



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

DECEMBER 10, 2025

A meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, December 10, 2025, at 9:31 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by the Part 14 of the *Procedure By-law*.

PRESENT:

- Councillor Lenny Zhou, Chair*
- Mayor Ken Sim
- Councillor Rebecca Bligh* (Leave of Absence – Civic Business – 3 pm to 4:30 pm and from 6 pm onwards)
- Councillor Lisa Dominato* (Leave of Absence – Personal Reasons – 5 to 5:30 pm and from 9 to 9:30 pm)
- Councillor Pete Fry
- Councillor Sarah Kirby-Yung* (Leave of Absence – Civic Business – 11 am to 3 pm)
- Councillor Mike Klassen, Vice-Chair
- Councillor Lucy Maloney
- Councillor Peter Meiszner
- Councillor Brian Montague
- Councillor Sean Orr

CITY MANAGER'S OFFICE: Donny van Dyk, City Manager
Sandra Singh, Deputy City Manager

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
Cassia Nasralla, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Vice-Chair 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 Vice-Chair 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.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Dominato

SECONDED by Councillor Kirby-Yung

THAT the Committee adopt reports 2, 3, 4, and 8 on consent.

CARRIED UNANIMOUSLY AND REPORTS 4 AND 8
BY THE REQUIRED MAJORITY
(Councillor Zhou absent for the vote)

REPORTS

1. Report Back on Supporting Development Viability and Unlocking New Housing Supply December 2, 2025

Staff from Planning, Urban Design and Sustainability provided a presentation and, along with staff from Arts, Culture and Community Services and Engineering Services, responded to questions.

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During the staff presentation, Vice-Chair Klassen relinquished the Chair to Councillor Zhou who chaired for the remainder of the meeting.

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During questions to staff, it was

MOVED by Councillor Fry

SECONDED by Councillor Orr

THAT under section 5.4(e) of the Procedure By-law, Council be permitted to ask a second round of questions to staff.

CARRIED UNANIMOUSLY

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The Committee heard from seven speakers in support, nine speakers in opposition, and four speakers who spoke to other aspects of the report.

* * * * *

During the hearing of speakers, it was

MOVED by Councillor Klassen

SECONDED by Councillor Kirby-Yung

THAT under section 2.8(a) of the Procedure By-law, the Committee extend the meeting past noon to complete Report 1.

*CARRIED AND
BY THE REQUIRED MAJORITY
(Councillors Maloney and Orr opposed)*

* * * * *

MOVED by Councillor Klassen
SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

- A. THAT Council approve the parameters of the Rental Development Relief Program and associated amendments to the Below-Market Rental Housing Policy for Rezoning to enable a two-year initiative (from February 1, 2026, to December 15, 2027) designed to support the construction of below-market rental housing, as generally presented in Appendices A and B of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply".
- B. THAT, subject to the approval of A, Council approve, in principle, amendments to the Vancouver Development Cost Levy By-law and the Area Specific Development Cost Levy By-law to adjust the maximum starting rent requirements for class A for-profit affordable rental housing to align with the provisions of the Rental Development Relief Program generally as contained in Appendix C of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council amendments to the Vancouver Development Cost Levy By-law and the Area Specific Development Cost Levy By-law as generally set out in Appendix C of the above-noted report, to take effect as of January 1, 2026.

- C. THAT Council direct staff to prepare a report for consideration proposing amendments to the Zoning and Development By-law to simplify and standardize requirements and incentives applicable to the design of new apartments, allow more design flexibility and improve review processes, including to:
 - (a) replace existing floor area exclusions for residential storage in various district schedules with a simplified, percentage-based floor area exclusion and a standardized minimum residential storage space requirement;
 - (b) replace existing Access to Natural Light requirements in various district schedules with a standardized requirement for all living rooms and bedrooms required by unit mix requirements to be provided with a window on an exterior wall, while allowing utilization of interior spaces;

- (c) replace existing unit mix requirements in various area plans, rezoning policies and district schedules with a standardized requirement for a minimum of 35 per cent of dwelling units to have two or more bedrooms, including a minimum of five per cent three-bedroom units;
 - (d) remove the maximum limit for residential amenity areas that may be excluded from the computation of floor area in various district schedules; and
 - (e) remove the maximum limit for balconies and other similar spaces that may be excluded from the computation of floor area in various district schedules.
- D. THAT Council approve the Attainable Home Ownership Pilot Rezoning Policy to enable new low-rise apartments that are attainable for middle-income and first-time homebuyers that will be administered under Provincial programs, generally as contained in Appendix D of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply".
- E. THAT Council approve, in principle, a 20 per cent discount to rates in the Vancouver Development Cost Levy By-law, the Vancouver Utilities Development Cost Levy By-law and the Area Specific Development Cost Levy By-law, as shown in Appendix E of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council amendments to the Vancouver Development Cost Levy By-law, the Vancouver Utilities Development Cost Levy By-law and the Area Specific Development Cost Levy By-law as generally set out in Appendix E of the above-noted report.
- F. THAT Council approve, in principle, amendments to the Vancouver Development Cost Levy By-law, the Vancouver Utilities Development Cost Levy By-law and the Area Specific Development Cost Levy By-law that authorize an option for applicants to pay their Development Cost Levies in two installments for development projects with DCLs valued over \$500,000, aligning with the payment by installment framework in the Local Government Act and generally in accordance with Appendix F of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council amendments to the Vancouver Development Cost Levy By-law, the Vancouver Utilities Development Cost Levy By-law and the Area Specific Development Cost Levy By-law as generally set out in Appendix F of the above-noted report, to come into force and effect on January 1, 2026.
- G. THAT Council approve, in principle, amendments to the Parking By-law to eliminate Transportation Demand Management plan requirements for any

development site for which development permit applications are submitted after December 10, 2025;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council an amendment to the Parking By-law as generally set out in Appendix G of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply";

AND FURTHER THAT Council direct staff to report back in 2027 with a study of Transportation Demand Management outcomes from Vancouver and elsewhere, and with recommendations to support sustainable transportation in new developments, potentially including new Transportation Demand Management tools for new developments, including amendments to the Parking By-law, as required.

- H. THAT Council direct staff to amend the Public Art Policy and Procedures for Rezoned Developments, to increase the current 20 per cent discount for Option B: Cash-In-Lieu by an additional 20 per cent to be a total of 40 per cent discount where Option B is selected for eligible applications (see Appendix B of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply"). Applications eligible for this discount are limited to all current and in-stream rezoning applications that:

- (i) have not been considered at a public hearing as of December 10, 2025; and
- (ii) have been approved in principle by Council following a public hearing prior to July 31, 2026;

FURTHER THAT Council direct staff to report back in 2026 to review the Rezoning Policy for Sustainable Large Developments and other policies that pertain to large sites, to align with the new Financing Growth framework and the Vancouver Official Development Plan.

- I. THAT Council direct that the Community Benefits Agreement (CBA) Policy be made optional for all projects that have not yet been considered at public hearing as of December 10, 2025 and those developments listed in Appendix H of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply", which have been approved in principle at a public hearing but the rezoning by-law has not yet been enacted and are subject to a CBA rezoning condition, and that revised community benefit provisions are incorporated as part of the review of the Rezoning Policy for Sustainable Large Developments and other policies that pertain to large sites;

FURTHER THAT this direction be effective to amend the conditions of rezoning by-law enactment for those developments listed in Appendix H of the above-noted report, which have been approved in principle at a public hearing but the rezoning by-law has not yet been enacted and are subject to a CBA rezoning

condition, such that the respective CBA condition is optional, effective December 10, 2025.

amended

AMENDMENT MOVED by Councillor Montague
SECONDED by Councillor Kirby-Yung

THAT the following be struck from Clause I:

“, and that revised community benefit provisions are incorporated as part of the review of the Rezoning Policy for Sustainable Large Developments and other policies that pertain to large sites; “

carried

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

THAT Clause I be amended as follows:

- In the “THAT” clause the former be struck and replaced with the latter:

“made optional for all projects that have not yet been considered at public hearing as of December 10, 2025 and those developments listed in Appendix H, which have been approved in principle at a public hearing but the rezoning by-law has not yet been enacted and are subject to a CBA rezoning condition,”

“maintained on large developments, including those developments listed in Appendix H, with any future considerations to remove their CBA subject to a new public hearing for new rezoning conditions”;

- In the “THAT” clause the word “incorporated” be struck and replaced with the word “considered”; and
- The “FURTHER THAT” clause be struck.

lost

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During discussion when debating the amendment to the amendment, Councillor Kirby-Yung rose on a point of order under Section 6.1(d) of the Procedure By-law, noting that a Council member must not make any allegations that directly or indirectly reflects negatively upon the character of any person or groups of persons. The Chair ruled in favour of Councillor Kirby-Yung’s point of order and advised the Councillor to withdraw their comment.

