "Lease") and operating agreement (the "Operating Agreement") with S.U.C.C.E.S.S. Affordable Housing Society to operate the 48 social housing units located at 167 East 36th Avenue, legally described as PID: 030-509-882, LOT 4 DISTRICT LOTS 637 AND 638 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP82101, on such terms and conditions as outlined in the Report dated November 7, 2025, entitled "Lease and Operating Agreement with SUCCESS for the Social Housing at 167 East 36th Avenue", and as otherwise approved by the Deputy City Manager, the Director of Finance, and the Director of Legal Services.

ADOPTED ON CONSENT AND
BY THE REQUIRED MAJORITY (Vote No. 11211)

**9. Below Market Lease Extension to Veterans Memorial Housing Society for 310 and 320 Alexander Street
November 19, 2025**

A. THAT Council authorize the Director of Real Estate Services to negotiate and execute an extension and amendment agreement (the "Agreement") of the ground lease (the "Original Lease, and together with the Agreement, the "Lease") between the City of Vancouver as lessor (the "City") and Veterans Memorial Housing Society ("VMHS") as the lessee for the City-owned property located at 310 and 320 Alexander Street, legally described as:

PID: 015-605-396, LOT 3 BLOCK 40 DISTRICT LOT 196 PLAN 196

PID: 015-605-400, LOT 4 BLOCK 40 DISTRICT LOT 196 PLAN 196

PID: 015-605-418, AMENDED LOT 5 (EXPLANATORY PLAN 3239) BLOCK 40 DISTRICT LOT 196 PLAN 196

PID: 015-605-426, AMENDED LOT 6 (EXPLANATORY PLAN 3239) BLOCK 40 DISTRICT LOT 196 PLAN 196

PID: 015-605-434, AMENDED LOT 7 (EXPLANATORY PLAN 3239) BLOCK 40 DISTRICT LOT 196 PLAN 196

PID: 015-605-451, LOT 8 BLOCK 40 DISTRICT LOT 196 PLAN 196

(collectively, “Lands”),

at below market rates pursuant to the lease renewal framework set out in Sustaining Affordable Non-Profit Housing on City Land (RTS 11904) approved by Council on July 14, 2018 (“Non-Profit Lease Renewal Framework”) which Lease will provide for:

- i. an extension of term up to November 18, 2036, commencing on November 19, 2026;
- ii. nominal ground rent;
- iii. additional reporting requirements to measure operating performance and affordability delivered;
- iv. right of first refusal to sublease the Social Service Facility (defined below) upon expiry or earlier termination of any subsequent sublease of the Social Service Facility after November 18, 2026, in the building; and
- v. the terms and conditions outlined in the Report dated November 19, 2025, entitled “Below Market Lease Extension to Veterans Memorial Housing Society for 310 and 320 Alexander Street”, and such other terms and conditions as approved by the Deputy City Manager, the Director of Finance, General Manager of Real Estate, Environment and Facilities Management and the Director of Legal Services.

The proposed ground rent for the Lease extension determined in accordance with the Non-Profit Lease Renewal Framework constitutes a grant and is required to be passed by not less than 2/3 of all Council members, per Section 206(1) of the *Vancouver Charter*.

- B. THAT, pursuant to *Vancouver Charter* section 206(1)(j), Council approve that the Veterans Memorial Housing Society (“VMHS”), as a society operating housing on City land, be deemed an organization contributing to the welfare of the City.
- C. THAT no legal rights or obligations will arise or be created between the Veterans Memorial Housing Society (“VMHS”) and the City unless and until a legally binding agreement is executed by the City through its authorized signatories as authorized by Council and VMHS.

ADOPTED ON CONSENT AND A
BY THE REQUIRED MAJORITY (Vote No. 11212)

10. Reconsideration of Approval of Capital Grant to BC Housing for 3077 Maddams Street (Formerly 1405 East 15th Avenue and 3047-3071 Maddams Street) November 22, 2025

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

* * * * *

NOTE: For reference, these Minutes contain the original motion and the vote result from November 5, 2025, as excerpted below.