Subsequently, during continued discussion, Councillor Kirby-Yung rose on a point of order under Section 6.1 (c) of the Procedure By-law, noting that a Council member must not question the

motives of another Council member. The Chair ruled in favour and reminded Council to not make comments about a Councillor's motive on pre-determined outcomes.

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The amendment to the amendment having LOST (Vote No. 11224) with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed, the amendment was put and CARRIED (Vote No. 11225) with Councillors Bligh, Fry, Maloney, and Orr opposed.

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the following be added as an additional clause to E:

“AND FURTHER THAT staff be directed to evaluate alternative approaches as part of the work on the financing growth update and the inclusionary zoning by-law that could deliver greater positive impacts on housing delivery than discounted development cost levy rates, such as, but not limited to, reducing the required proportion of below market rental units, and report back to Council with recommended options at the conclusion of the DCL pilot.”

CARRIED (Vote No. 11226)
(Councillors Fry, Maloney, and Orr opposed)

AMENDMENT MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT D be amended as follows:

- Between the words “homebuyers” and “outlined” the following be added:
 - “, with such units eligible for administration under Provincial programs or, alternatively, by directing staff to explore partnerships with qualified third-party organizations that have demonstrated expertise in delivering attainable homeownership, financial administration, and program implementation, as generally” be added between the words “
- The words “and report back to Council” be added at the end.

CARRIED UNANIMOUSLY (Vote No. 11227)

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During debate on the amended motion, Councillor Zhou relinquished the chair to Vice-Chair Klassen to provide comments on the motion and resumed the Chair once finished.

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The amendments having either carried or lost, the Committee agreed to separate the vote on components of the amended motion. A to G were put and CARRIED (Vote No. 11228) with

Councillor Orr opposed, and I was put and CARRIED (Vote No. 11229) with Councillors Bligh, Fry, Maloney, and Orr opposed.

FINAL MOTION AS APPROVED

- A. THAT Council approve the parameters of the Rental Development Relief Program and associated amendments to the Below-Market Rental Housing Policy for Rezoning to enable a two-year initiative (from February 1, 2026 to December 15, 2027) designed to support the construction of below-market rental housing, as generally presented in Appendices A and B of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply".
- B. THAT, subject to the approval of A, Council approve, in principle, amendments to the Vancouver Development Cost Levy By-law and the Area Specific Development Cost Levy By-law to adjust the maximum starting rent requirements for class A for-profit affordable rental housing to align with the provisions of the Rental Development Relief Program generally as contained in Appendix C of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council amendments to the Vancouver Development Cost Levy By-law and the Area Specific Development Cost Levy By-law as generally set out in Appendix C of the above-noted report, to take effect as of January 1, 2026.

- C. THAT Council direct staff to prepare a report for consideration proposing amendments to the Zoning and Development By-law to simplify and standardize requirements and incentives applicable to the design of new apartments, allow more design flexibility and improve review processes, including to:
 - (a) replace existing floor area exclusions for residential storage in various district schedules with a simplified, percentage-based floor area exclusion and a standardized minimum residential storage space requirement;
 - (b) replace existing Access to Natural Light requirements in various district schedules with a standardized requirement for all living rooms and bedrooms required by unit mix requirements to be provided with a window on an exterior wall, while allowing utilization of interior spaces;
 - (c) replace existing unit mix requirements in various area plans, rezoning policies and district schedules with a standardized requirement for a minimum of 35 per cent of dwelling units to have two or more bedrooms, including a minimum of five per cent three-bedroom units;
 - (d) remove the maximum limit for residential amenity areas that may be excluded from the computation of floor area in various district schedules; and

- (e) remove the maximum limit for balconies and other similar spaces that may be excluded from the computation of floor area in various district schedules.
- D. THAT Council approve the Attainable Home Ownership Pilot Rezoning Policy to enable new low-rise apartments that are attainable for middle-income and first-time homebuyers, with such units eligible for administration under Provincial programs or, alternatively, by directing staff to explore partnerships with qualified third-party organizations that have demonstrated expertise in delivering attainable homeownership, financial administration, and program implementation, as generally outlined in Appendix D of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply" and report back to Council.
- E. THAT Council approve, in principle, a 20 per cent discount to rates in the Vancouver Development Cost Levy By-law, the Vancouver Utilities Development Cost Levy By-law and the Area Specific Development Cost Levy By-law, as shown in Appendix E of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council amendments to the Vancouver Development Cost Levy By-law, the Vancouver Utilities Development Cost Levy By-law and the Area Specific Development Cost Levy By-law as generally set out in Appendix E of the above-noted report;

AND FURTHER THAT staff be directed to evaluate alternative approaches as part of the work on the financing growth update and the inclusionary zoning by-law that could deliver greater positive impacts on housing delivery than discounted development cost levy rates, such as, but not limited to, reducing the required proportion of below market rental units, and report back to Council with recommended options at the conclusion of the DCL pilot.
- F. THAT Council approve, in principle, amendments to the Vancouver Development Cost Levy By-law, the Vancouver Utilities Development Cost Levy By-law and the Area Specific Development Cost Levy By-law that authorize an option for applicants to pay their Development Cost Levies in two installments for development projects with DCLs valued over \$500,000, aligning with the payment by installment framework in the Local Government Act and generally in accordance with Appendix F of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council amendments to the Vancouver Development Cost Levy By-law, the Vancouver Utilities Development Cost Levy By-law and the Area Specific Development Cost Levy By-law as generally set out in Appendix F of the above-noted report, to come into force and effect on January 1, 2026.

- G. THAT Council approve, in principle, amendments to the Parking By-law to eliminate Transportation Demand Management plan requirements for any development site for which development permit applications are submitted after December 10, 2025;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council an amendment to the Parking By-law as generally set out in Appendix G of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply";

AND FURTHER THAT Council direct staff to report back in 2027 with a study of Transportation Demand Management outcomes from Vancouver and elsewhere, and with recommendations to support sustainable transportation in new developments, potentially including new Transportation Demand Management tools for new developments, including amendments to the Parking By-law, as required.

- H. THAT Council direct staff to amend the Public Art Policy and Procedures for Rezoned Developments, to increase the current 20 per cent discount for Option B: Cash-In-Lieu by an additional 20 per cent to be a total of 40 per cent discount where Option B is selected for eligible applications (see Appendix B of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply"). Applications eligible for this discount are limited to all current and in-stream rezoning applications that:

- (i) have not been considered at a public hearing as of December 10, 2025; and
- (ii) have been approved in principle by Council following a public hearing prior to July 31, 2026;

FURTHER THAT Council direct staff to report back in 2026 to review the Rezoning Policy for Sustainable Large Developments and other policies that pertain to large sites, to align with the new Financing Growth framework and the Vancouver Official Development Plan.

- I. THAT Council direct that the Community Benefits Agreement (CBA) Policy be made optional for all projects that have not yet been considered at public hearing as of December 10, 2025 and those developments listed in Appendix H of the Report dated December 2, 2025, entitled "Report Back on Supporting Development Viability and Unlocking New Housing Supply", which have been approved in principle at a public hearing but the rezoning by-law has not yet been enacted and are subject to a CBA rezoning condition;

FURTHER THAT this direction be effective to amend the conditions of rezoning by-law enactment for those developments listed in Appendix H of the above-noted report, which have been approved in principle at a public hearing but the rezoning by-law has not yet been enacted and are subject to a CBA rezoning condition, such that the respective CBA condition is optional, effective December 10, 2025.

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The Committee recessed at 1:13 pm and reconvened at 3:13 pm.

Subsequently, the Committee recessed at 3:13 pm and reconvened at 3:25 pm.

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**2. Proposed Amendment to Subdivision By-law No. 5208 – Reclassification of 3500 Ash Street
November 10, 2025**

THAT the Committee recommend to Council

- A. THAT Council approves the application to reclassify 3500 Ash Street from R1-1 subdivision sub-area category B1 to subdivision sub-area category A of Schedule A, Table 1 of Subdivision By-law No. 5208.
- B. THAT if Council approves A, the Director of Legal Services be instructed to prepare the necessary by-law to amend the Subdivision By-law implementing the required change.

ADOPTED ON CONSENT (Vote No. 11230)
(Councillor Zhou absent for the vote)

**3. Granville Island – Non-Enforcement Resolution
October 28, 2025**

THAT the Committee recommend to Council

THAT Council approve the resolutions in Appendix A of the Report dated October 28, 2025, entitled “Granville Island – Non-Enforcement Resolution” to not enforce on Granville Island on a temporary basis until January 1, 2027, the applicable provisions of the City’s land use, development, and building by-laws, including the Reference Document for Granville Island False Creek – Area 9 and the Vancouver Building By-law, for minor repair and renovation projects, and the City’s business by-laws, including the Licence By-law.

ADOPTED ON CONSENT (Vote No. 11232)
(Councillor Zhou absent for the vote)

**4. 2025 Cultural Grants (Equity, Indigenous, Redress, Spaces, Public Art)
December 2, 2025**

THAT the Committee recommend to Council

- A. THAT Council approve 24 Cultural Equity and Accessibility grants totalling \$505,500 from the 2025 Cultural Grants Operating Budget to the organizations

listed in Appendix A of the Report dated December 2, 2025, entitled “2025 Cultural Grants (Equity, Indigenous, Redress, Spaces, Public Art)” for the amounts recommended for each organization in the “Grant Recommendation” column.

- B. THAT Council approve 12 Cultural Indigenous grants totalling \$324,500 from the 2025 Cultural Grants Operating Budget, and 3 Indigenous Language Revitalization Grants totalling \$75,000 from the 2025 Arts and Culture Operating Budget, to the organizations listed in Appendix A of the Report dated December 2, 2025, entitled “2025 Cultural Grants (Equity, Indigenous, Redress, Spaces, Public Art)” for the amounts recommended for each organization in the “Grant Recommendation” column.
- C. THAT Council approve three grants to support Cultural Redress commitments totalling \$70,000 from the 2025 Arts and Culture Operating Budget to the organizations listed in the section titled “Cultural Redress Grants” in Appendix A of the Report dated December 2, 2025, entitled “2025 Cultural Grants (Equity, Indigenous, Redress, Spaces, Public Art)” for the amounts in the “Grant Recommendation” column.
- D. THAT Council approve a grant of \$30,000 from the 2025 Cultural Grants Operating Budget to the Greater Vancouver Professional Theatre Alliance to support REFLECT.
- E. THAT Council approve a Making Space for Arts and Culture grant of \$175,000 to the Vancouver Concert Hall and Theatre Society to support development of Phase II of their Cultural Precinct Feasibility Study to be funded from the Coal Harbour Arts Complex Reserve.
- F. THAT, subject to the approval of E, Council approve an increase to the 2023-2026 Capital Plan and the Multi-Year Capital Project Budget for the Cultural Spaces program by \$175,000, to be funded from the Coal Harbour Arts Complex Reserve.
- G. THAT Council approve amended conditions as further described in the section titled “Recommendation G” on page 7 of the Report dated December 2, 2025, entitled “2025 Cultural Grants (Equity, Indigenous, Redress, Spaces, Public Art)”, for the disbursement of the Making Space for Arts and Culture grant of \$1,500,000 from the Vancouver Cultural Spaces Fund to the Dance Foundation to procure the Vancouver Dance Centre site, as detailed in the Council Report (RTS 16100) approved on May 29, 2024, via RTS 16100.
- H. THAT Council authorize an annual transfer of \$160,000 from the Georgia Street (Shangri-La) Public Art Reserve to the Arts and Culture Operating Budget to fund on-going operations of “Art Atlas” (formerly “Offsite”) at 1100 West Georgia Street.
- I. THAT Council delegate its authority to the General Manager of Arts, Culture and Community Services to negotiate and execute agreements to disburse the grants described in A to G on the terms and conditions set out herein or such other

terms and conditions as are satisfactory to the General Manager of Arts, Culture and Community Services and the Director of Legal Services.

- J. THAT pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A of the Report dated December 2, 2025, entitled “2025 Cultural Grants (Equity, Indigenous, Redress, Spaces, Public Art)” that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the culture of Vancouver.
- K. THAT no legal rights or obligations will arise or be created by Council's adoption of A to G unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT (Vote No. 11234)
(Councillor Zhou absent for the vote)

**5. Vancouver Civic Theatres Rental Rates 2026-2027
October 28, 2025**

Staff from Arts, Culture and Community Services responded to questions.

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the Committee recommend to Council

- A. THAT Council approve the recommended rental rates and fee increases for commercial licensees, which are outlined in the Vancouver Civic Theatres Summary of Commercial Rental Rates that is attached to Appendix A of the Report dated October 28, 2025, entitled “Vancouver Civic Theatres Rental Rates 2026-2027”.
- B. THAT Council approve the recommended rental rates and fee increases for not for-profit organizations and Theatre Rental Grant (TRG) recipients, which are outlined in the Vancouver Civic Theatres Summary of Non-Profit and Grant Rental Rates that is attached to Appendix B of the Report dated October 28, 2025, entitled “Vancouver Civic Theatres Rental Rates 2026-2027”.

CARRIED UNANIMOUSLY (Vote No. 11242)
(Councillor Bligh absent for the vote)

**6. Abandoned and Vacated Buildings By-law (AVBB)
December 9, 2025**

Staff from Development, Buildings and Licensing provided a presentation and responded to questions.

MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

- A. THAT Council approve, in principle, the new Abandoned and Vacated Buildings By-law attached as Appendix A and described in the Report dated December 9, 2025, entitled "Abandoned and Vacated Buildings By-law (AVBB)";

FURTHER THAT the Director of Legal Services bring forward for enactment the Abandoned and Vacated Buildings By-law generally in accordance with the by-law attached as Appendix A of the above-noted report.

- B. THAT, subject to the approval of A, Council approves, in principle, amendments to the Ticket Offences By-law to add offences under the proposed Abandoned and Vacated Buildings By-law as described in this Report and attached as Appendix B of the Report dated December 9, 2025, entitled "Abandoned and Vacated Buildings By-law (AVBB)";

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Ticket Offences By-law, generally in accordance with Appendix B of the above-noted report.

CARRIED UNANIMOUSLY AND A
BY THE REQUIRED MAJORITY (Vote No. 11243)
(Councillor Bligh absent for the vote)

**7. Report Back - Potential to Update the Vancouver Building By-law to Enable Single Egress Stairs
November 6, 2025**

Staff from Development, Buildings and Licensing provided a presentation and responded to questions.

The Committee heard from two speakers who spoke in support of the report.

MOVED by Councillor Klassen
SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

THAT Council approve, in principle, proposed amendments to the Building By-law regarding Single Exterior Exit Stair and Passageway and Space Efficient Scissor Stairs provisions as set out in this report and generally in accordance with Appendix A of the Report dated November 6, 2025, entitled "Report Back - Potential to Update the Vancouver Building By-law to Enable Single Egress Stairs";

FURTHER THAT Council instruct the Director of Legal Services to bring forward the necessary by-law amendments for enactment by Council, generally in accordance with

Appendix A of the above-noted report.

amended

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Kirby-Yung

THAT the following be added:

AND FURTHER THAT Council directs staff to explore and report back on work that may help to implement this new typology of building in conjunction with zoning to unlock new opportunities for low-rise apartment construction in Vancouver.