At the Standing Committee on City Finance and Services meeting of November 5, 2025, it was

MOVED by Councillor Bligh
SECONDED by Councillor Fry

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

LOST (Vote No. 11114) (*reconsidered at the Council meeting on December 9, 2025*)
(Councillors Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)
(Councillor Dominato absent for the vote)

* * * * *

At the Council meeting on December 9, 2025, it was

RECONSIDERATION MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

THAT Council reconsider the decision (Vote No. 11114) made at the Standing Committee on City Finance and Services meeting of November 5, 2025, related to the Report dated October 21, 2025, entitled "Approval of Capital Grant to BC Housing for 3077 Maddams Street (Formerly 1405 East 15th Avenue and 3047-3071 Maddams

Street)", RTS No. 18082.

CARRIED UNANIMOUSLY (Vote No. 11203)

Subsequently, the original main motion was back on the floor of Council

- A. THAT Council approve a Capital Grant in the amount of \$1.4 million to Provincial Rental Housing Corporation ("BC Housing") to aid in the conversion of 81 units from market rental to social housing. The source of funding will be existing approved multi-year capital project budget for 2023-2026 Grants to support new or redeveloped Partner non-market housing units funded by the Empty Homes Tax reserve.
- B. THAT Council, for the purposes of the grant set out in A above, deems BC Housing to be an organization "contributing to the culture, beautification, health or welfare of the City" in accordance with Section 206(1)(i) of the *Vancouver Charter*.
- C. THAT Council delegate its authority to the Deputy City Manager to negotiate and execute the Grant Agreement to disburse the grant described in A above on the terms and conditions generally outlined in the Report dated November 22, 2025, entitled "Reconsideration of Approval of Capital Grant to BC Housing for 3077 Maddams Street (Formerly 1405 East 15th Avenue and 3047-3071 Maddams Street)", and such other terms as are satisfactory to the Deputy City Manager and the Director of Legal Services.
- D. THAT no legal rights or obligations will arise or be created by Council's adoption of the clauses above unless and until all legal documentation is executed and delivered by the respective parties.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY (Vote No. 11204)

REFERRAL REPORTS

1. **Demolition Permitting Optimization November 10, 2025**

THAT the General Manager of Development Building and Licensing and the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the by-law amendments as described below and that the amendments be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary Zoning and Development By-law amendment, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

THAT Council approve, in principle, the application to amend the Zoning and Development By-law to update sections 4.8.1 and 10.14 to allow for improvements to the demolition permit process, generally in accordance with Appendix A of the Referral Report dated November 10, 2025, entitled “Demolition Permitting Optimization”;

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

ADOPTED ON CONSENT (Vote No. 11213)

**2. Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents
November 25, 2025**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the amendments as described below and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to correct errors and omissions, update terminology to align with writing standards and to update a definition to align with a Vancouver Charter amendment, generally as presented in Appendix A of the Referral Report dated November 25, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents”;

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

- B. THAT Council approve, in principle, the application to amend the Central Waterfront Official Development Plan By-law to remove an outdated definition and update a section to reference the solar access guidelines, generally as presented in Appendix B of the Referral Report dated November 25, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents”;

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

- C. THAT Council approve, in principle, the application to amend the Sign By-law to correct a district schedule reference, generally as presented in Appendix C of the Referral Report dated November 25, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents”;

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

- D. THAT Council approve, in principle, the application to amend the Subdivision By-law to remove a reference to a previously repealed district schedule, generally as presented in Appendix D of the Referral Report dated November 25, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents”;

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

- E. THAT Council approve, in principle, the application to amend the Parking By-law to correct an outdated section reference, generally as presented in Appendix E of the Referral Report dated November 25, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents”;

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

- F. THAT Council approve, in principle, the application to amend the FIFA By-law to add a provision for relaxing the Zoning and Development By-law to support Vancouver’s role as a Host City for the 2026 FIFA World Cup, generally as presented in Appendix F of the Referral Report dated November 25, 2025, entitled “Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents”;

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

- G. THAT at the time of enactment of the amendments to the above by-laws, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to various land use documents to correct errors, omissions and references, generally as presented in Appendix H of the Referral Report dated November 25, 2025, entitled “Miscellaneous Amendments

– Zoning and Development By-law and Various Other By laws and Land Use Documents”.