CARRIED UNANIMOUSLY (Vote No. 11244)
(Councillor Bligh absent for the vote)

The amendment having carried, the motion as amended was CARRIED UNANIMOUSLY (Vote No. 11245) with Councillor Bligh absent for the vote.

FINAL MOTION AS APPROVED

THAT Council approve, in principle, proposed amendments to the Building By-law regarding Single Exterior Exit Stair and Passageway and Space Efficient Scissor Stairs provisions as set out in this report and generally in accordance with Appendix A of the Report dated November 6, 2025, entitled "Report Back - Potential to Update the Vancouver Building By-law to Enable Single Egress Stairs";

FURTHER THAT Council instruct the Director of Legal Services to bring forward the necessary by-law amendments for enactment by Council, generally in accordance with Appendix A of the above-noted report;

AND FURTHER THAT Council directs staff to explore and report back on work that may help to implement this new typology of building in conjunction with zoning to unlock new opportunities for low-rise apartment construction in Vancouver.

8. Cultural Tourism and Community Sport Hosting Grants 2025 Year End December 3, 2025

THAT the Committee recommend to Council

- A. THAT Council support the City's continued participation in the Cultural Tourism Events Fund initiative with Destination Vancouver, Vancouver Hotel Destination Association, and B.C. Pavilion Corporation in 2026.
- B. THAT, upon approval of A, Council approve a grant of \$150,000 from the City's 2025 Cultural Grant Operating Budget to the Cultural Tourism Events Fund payable to Destination Vancouver.

- C. THAT Council approve six Community Sport Champions Grants totalling \$30,000 from the 2025 Vancouver Community Sport Hosting Program budget to the organizations listed in Table 4 of the Report dated December 3, 2025, entitled “Cultural Tourism and Community Sport Hosting Grants 2025 Year End” under the column entitled “Organization” and for the amount set out in the column entitled “Grant Recommended”.
- D. THAT Council approve a Vancouver Community Sport Hosting Event Grant totalling \$5,000 from the 2025 Community Sport Hosting Program Budget to the Canadian Dolphin Swim Club for the Swim BC Island and Coastal Vancouver Winter Divisional Championships on February 20-22, 2026.
- E. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with this report, that satisfy the City’s Director of Legal Services, and that disburse the grants described in this report to the City’s Chief of External Relations (or their designate).
- F. THAT pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization that is to receive a grant pursuant to the above Recommendations and that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the beautification, culture, health and welfare of the City.
- G. THAT no legal rights or obligations are created by the approval of the above unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT (Vote No. 11235)
(Councillor Zhou absent for the vote)

COUNCIL MEMBERS’ MOTIONS

1. Promoting Cultural Inclusion and Economic Vitality: Advancing the Main Street Filipino Cultural Centre and Hotel Project

At the Standing Committee on Policy and Strategic Priorities meeting on November 26, 2025, Mayor Sim moved and introduced his motion “Promoting Cultural Inclusion and Economic Vitality: Advancing the Main Street Filipino Cultural Centre and Hotel Project” and was seconded by Councillor Zhou. The Committee completed hearing from registered speakers for the motion and proceeded to debate. During debate, the Committee referred the motion to the Standing Committee on City Finance and Services meeting on December 10, 2025.

MOVED by Mayor Sim
SECONDED by Councillor Zhou

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver has prioritized inclusive cultural infrastructure, economic resilience, and tourism growth through recent strategic documents, including the Vancouver Plan, the Broadway Plan, and the Economic Development Strategy;
2. The Filipino Canadian community is one of Canada's largest and most dynamic diasporas and has long sought a permanent cultural home in Vancouver to reflect its heritage, identity, and contributions to the City;
3. In June 2023, Vancouver City Council unanimously endorsed a motion entitled "*Support for the Filipino Cultural Centre in Vancouver Campaign*" (Vote No. 09335), affirming Council's support for a Filipino Cultural Centre to serve British Columbia's Filipino community. The motion recognized the Centre's value in enabling local cultural celebrations and performances, and in helping younger generations of Filipino Canadians born in Canada remain connected to their roots. The motion also endorsed Vancouver as a desirable location for such a centre;
4. The Filipino Legacy Society of Canada has formally been registered under the provincial *Societies Act* for the purpose of coordinating and advancing efforts of the Filipino community toward the establishment of a Filipino Cultural Centre, and will work in coordination with organizations such as, but not limited to, the United Filipino Canadian Associations in BC (UFCABC), the Filipino Seniors Club of British Columbia (FSCBC), the Filipino Seniors Club of British Columbia (FSCBC), Cebuano Society of Canada, Diversity and Inclusion Support Group of BC, and the Seniors Intercultural Society of BC; ¹
5. A preliminary proposal has now been brought forward, by PortLiving, for a Main Street Filipino Cultural Centre and dual-tower hotel development that spans two sites in the Mount Pleasant neighbourhood, 1940 Main Street and 143 East 3rd Avenue, both of which are situated within a 5-minute walk of the future Mount Pleasant Broadway Line station;
6. The preliminary proposal includes:
 - **A Filipino Canadian Cultural Centre**, offering language and cooking classes, event and gallery space, and the largest Filipino art collection outside the Philippines;
 - **A dedicated heritage landmark** commemorating and honouring Filipino history and culture;
 - **500 much-needed hotel rooms** through two internationally affiliated brands serving both traditional and extended-stay visitors;

¹ Additional Organizations include but are not limited to: One Filipino Cooperative of BC, Fil Cooperative One Housing Society, Fil-Can Cultural Heritage Society, North Peace Fil-Can Community Bayanihan Assn, Global Multicultural Affairs Society Canada, Philippine Bagong Pag-Asa of BC, Burnaby Filipino Cultural Society, Dimisilang III International Artist Group, True North Hinirang Eagles Club.

- **Residential-style hotel suites** close to St. Paul's and Vancouver General Hospitals to support visiting families and long-stay patients; and
 - **A privately funded model**, with a Letter of Intent in place with an internationally affiliated brand and no anticipated requirement for City funding;
7. The project presents unique economic development and tourism benefits, consistent with the Broadway Plan's intent to strengthen Mount Pleasant Centre as a vibrant, transit-connected, mixed-use hub for jobs, housing, culture, and amenities;
8. The project aligns with multiple City priorities, including:
- Delivering cultural and community infrastructure without the use of City funds;
 - Increasing hotel supply and diversity amid a growing accommodation shortage;
 - Advancing Reconciliation and UNDRIP goals through partnerships rooted in respect, healing, and inclusion;
 - Supporting Mount Pleasant's multicultural identity, where Tagalog is among the most spoken languages; and
 - Strengthening Vancouver's position as a global cultural and convention destination;
9. The time-sensitive nature of this hotel project proposal, as per the Letter of Intent with the internationally affiliated brand, necessitates prompt action by having this proposal reviewed as a priority by Staff based upon this rare convergence of opportunity, community alignment, and private-sector commitment; and
10. While one of the towers may impact the Main Street view cone, options exist to explore amendments to the view cone and massing adjustments through a review process that recognizes the proposal as a priority project with citywide benefits.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to prioritize the review of the proposed Main Street Filipino Cultural Centre and Hotel project across the two sites at 1940 Main Street and 143 East 3rd Avenue, as well as any recommended amendments to the Main Street view cone, given its significant cultural, social, economic, and tourism merits, as well as the time-sensitivity of the proposal.
- B. THAT staff be directed to work with the applicant to refine the proposal in a manner that:

- Respects key view cone objectives to the extent feasible, including options for re-massing or podium redesign;
 - Ensures high-quality urban design and public realm integration, consistent with the Broadway Plan and Design Guidelines;
 - Maintains the applicant's commitment to deliver the Filipino Cultural Centre at no cost to the City; and
 - Secures the construction and delivery of the Filipino Cultural Centre on the proposed lands as part of any future rezoning application that may be brought forward to Council for its consideration.
- C. THAT staff be directed to process and prioritize any application for rezoning and report back on progress no later than Q1 2026, and to bring the application forward to the earliest available Public Hearing for Council's consideration and deliberation.
- D. THAT Council direct the General Manager of Planning, Urban Design and Sustainability to engage with the applicant, and other cultural stakeholders to ensure the Centre's programming, governance, and design reflect the values of inclusivity, authenticity, and intergenerational connection.
- E. THAT Council direct staff to work with Filipino stakeholders, such as, the Filipino Legacy Society of Canada to identify a suitable City-owned or City-controlled property for use as an interim community space, and report back to Council on a potential location that may be leased to the Filipino Legacy Society at a nominal lease rate, subject to Council approval of such a lease as a grant.
- F. THAT Council direct staff to work in partnership with the Mayor's Office and the Filipino Legacy Society of Canada in coordination with other organizations such as, but not limited to, the National Pilipino Canadian Cultural Centre (NPC3), the United Filipino Canadian Associations in BC (UFCABC), and the Filipino Seniors Club of British Columbia (FSCBC), to assemble a transitional working group to assist with the development of a governance and programming framework for the Filipino Cultural Centre;

FURTHER THAT the existing agreement between the Filipino Legacy Society and the project proponent will be disclosed to the transitional working group on a confidential basis.

carried

AMENDMEDNT MOVED by Councillor Orr
SECONDED by Councillor Maloney

THAT E be amended as follows:

- The words "such as," be struck and replaced with "including but not limited to";
- Inserting the words "and established long standing groups like Mabuhay House and Filipino BC" after the word "Canada"; and

- The words “Legacy Society” be struck and replaced with “community”.

out of order

* * * * *

During debate on the amendment, it was

MOVED by Councillor Montague

SECONDED by Councillor Dominato

THAT the Committee take a 10-minute recess to seek clarification on components of the amendment.

CARRIED UNANIMOUSLY

The Committee recessed at 4:27 pm and reconvened at 4:38 pm.

Following the recess, Councillor Dominato rose on a point of order under Section 8.7(c) of the Procedure By-law, as the amendment presents substantially the same purpose as the amendment brought forward by Councillor Fry, which was defeated at the Standing Committee on Policy and Strategic Priorities on November 26, 2025. Therefore, per Section 8.14 of the Procedure By-law, the amendment submitted by Councillor Orr requires a reconsideration motion by a member who voted with the majority against the amendment on November 26, 2025.

Having received no motion to reconsider the amendment by Councillor Fry on November 26, 2025, the amendment submitted by Councillor Orr was ruled out of order.

* * * * *

AMENDMENT MOVED by Councillor Maloney

SECONDED by Councillor Orr

THAT in B the fourth bullet point be amended as follows:

- The word “and” between the words “construction,” and “delivery” be struck;
- The words “long term operation and legal protection” be inserted between the words “delivery,” and “of”;
- The former be struck and replaced with the latter:
 - “that may be brought forward to Council for its consideration.”
 - “, including mechanisms to ensure continuity in the event of developer insolvency, site sale, or changes in ownership, and safeguards any revenue stream dedicated to the Centre.”;

FURTHER THAT in B, the following be added as an additional bullet point:

- “Specifies the amenities to be provided as part of the Filipino Cultural Centre, which are typical of other cultural centres in Vancouver, such as a banquet space

that seats 1000 people, a full commercial kitchen, parking spaces, daycare, and adaptive spaces such as classrooms, meeting rooms and studio spaces.”.

out of order

* * * * *

During debate on the amendment, Councillor Dominato rose on a point of order under Section 8.7(a) of the Procedure By-law, noting that components of the amendment are not compatible with the purposes and objectives of the Vancouver Charter.

After consulting with staff, the chair ruled in favor of the point of order as the amendment would fetter Council’s role in good rule and government of the City through the rezoning process and would pose challenges for the future welfare of its residents.

* * * * *

At 4:57 pm, it was

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

THAT under section 2.8(b) of the Procedure By-law, the Committee extend the meeting past 5 pm to complete motion 1.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

* * * * *

During debate on the motion, Councillor Zhou relinquished the Chair to Vice-Chair Klassen to provide comments on the motion and resumed the Chair once finished.

* * * * *

The amendments having been ruled out of order, the motion was put and CARRIED UNANIMOUSLY (Vote No. 11246) with Councillors Bligh, Fry, Maloney, and Orr abstained from the vote.

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The Committee recessed 5:32 pm and reconvened at 6:32 pm.

* * * * *

2. Cementing the City of Vancouver’s Support for Pride Weekend

The Committee heard from four speakers who spoke in support of the motion.

MOVED by Councillor Meiszner
SECONDED by Councillor Dominato

THAT the Committee recommend to Council

WHEREAS

1. The Vancouver Pride Society (VPS) is a long-standing cultural partner of the City of Vancouver, producing the annual Pride Parade, Festival, and related community programming that celebrate and support Vancouver's 2SLGBTQIA+ communities;
2. The City's 2SLGBTQIA+ Advisory Committee, at its November 13, 2025 meeting, passed a motion reaffirming the importance of continued municipal support for VPS during a period of increased financial strain, and encouraged Council to act in alignment with this longstanding commitment;
3. Council has consistently supported VPS's events and cultural programming, including through annual cultural project grants, financial offsets under the City's Special Event Framework, and through public safety and operational coordination that enable VPS to deliver large-scale, accessible events such as the Pride Parade and Pride Festival;
4. VPS has received cultural project grants of \$7,500 to \$10,000 every year for over 20 years (available records go back to 2003), and in most years has received two or more grants supporting summer and winter Pride initiatives;
5. Since 2020, VPS has received a total of \$99,700 across nine grants, supporting seven cultural projects (including summer and winter Pride celebrations), one Cultural Learning and Sharing Grant, and one Cultural Spaces Grant;
6. The City, through its Film & Special Events Branch, works closely with the Vancouver Pride Society (VPS) and the West End BIA to support the successful permitting and delivery of both the Pride Parade and the Davie Village Block Party, including the coordination of public safety and operational requirements that help sustain Pride programming drawing hundreds of thousands of residents and visitors each summer;
7. Under the City's Special Event Framework, both events receive substantial financial support: the City provides 100% coverage of City-incurred public safety costs and, through the Festshare program, covers 75% of other City and VPD operational charges, representing the most significant form of municipal financial assistance provided to VPS;
8. In 2025, the Pride Parade incurred \$98,681.44 in City and VPD costs but, after Festshare and public safety support were applied, VPS paid only \$17,550.27, with the remaining \$81,131.17 covered by the City; similarly, the Davie Village Block Party incurred \$71,602.77 in City and VPD costs but organizers were charged only \$14,299.02 after the program was applied, with the remaining \$57,303.75 covered by the City;

9. The Davie Village Block Party – led by the West End BIA, VPS, and QMUNITY – was successfully reintroduced in 2025 through the Council-endorsed motion from Councillor Meiszner entitled “Bringing Back the Block Party: Supporting Davie Village and Vancouver Pride Celebrations,” and its return helped strengthen community connection, support local businesses, and enhance Pride Weekend programming; and
10. At the Vancouver City Council meeting of July 9, 2025, Mayor and Council pledged to find ways to financially support the Vancouver Pride Society at a time when VPS is facing substantial shortfalls in corporate sponsorships.

THEREFORE BE IT RESOLVED THAT

- A. THAT Council reaffirm its ongoing support for the Vancouver Pride Society, including the annual Pride Parade, Pride Festival, and related community programming, and direct staff to continue providing cultural grants, special event support, and public safety cost offsets in accordance with established City policies;

FURTHER THAT staff be directed to report back in Q1 2026 with an update on supports provided to VPS and any recommended adjustments to strengthen the City’s long-term partnership with the Vancouver Pride Society.