ADOPTED ON CONSENT (Vote No. 11214)

**3. Miscellaneous Amendments Concerning Various CD-1 By-laws
November 25, 2025**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to bring forward the zoning by-law amendments as described below and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT Council approves the application to:

- (i) amend CD-1 (772) By-law No. 12962 for 1102-1138 East Georgia Street, to remove the limitation to General Office use and permit all Office Uses, generally as presented in Appendix A of the Referral Report dated November 25, 2025, entitled “Miscellaneous Amendments Concerning Various CD-1 By-laws”;
- (ii) amend CD-1 (475) By-law No. 9763 for 26 Southwest Marine Drive, to relax the restrictions to locations of commercial uses, generally as presented in Appendix B of the above-noted report; and
- (iii) amend CD-1 (868) By-law No. 14084 for 1045 Burnaby Street, to increase the permitted height, generally as presented in Appendix C of the above-noted report.

B. THAT A above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicants or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or

discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11215)

**4. Rezoning: 5238-5262 Granville Street and 1495 West 37th Avenue
November 25, 2025**

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Granville Street G37 Project LP, on behalf of Granville Street G37 Nominee Inc., the registered owner of the lands located at 5238-5262 Granville Street and 1495 West 37th Avenue [*Lots 2 to 4 Block 891 District Lot 526 Plan 5887; PIDs 011-042-176, 011-042-192 and 011-042-222 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 25, 2025, entitled "Rezoning: 5238-5262 Granville Street and 1495 West 37th Avenue", be approved in principle;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated November 25, 2025, entitled "Rezoning: 5238-5262 Granville Street and 1495 West 37th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated November 25, 2025, entitled "Rezoning: 5238-5262 Granville Street and 1495 West 37th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning amendment by-law.

D. THAT A to C above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11217)

**5. CD-1 Rezoning: 1167-1193 Granville Street
November 25, 2025**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Musson Cattell MacKey (MCM) Partnership, on behalf of:
- Granville-Davie Holdings Ltd., the registered owners of the lands located at 1167-1169, 1171-1173 and 1193 Granville Street [*Lots 25, 24, 21 and 20 Block 92 District Lot 541 Plan 210; PIDs 010-161-295, 013-704-559, 005-000-114, and 005-000-068 respectively*] and
 - 0922563 B.C Ltd.¹, the registered owners of the lands located at 1175-1179 and 1181-1183 Granville Street [*Lots 23 and 22 Block 92*]

¹ Beneficially owned and controlled by Granville-Davie Holdings Ltd.

District Lot 541 Plan 210; PIDs 015-483-410 and 015-483-371, respectively],

to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.5 to 20.7 and the maximum building height from 27.4 m (90 ft.) to 110 m (360 ft.), to permit the development of a 33-storey hotel, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 1167-1193 Granville Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell MacKey (MCM) Partnership, received September 19, 2023, and resubmission plans received October 22, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 1167-1193 Granville Street", be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 1167-1193 Granville Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. THAT A to C above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such

authority or discretion.

ADOPTED ON CONSENT (Vote No. 11218)

**6. CD-1 Rezoning: 320-360 West 2nd Avenue
November 25, 2025**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to be approved, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Strand Development, on behalf of 1057300 B.C. Ltd., the registered owner of the lands located at 320-360 West 2nd Avenue [PID: 031-065-007; Lot 1 Block 7 District Lot 302 Group 1 New Westminster District Plan EPP99820], to rezone the lands from I-1C (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 11.8 and the maximum building height from 46.5 m (152 ft.) to 92.0 m (301.8 ft.), to permit the development of a 25-storey mixed-use building with market rental residential and industrial uses, be referred back to staff to undertake planning work for the Mount Pleasant Industrial Area as an “exceptional site”, as per the Council Motion on July 23, 2025.