- B. THAT Council affirm its continued support for the Davie Street Block Party, and direct staff to work with VPS and community partners including the West End BIA and QMUNITY, to facilitate the event in 2026 and in subsequent years, subject to permitting and public safety requirements.

CARRIED UNANIMOUSLY (Vote No. 11247)
(Councillor Bligh absent for the vote)

3. Urgent Actions from the Vancouver Business Growth Task Force

The Committee heard from one speaker who spoke in support of the motion.

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During debate on the motion, Councillor Zhou relinquished the Chair to Duty Councillor Dominato in order to provide comments on the motion and resumed the Chair once finished.

* * * * *

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the Committee recommend to Council

WHEREAS

1. In April 2025, Council unanimously supported the establishment of the Vancouver Business Growth Task Force to respond to the significant and escalating economic challenges facing Vancouver and to position the city as one of the most competitive jurisdictions in North America to start, grow, and scale a business. This mandate includes recommending immediate and medium-term changes to City processes that directly impact business competitiveness;
2. The Task Force brings together leaders from technology, finance, tourism, clean energy, real estate, hospitality, trade, creative industries, and education (sectors that collectively anchor Vancouver's economy) to identify the systemic barriers that restrict business growth and to develop practical, evidence-based actions the City can take to reduce red tape, improve regulatory predictability, and support job creation;
3. Vancouver's business environment is under mounting pressure from rising operating costs, supply-chain disruptions, workforce challenges, public-safety concerns, and increased tariff impacts that are placing a strain on small, medium, and large employers across the city;
4. Family-supporting businesses of all sizes across Vancouver are urgently advocating to all orders of government for emergency measures to support their operations and long-term viability;
5. The Red Tape Reform Subcommittee of the Task Force has identified a series of priority actions the City can undertake in the near term to address long-standing permitting, licensing, and regulatory challenges. These changes would provide near-term relief for businesses through 2026 and help strengthen Vancouver's economic readiness ahead of the FIFA World Cup; and
6. The Economic Development Subcommittee will be finalizing additional recommendations in the coming months.

THEREFORE BE IT RESOLVED THAT Council direct staff to implement the following recommendations of the Vancouver Business Growth Task Force without delay:

- A. Digitize and streamline all business-related permits, including those in the film sector, to reduce processing times, improve clarity, and enhance the overall user experience;
- B. Align all business-related permit renewal dates with business licence renewal cycles to simplify requirements and reduce administrative burden;
- C. Modernize and accelerate liquor licensing by fast tracking liquor licence renewals, and eliminate all study requirements that duplicate existing provincial requirements;
- D. Create a simplified, rapid short-term activation and pop-up approval pathway (where no life-safety issues exist) to encourage programming and animation of sidewalks, plazas, and other public spaces;

- E. Expand the Temporary Occupancy Permit Pilot city-wide in advance of the FIFA World Cup to activate vacant spaces and bolster neighbourhood business vibrancy;
- F. Establish a Small Business Navigator with a fast-track option for established businesses, providing a single point of contact and "front-counter" support to help businesses navigate City processes, permits, and services more efficiently;
- G. Develop plain-language toolkits for common business licence types, clearly outlining steps, fees, timelines, and required approvals;
- H. Include a "Business Implications" section in all Council staff reports to increase transparency regarding how proposed decisions may affect local businesses;
- I. Adopt an Education-First Compliance Model for all business-related permits where life safety is not affected to ensure a collaborative, problem-solving approach.

CARRIED UNANIMOUSLY (Vote No. 11248)
(Councillor Bligh and Mayor Sim absent for the vote)

* * * * *

Following the vote, Mayor Sim requested a reconsideration of the previous vote as he was unable to vote due to a technology issue.

*RECONSIDERATION MOVED by Councillor Fry
SECONDED by Councillor Dominato*

THAT the previous vote be reconsidered.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

* * * * *

Following the vote to reconsider, Motion 3 was put and CARRIED UNANIMOUSLY (Vote No. 11250) with Councillor Bligh absent for the vote.

4. Improve Public Safety for Everyone in Vancouver Through Safer Intersections

The Committee heard from 13 speakers who spoke in support and three speakers who spoke in opposition to the motion.

MOVED by Councillor Maloney
SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. In British Columbia, drivers are permitted to turn right on a red light, provided it's safe and a sign doesn't explicitly prohibit it. Drivers are required to come to a complete stop first and yield to pedestrians, cyclists, and other vehicles before proceeding ([Section 129\(3\) of the Motor Vehicle Act](#));
2. Vancouver has a program of implementing Leading Pedestrian Intervals, which provide pedestrians a three to seven second head start when entering an intersection with a green signal in the same direction of travel. Leading pedestrian intervals improve the visibility of pedestrians and reinforce their right-of-way over turning vehicles, especially in locations with a history of conflict ([City of Vancouver](#));
3. The safety benefits of implementing a Leading Pedestrian Interval are undermined by allowing drivers to turn right on a red light across the path of pedestrians taking advantage of the head start provided by the Leading Pedestrian Interval;
4. Right-turning on red is dangerous to all road users, increasing all right-turning crashes by 23 percent, pedestrian collisions by 60 percent, and cyclist collisions by 100 percent ([Zador, 1984](#));
5. A 2015 Toronto Public Health study found that between 2008 and 2012, right turning cars striking a pedestrian who had the right of way were responsible for 1,235 injuries and fatalities, accounting for 12 percent of all road injuries in Toronto, a crash-type largely attributable to drivers turning right on red ([Toronto Public Health, 2015](#));
6. The City of Vancouver's Pedestrian Safety Study found that "collisions involving right-turning vehicles are the second most common type of pedestrian collision", and recommended restricting right turn on red at intersections where it is common because "most of these collisions occur at signalized intersections when the pedestrian is crossing with the walk signal" ([City of Vancouver, 2012](#));
7. The B.C. Community Road Safety Toolkit created by the Ministry of Public Safety and Solicitor General identifies restricting right turn on red as an effective measure to protect all road users at intersections ([Government of British Columbia, 2018](#));
8. Right turn on red was originally introduced as a fuel efficiency measure, though recent research suggests that it often results in higher emissions due to excess acceleration and that any benefits are increasingly negated by the adoption of electric vehicles ([Appleyard et al., 2024](#));
9. Right turn on red is prohibited in the Island of Montreal, New York City, and Washington, D.C., and in the latter case saw a 97 percent reduction in vehicle-to-vehicle conflict and a 92 percent reduction in failure to yield to pedestrians during a 2018 pilot project ([Wolfgram et al., 2022](#));

10. Since 2023, the City of Seattle has required right turn on red restrictions at all new and upgraded signalized intersections installed within the City ([Seattle Department of Transportation, 2023](#)); and
11. A 2015 City of Vancouver study found that around 13 percent of cyclist-driver collisions occur on a right turn and identified prohibiting right turn on red at locations with high cycling volumes as a potential safety measure ([City of Vancouver, 2015](#)).

THEREFORE BE IT RESOLVED THAT Council directs staff to explore and report back on improving the safety of intersections in Vancouver by:

- A. Restricting right turn on red movements across all intersections where a leading pedestrian interval will be or has been installed.
- B. Restricting right turn on red movements across all intersections where a right turn movement conflicts with a bicycle lane, cycle track, greenway, multi-use path, or other cycling facility.
- C. Implementing right turn on red restrictions at existing full-signalized intersections with an elevated rate of pedestrian and cyclist injuries where such a restriction does not already exist.
- D. Working with TransLink to secure agreement to implement right turn on red restrictions at any intersection to which A, B, or C above apply, that overlaps with the Major Road Network.

referred

REFERRAL MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT Council refer the motion entitled “Improve Public Safety for Everyone in Vancouver Through Safer Intersections” to staff for consideration within the federally funded consultant’s work currently underway on the City’s Vision Zero Action Plan, including consultation with professional drivers (transportation, goods and services movement, taxi, rideshare and others) and assessment of targeted, data-informed intersection safety measures within the City’s jurisdiction.