ALTERNATIVELY

Should Council consider it appropriate to refuse the proposed rezoning application following the Public Hearing, notwithstanding the recommendation of the General Manager of Planning, Urban Design and Sustainability to refer back to staff, the General Manager of Planning, Urban Design and Sustainability submits the following for consideration.

- A. THAT the application by Strand Development, on behalf of 1057300 B.C. Ltd., the registered owner of the lands located at 320-360 West 2nd Avenue [PID: 031-065-007; Lot 1 Block 7 District Lot 302 Group 1 New Westminster District Plan EPP99820], to rezone the lands from I-1C (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 11.8 and the maximum building height from 46.5 m (152 ft.) to 92.0 m (301.8 ft.), to permit the development of a 25-storey mixed-use building with market rental residential and industrial uses, be refused.

ALTERNATIVELY

Should Council consider it appropriate to approve the proposed rezoning application

following the Public Hearing, notwithstanding the recommendation of the General Manager of Planning, Urban Design and Sustainability to refer back to staff or to refuse the application following the Public Hearing, the General Manager of Planning, Urban Design and Sustainability submits the following for consideration.

- B. THAT the application by Strand Development, on behalf of 1057300 B.C. Ltd., the registered owner of the lands located at 320-360 West 2nd Avenue [PID: 031-065-007; Lot 1 Block 7 District Lot 302 Group 1 New Westminster District Plan EPP99820], to rezone the lands from I-1C (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 11.8 and the maximum building height from 46.5 m (152 ft.) to 92.0 m (301.8 ft.), to permit the development of a 25-storey mixed-use building with market rental residential and industrial uses, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 320-360 West 2nd Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture, received August 30, 2024, with amendments September 17, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- C. THAT subject to the approval of the CD-1 By-law in principle, Council authorize staff to submit a Regional Context Statement Official Development Plan ("ODP") amendment generally in accordance with Appendix C of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 320-360 West 2nd Avenue", and a Type 3 amendment to the Metro 2050 Regional Growth Strategy to change the regional land use designation from Industrial to General Urban to the Metro Vancouver Regional District Board for approval.
- D. THAT subject to the approval by the Metro Vancouver Regional District Board of the Regional Context Statement ODP amendment and the Type 3 amendment to the Metro 2050 Regional Growth Strategy, as described in C above, to bring forward the Regional Context Statement ODP amendment for Council's consideration and enactment.
- E. THAT, enactment of the CD-1 By-law shall be subject to approval from the Metro Vancouver Regional District Board of the change to the regional land use designation and the Regional Context Statement ODP, as described in B above, and the enactment of the amendment to Regional Context Statement ODP by Council, as described in D above, following a Public Hearing.
- F. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 320-360 West 2nd Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for

enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- G. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 320-360 West 2nd Avenue", be approved.
- H. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 320-360 West 2nd Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- I. THAT B to H above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11219)

**7. CD-1 Rezoning: 900-990 West 12th Avenue
November 25, 2025**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Musson Cattell Mackey (MCM) Partnership, on behalf of VGH & UBC Hospital Foundation, the registered owner of the lands located at:

- 900 West 12th Avenue [*PID 007-947-542; Lot A Block 416 District Lot 526 Plan 14143*], and
- 990 West 12th Avenue [*Lots 1 and 2, Block 416 District Lot 526 Plan 1276; PIDs 014-674-564 and 014-674-602 respectively*],

to rezone the lands from RM-3 (Residential) and CD-1 (295) (Comprehensive Development) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.27 and 2.45 respectively, to 14.20 and the maximum building height from 36.6 m (120 ft.) and 38.4 m (126 ft.) respectively to 109.0 m (358 ft.), with additional height for architectural features and mechanical appurtenances, to permit a phased mixed-use development with two buildings of 26 storeys and 28 storeys for expansion of the Vancouver General Hospital Campus, with clinical, diagnostic and medical support space, 280 seniors long-term care beds, a 25-space childcare and commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 900-990 West 12th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by prepared MCM Architects, received December 6, 2024 and supplemental plans received June 20, 2025 and October 9, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to the approval of the new CD-1 By-law, CD-1 (295) 900 West 12th Avenue By-law No. 7114 be repealed, generally as set out in Appendix C of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 900-990 West 12th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1 (295) By-law No. 7114 at the time of enactment of the new CD-1 By-law.

- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated November 25, 2025, entitled "CD-1 Rezoning: 900-990 West 12th Avenue", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral

Report dated November 25, 2025, entitled "CD-1 Rezoning: 900-990 West 12th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

E. THAT A to D above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11220)

**8. CD-1 (409) Text Amendment: 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street)
November 25, 2025**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Jim Ralph of Pinnacle International (Hastings 2022) Plaza Inc. on behalf of:
 - i. The Strata Corporation of Strata Plan LMS4107 and the registered owners of the strata lots in Strata Plan LMS4107 as set out in Appendix D of the Referral Report dated November 25, 2025, entitled "CD-1 (409) Text Amendment: 1109-1139 West Pender Street and 1122-1152 West

Hastings Street (Formerly 1128 West Hastings Street)", with corresponding civic addresses, PIDs and legal descriptions; and

- ii. The Strata Corporation of Strata Plan LMS4114 and the registered owners of the strata lots in Strata Plan LMS4114, as set out in Appendix D of the above-noted report with corresponding civic addresses, PIDs and legal descriptions,

to amend the text of CD-1 (Comprehensive Development) District (409) By-law No. 8439 for 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street) to increase the total maximum permitted floor space ratio (FSR) from 7.92 to 7.93 to allow for an addition to extend the mezzanine of the existing restaurant, to be approved in principle;

FURTHER THAT the draft by-law to amend the text of CD-1 (409) By-law No. 8439, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 25, 2025, entitled "CD-1 (409) Text Amendment: 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street)", be approved in principle;

AND FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Pinnacle International (Hastings 2022) Plaza Inc. received January 13, 2025 and supplemental plans received on April 29, 2025.

B. THAT A above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11221)

9. CD-1 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue (Formerly 478-496 West 48th Avenue) November 25, 2025

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Urban Solutions Architecture Ltd., on behalf of 1041782 B.C. Ltd.², the registered owner of the lands located at 6428-6438 Cambie Street and 480-488 West 48th Avenue [*PID 030-794-382; Lot A Block 999 District Lot 526 Group 1 New Westminster District Plan EPP88089*], to amend CD-1 (730) (Comprehensive Development) District By-law No. 12464 to increase the maximum floor space ratio (FSR) from 3.91 to 10.30 and the maximum building height from 33.0 m (108 ft.) to 77.0 m (253 ft.) to permit the development of a 25-storey mixed-use building with commercial space on the ground floor and containing approximately 182 rental units, of which 20% of the residential floor area will be secured at below-market rents, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Urban Solutions Architecture Ltd, received November 22, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Referral Report dated November 25, 2025, entitled "CD-1 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue (Formerly 478-496 West 48th Avenue)".

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated November 25, 2025, entitled "CD-1 (730) Amendment: 6428-6438 Cambie Street and 480-488 West 48th Avenue (Formerly 478-496 West 48th Avenue)", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A to B above be adopted on the following conditions:

² Represented by Global Education Communities

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11222)

BY-LAWS

Councillors Meiszner and Montague advised to have reviewed the proceedings related to By-law 1 and would therefore be voting on the enactment.

Councillors Kirby-Yung, Klassen, Meiszner, Montague, and Zhou advised to have reviewed the proceedings related to By-law 2 and would therefore be voting on the enactment.

Councillor Klassen advised to have reviewed the proceedings related to By-law 4 and would therefore be voting on the enactment.

MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

THAT Council, except for those members ineligible to vote as noted below, enact the by-law listed on the agenda for this meeting as number 2, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1, 3 to 14 inclusive, and 16 to 41 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY (*reconsidered*)

* * * * *

During Notice of Council Members' Motions, staff requested Council to withdraw By-law 8.

RECONSIDERATION MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT Council reconsider its vote on enacting By-laws 1, 3 to 14, and 16 to 41.

CARRIED UNANIMOUSLY

Subsequently, the main motion was back on the floor of Council

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1, 3 to 14 inclusive, and 16 to 41 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

amended

AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT the motion be amended by removing By-law 8.

CARRIED UNANIMOUSLY

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY.

FINAL MOTION AS APPROVED

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1, 3 to 7 inclusive, 9 to 14 inclusive, and 16 to 41 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

NOTE: For clarity, the minutes are recorded in numerical order.

* * * * *

1. A By-law to amend CD-1 (25) By-law No. 4076 (3215 MacDonald Street) (By-law No. 14515)
(Mayor Sim is ineligible 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) (By-law No. 14516)
(Councillors Maloney, Orr, and Mayor Sim are ineligible 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 (By-law No. 14517)
4. A By-law to amend CD-1 (50) By-law No. 4379 for 3282-3296 East 1st Avenue (By-law No. 14518)
(Councillors Maloney, Orr and Mayor Sim are ineligible 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 (By-law No. 14519)
6. A By-law to provide for a declaration regarding tax relief from development potential for 2026 (By-law No. 14520)
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 (By-law No. 14521)
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 - *WITHDRAWN*
9. A By-law to Amend the Street Vending By-law No. 10868 regarding patio review amendments (By-law No. 14522)
10. A By-law to amend Building By-law No. 14343 regarding patio review amendments (By-law No. 14523)
11. A By-law to amend Energy Utility System By-law No. 9552 regarding 2026 fees and other miscellaneous amendments (By-law No. 14524)
12. A By-law to amend Water Works By-law No. 4848 regarding 2026 water rates and fees and a miscellaneous amendment (By-law No. 14525)
13. A By-law to amend Solid Waste By-law No. 8417 regarding 2026 fee increases and miscellaneous amendments (By-law No. 14526)
14. A By-law to amend Sewer and Watercourse By-law No. 8093 regarding 2026 fee increases and other miscellaneous amendments (By-law No. 14527)
15. A By-law to amend Street and Traffic By-law No. 2849 regarding 2026 fee increases - *WITHDRAWN*
16. A By-law to amend Parking Meter By-law No. 2952 regarding 2026 parking meter rates (By-law No. 14528)
17. A By-law to amend Crossing By-law No. 4644 regarding 2026 fee increases (By-law No. 14529)

18. A By-law to amend Granville Mall By-law No. 9978 regarding 2026 fee increases (By-law No. 14530)
19. A By-law to amend Encroachment By-law No. 4243 regarding 2026 fee increases (By-law No. 14531)
20. A By-law to amend Street Vending By-law No. 10868 regarding 2026 fee increases and miscellaneous amendments (By-law No. 14532)
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 (By-law No. 14533)
22. A By-law to amend Street Distribution of Publications By-law No. 9350 regarding 2026 fee increases (By-law No. 14534)
23. A By-law to amend the Street Utilities By-law No. 10361 regarding 2026 fee increases (By-law No. 14535)
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 (By-law No. 14536)
25. A By-law to amend Zoning and Development Fee By-law No. 5585 regarding fees for 2026 (By-law No. 14537)
26. A By-law to amend Subdivision By-law No. 5208 regarding fees for 2026 (By-law No. 14538)
27. A By-law to amend Building By-law No. 14343 regarding fees for 2026 (By-law No. 14539)
28. A By-law to amend the Green Demolition By-law No. 11023 regarding fees for 2026 (By-law No. 14540)
29. A By-law to amend Sign Fee By-law No. 11880 regarding fees for 2026 (By-law No. 14541)
30. A By-law to amend Electrical By-law No. 5563 regarding fees for 2026 (By-law No. 14542)
31. A By-law to amend Gas Fitting By-law No. 3507 regarding fees for 2026 (By-law No. 14543)
32. A By-law to amend Noise Control By-law No. 6555 regarding fees for 2026 (By-law No. 14544)
33. A By-law to amend Secondary Suite Inspection Fee By-law No. 6553 regarding fees for 2026 (By-law No. 14545)

34. A By-law to amend Protection of Trees By-law No. 9958 regarding fees for 2026 (By-law No. 14546)
35. A By-law to amend Miscellaneous Fees By-law No. 5664 regarding fees for 2026 (By-law No. 14547)
36. A By-law to amend Sign By-law No.11879 (1726 West 11th Avenue) (By-law No. 14548) *(Councillors Maloney, Orr and Mayor Sim are ineligible to vote)*
37. A By-law to amend Noise Control By-law No. 6555 (1726 West 11th Avenue) (By-law No. 14549)
38. A By-law to amend Subdivision By-law No. 5208 (688 West 29th Avenue) (By-law No. 14550)
39. A By-law to amend Subdivision By-law No. 5208 (2520-2544 West 16th Avenue and 3223 Larch Street) (By-law No. 14551)
40. A By-law to amend Subdivision By-law No. 5208 (2231- 2247 East 41st Avenue) (By-law No. 14552)
41. A By-law to amend Subdivision By-law No. 5208 (185-193 Southwest Marine Drive) (By-law No. 14553)

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. Reaffirming Council Support to Continue Addressing Inequities in South Vancouver

Councillor Meiszner and Councillor Dominato co-submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of January 21, 2026, as a Council Members' Motion.

2. Temporary Relief for Businesses Affected by the Prolonged Disruption Caused by the Broadway Subway Project

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of January 21, 2026, as a Council Members' Motion.

3. Blinded by the Light: Improving Public Safety by Looking at Headlight Glare

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of January 21, 2026, as a Council Members' Motion.

4. An Injury to One is an Injury to All: Respecting Employees at the City of Vancouver

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of January 21, 2026, as a Council Members' Motion.

5. Paving the Way for More Non-Profit Housing in Vancouver

Councillor Maloney submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of January 21, 2026, as a Council Members' Motion.

6. Good Pay for Good People's Work: Recertifying Vancouver as a Living Wage Employer

Councillor Maloney and Councillor Fry co-submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of January 21, 2026, as a Council Members' Motion.

7. Tools for Tenancies: Closing the Gap by Enforcing Accountability and Adding Conditions to Licensing Landlords in the City of Vancouver

Councillor Fry submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of January 21, 2026, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on February 10, 2026, from 4 pm onwards and on July 16, 2025, all day;

FURTHER THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on February 4, 2026, from 5 pm onwards, on February 11, 2026, from 6 pm onwards, on February 12, 17 and 19, 2026, all day, and on April 21, 22 and 23, 2025, all day;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on December 10, 2025, from 4 pm to 7 pm, on December 12, 2025, from 3 pm onwards, and on December 16, 2025, from 5 pm onwards;

FURTHER THAT Councillor Fry be granted a Leave of Absence for personal reasons from meetings on December 17, 2025, from 3:30 pm to 6:30 pm;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on December 11, 2025, from 7:30 pm onwards and on March 2 to 6, 2026, all day;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for personal reasons from meetings on December 11, 2025, from 5 pm onwards;

AND FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on December 9, 2025, from 3:30 pm to 8 pm, and on December 11, 2025, from 5 pm to 8 pm.

CARRIED UNANIMOUSLY (Vote No. 11223)

ENQUIRIES AND OTHER MATTERS

1. Process Overview for Changes to Bus Stops

Councillor Orr noted that MP Don Davies had sent a letter regarding the removal of certain stops on the No. 19 bus route and requested that staff report back with an overview of the process for relocating or removing bus stops. The City Manager agreed to follow-up.

ADJOURNMENT

MOVED by Councillor Dominato

SECONDED by Councillor Orr

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 12:06 pm.

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