CARRIED UNANIMOUSLY (Vote No. 11251)
(Councillors Bligh and Kirby-Yung absent for the vote)

5. Don’t let Chinatown’s Postal Service be Stamped Out

The Committee heard from eight speakers in support of the motion.

MOVED by Councillor Fry
SECONDED by Councillor Dominato

THAT the Committee recommend to Council

WHEREAS

1. Uplifting Chinatown, passed unanimously by City Council in January 2023 aimed to support economic vitality and address deteriorating conditions in Vancouver's historic Chinatown. One of the three pillars to the action plan, Community Supports, emphasized continuation of existing programs that provide supports to people in Chinatown;
2. Located at 418 Main Street, The Chinatown Post Office has served as a vital community hub for residents, businesses, and seniors in Vancouver's historic Chinatown and the DTES area for decades. The privately owned franchise operation permanently shuttered the service on November 12;
3. Canada Post has been reported as saying the closure was part of a broader review of retail operations to reduce costs, and Canada Post chose not to maintain or replace the franchisee²;
4. Access to postal services is essential for local businesses, unhoused and low-income people, seniors, and people with disabilities, and residents who rely on in-person services for mail, parcels, and financial transactions;
5. Many service recipients in Chinatown have no mail receptacle (or what Canada Post refer to as a Secure Location / Safe Drop), meaning that many residents will be diverted to as far away as 499 Granville or 1424 Commercial Drive to collect mail and parcels;
6. Chinatown is a designated historic neighborhood and cultural heritage site, and maintaining essential services like a post office supports its economic vitality and cultural preservation; and
7. The closure and reduction of services at the Chinatown Post Office disproportionately impacts seniors, small businesses, and residents with limited mobility or digital access.

THEREFORE BE IT RESOLVED THAT

- A. THAT The City of Vancouver formally express its support for the continued operation of a Chinatown Post Office as a full-service facility;
- B. THAT Council request that the Mayor write to:
 1. Canada Post CEO Doug Ettinger,
 2. Canada Post Vice-President, Retail Network and Services, Michael Yee,
 3. Canada Post Retail Business Manager, Dana Dumore, and
 4. Federal Minister responsible for Canada Post Joël Light-bound,

² CBC, Nov 7, 2025 | Vancouver Chinatown's last post office, a 'lifeline' for community, facing closure
<https://www.cbc.ca/news/canada/british-columbia/saving-vancouver-chinatown-s-last-post-office-9.6971128>

to advocate for maintaining and enhancing postal services in Vancouver's Chinatown;

FURTHER THAT the Mayor's letter includes contact information for the City's Real Estate department to explore potential leases of City-owned space in Chinatown should that be of interest to Canada Post as they continue to explore service options for Chinatown.

- C. THAT Council direct staff to consider potential integration or co-location of potential community-serving and culturally appropriate postal services in Chinatown as part of current and future civic owned asset revitalization project planning.

CARRIED UNANIMOUSLY (Vote No. 11252)
(Councillor Bligh absent for the vote)

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

The Committee heard from one speaker in support of the motion, and one speaker who spoke to other aspects of the motion.

MOVED by Councillor Fry
SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver currently relies on the microblogging website X.com (formerly Twitter) as the primary platform for real-time online updates on Council agendas and speaker lists;
2. Sole reliance on X.com for real time online updates poses accessibility challenges for residents who do not use or cannot access the platform;
3. Residents who do not consent to creating an account with X.com are unable to see real-time updates. For instance, the @VanCityClerk account displays content only up to December 2024 for viewers without an X.com account;
4. Creating an X.com account requires users share personal information like email and phone number, and grant X worldwide license to use, copy, and reproduce their content, including the right to use their content to train its AI model, Grok;
5. Research indicates X.com promotes disinformation and misinformation, fosters political polarization, may be involved in election interference, and amplifies divisive narratives, undermining the neutrality expected of official government communications;

6. Recent controversies involving Grok, X.com's AI chatbot, producing antisemitic and extremist outputs, misidentifying public figures and misrepresenting factual information raises reputational and ethical concerns for public institutions using the platform;
7. Following the interest in Vancouver's 2026 budget, many of the 639 registered speakers expressed frustration that X.com was the only means available to them for tracking real-time schedule updates; and
8. Numerous open-source and third-party APIs exist to provide micro-blogging that can be embedded on the official city website, either as server-side or client-side integrated solution: including RSS and XML feeds, JavaScript widgets, and/or government-grade meeting management platforms to integrate micro-blogging real-time updates.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to explore micro-blogging alternatives to X.com as the sole source for real-time online council agenda and speaker updates, and report back to Council;

FURTHER THAT Council direct staff to report back on designating its official website and council meeting portal as the primary source for all real-time online updates, agendas, and speaker lists.

- B. THAT staff develop and publish a public education campaign explaining the transition, emphasizing inclusivity, reliability, and transparency.

amended

AMENDMENT MOVED by Councillor Meiszner
SECONDED by Councillor Kirby-Yung

THAT in A, the words "in addition" be inserted after the word "alternatives".

CARRIED (Vote No. 11253)
(Councillor Maloney opposed)
(Councillor Fry abstained from the vote)
(Councillor Bligh absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED
UNANIMOUSLY (Vote No. 11254) with Councillor Bligh absent for the vote.

FINAL MOTION AS APPROVED

WHEREAS

1. The City of Vancouver currently relies on the microblogging website X.com (formerly Twitter) as the primary platform for real-time online updates on Council agendas and speaker lists;

2. Sole reliance on X.com for real time online updates poses accessibility challenges for residents who do not use or cannot access the platform;
3. Residents who do not consent to creating an account with X.com are unable to see real-time updates. For instance, the @VanCityClerk account displays content only up to December 2024 for viewers without an X.com account ^{3 4};
4. Creating an X.com account requires users share personal information like email and phone number, and grant X worldwide license to use, copy, and reproduce their content, including the right to use their content to train its AI model, Grok;
5. Research indicates X.com promotes disinformation and misinformation, fosters political polarization, may be involved in election interference, and amplifies divisive narratives, undermining the neutrality expected of official government communications ⁵;
6. Recent controversies involving Grok, X.com's AI chatbot, producing antisemitic and extremist outputs, misidentifying public figures and misrepresenting factual information raises reputational and ethical concerns for public institutions using the platform ^{6 7 8};
7. Following the interest in Vancouver's 2026 budget, many of the 639 registered speakers expressed frustration that X.com was the only means available to them for tracking real-time schedule updates; and
8. Numerous open-source and third-party APIs exist to provide micro-blogging that can be embedded on the official city website, either as server-side or client-side integrated solution: including RSS and XML feeds, JavaScript widgets, and/or government-grade meeting management platforms to integrate micro-blogging real-time updates.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to explore micro-blogging alternatives in addition to X.com as the sole source for real-time online council agenda and speaker updates, and report back to Council;

FURTHER THAT Council direct staff to report back on designating its official

³ Figure A: X.com/VanCityClerk as viewed by non-user (retrieved Nov 24, 2025)

<https://council.vancouver.ca/20251210/documents/cfscA6.pdf>

⁴ Figure B: X.com/VanCityClerk as viewed by registered user (retrieved Nov 24, 2025)

<https://council.vancouver.ca/20251210/documents/cfscA6.pdf>

⁵ The Counterterrorism Group, Feb 3, 2025 | DIGITAL INVESTIGATION OF FOREIGN INFLUENCE IN EUROPEAN ELECTIONS: EXAMINING X, ELON MUSK, AND THE AMPLIFICATION OF MISINFORMATION AND DISINFORMATION

<https://www.counterterrorismgroup.com/post/digital-investigation-of-foreign-influence-in-european-elections-examining-x-elon-musk-and-the-am>

⁶ Tech Policy Press, Oct 30, 2025 | The US Government's Use of Elon Musk's Grok AI Undermines Its Own Rules

<https://www.techpolicy.press/the-us-governments-use-of-elon-musks-grok-ai-undermines-its-own-rules/>

⁷ PBS, Nov 21, 2025 | France will investigate Musk's Grok after AI chatbot posted Holocaust denial claims

<https://www.pbs.org/newshour/world/france-will-investigate-musks-grok-after-ai-chatbot-posted-holocaust-denial-claims>

⁸ Human Rights Watch, Dec 20, 2024 | Brazil Bans X from Using Children to Power Its AI

<https://www.hrw.org/news/2024/12/20/brazil-bans-x-using-children-power-its-ai>

website and council meeting portal as the primary source for all real-time online updates, agendas, and speaker lists.

- B. THAT staff develop and publish a public education campaign explaining the transition, emphasizing inclusivity, reliability, and transparency.

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

The Committee heard from eight speakers who spoke in support of the motion.

MOVED by Councillor Orr
SECONDED by Councillor Fry

THAT the Committee recommend to Council

WHEREAS

1. The cost of transit fares can pose a barrier to mobility for low-income individuals, seniors, and families in Vancouver, limiting their access to employment, education, health care, and other essential services;
2. In January 2019, Vancouver City Council endorsed the #AllOnBoard campaign, which urged TransLink to implement free transit for youth and a sliding-scale fare system for low-income residents, underscoring the City's commitment to improving transit affordability and equity;
3. Improving transit affordability and access supports the City's climate and transportation goals by encouraging a shift from private vehicles to public transit, thereby reducing greenhouse gas emissions and traffic congestion;
4. New York City ran a [successful free transit pilot](#) from September of 2023 until September of 2024, targeting five bus routes, one in each borough. The results of the pilot were very positive:
 - a. A 30 percent increase in ridership on weekdays and 38 percent on weekends;
 - b. Assaults on bus operators dropped by 38.9 percent;
 - c. 11% of new riders transitioned from car or taxi to public transit;
 - d. The largest increase in new riders was from individuals earning less than \$28,000;
5. Fare-free pilots based on route have been implemented in [Kansas City, MO](#), and [Boston, MA](#), and fare-free bus systems have been successfully implemented in [Olympia, WA](#), [Albuquerque, NM](#), Richmond, VA, [Orangeville, ON](#), [Luxembourg](#), and elsewhere;

6. Several major bus routes in Vancouver, including Route 3 (Main Street), Route 9 (Broadway), Route 20 (Victoria Drive), and Route 41 (41st Avenue), are well used, serve diverse communities (including many lower-income neighborhoods), and are iconic parts of the transit network. These routes' popularity and citywide significance make them strong candidates for a high-visibility fare-free transit pilot that could maximize public awareness and ridership impact; and
7. TransLink (the regional transportation authority) is responsible for transit operations and fare policy in Metro Vancouver, and any fare-free transit initiative within the city will require collaboration with TransLink to design and implement the pilot effectively.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council direct staff to seek to work with TransLink to identify and evaluate options for implementing a one year fare-free transit pilot on two or three bus routes or corridors across the City of Vancouver, including consideration of, but not limited to, Route 5 (Robson Street), Route 9 (Broadway), Route 20 (Victoria Drive), and Route 41 (41st Avenue).
- B. THAT in evaluating potential routes for the fare-free pilot, staff consider criteria aimed at maximizing public benefit and feasibility, including:
 1. Equity Impact - prioritizing routes that would provide the greatest benefit to lower-income residents, seniors, and families by improving access to affordable transportation in their daily lives;
 2. Symbolic and Popular Routes - focusing on routes that are iconic or heavily used in Vancouver's transit network (such as the 5, the 20, the 9, and the 41) in order to generate broad public interest, support, and awareness of the pilot;
 3. Capacity and Congestion Relief - identification of routes that have available unused capacity even during peak hours, and proposals for routes that have the potential to divert some riders from overcrowded routes into alternatives, thereby relieving peak-time congestion;
 4. Geographic distribution - the recommendation of complimentary routes that service different areas of the city, sharing the benefits of fare-free transit.
- C. THAT Council directs staff to request from TransLink cost estimates for each fare-free pilot scenario identified, including the expected lost fare revenue and any additional operating or administrative costs, in order to understand the financial implications of implementing a fare-free route or corridor on a pilot basis.
- D. THAT staff be directed to inquire with TransLink whether the agency would be willing to participate in a cost-sharing arrangement to support any of the proposed fare-free pilot routes or corridors, such as through a contribution of

transit operating funds or other resources, and to incorporate TransLink's position on fare-free transit routes and potential cost-sharing in the analysis and options presented.

- E. THAT Council request that the Mayor write a letter to the Province to strongly advocate for a partnership to advance a temporary pilot program for fare-free transit routes across Vancouver and the Lower Mainland.
- F. THAT staff report back to Council with the results of the above evaluation and collaboration, including options for recommended route(s) for the fare-free transit pilot, the estimated revenue loss and other costs associated with each option, and any opportunities for partnership or funding support from TransLink by Q2 of 2026 in order for Council to consider next steps toward implementing the fare-free transit route pilot in Vancouver.

LOST (Vote No. 11255)

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

(Councillors Bligh and Dominato absent for the vote)

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

The Committee heard from three speakers in support of the motion.

MOVED by Councillor Orr

SECONDED by Councillor Fry

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver has a stated goal to have zero traffic related fatalities and serious injuries. Even one fatality is too many;
2. Although progress has been made toward zero traffic-related fatalities and serious injuries, more work needs to be done given the fact that fatalities and serious injuries still occur;
3. At present, there are around 15 fatal road crashes in the City of Vancouver every year;
4. Many factors contribute to some intersections having more dangerous crashes than others;
5. ICBC reports that speed is the [largest contributing factor](#) of crashes in BC;
6. Speed is a very important factor in crashes, with higher speeds resulting in more frequent and more severe crashes. Larger deviations in speed also result in [more frequent crashes](#);

7. The City of Vancouver does not regularly record speeds on arterial roads, where most fatal crashes occur. Wherever the City does record speeds, many drivers are observed to be exceeding the speed limit. Speed data is recorded with [autonomous pole-mounted battery-powered radar units](#);
8. Collecting speed data is within the City's jurisdiction, and external parties that wish to collect speed data within the City must liaise with City staff. There is minimal data currently available to inform recommendations from Provincial Public Health researchers as to the speeds of vehicles currently on the road; and
9. When a clear pattern of drivers exceeding posted speed limits has been shown, street infrastructure can be modified at low cost to help reduce vehicle speeds.

THEREFORE BE IT RESOLVED

- A. THAT Council directs staff to develop and implement a program led by the City's transportation safety division to collect speed data at the sites of all road fatalities, recording data for a target of 20 sites each year until the queue is completed.
- B. THAT fatalities from more recent years be prioritized in the queue.
- C. THAT speed data be recorded for a target of 168 hours at each location, and a minimum of 48 hours.
- D. THAT speed data be recorded at the anniversary of the fatality, when possible.
- E. THAT initial funding for this program be requested from the Province's \$20,000 Vision Zero BC grant, potentially to purchase a pole-mounted radar unit, or pay city staff, or pay contractors.

referred

REFERRAL MOVED by Councillor Meiszner
SECONDED by Mayor Sim

THAT Council refer the motion entitled "Assessing Motor Vehicle Speeding Risk at Vancouver's Most Dangerous Intersections" to staff for review and integration as appropriate into the ongoing federally funded consultancy work supporting the City's Vision Zero Action Plan.

CARRIED UNANIMOUSLY (Vote No. 11256)
(Councillor Bligh absent for the vote)

9. Affirming Vancouver's Commitment as a Sanctuary City – WITHDRAWN

This motion was withdrawn by Councillor Fry on December 9, 2025.

The Committee adjourned at 9:45 pm.

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**COUNCIL MEETING MINUTES
STANDING COMMITTEE OF COUNCIL ON
CITY FINANCE AND SERVICES**

DECEMBER 10, 2025

A meeting of the Council of the City of Vancouver was held on Wednesday, December 10, 2025, at 9:45 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on City Finance and Services meeting, to consider the recommendations and actions of the Committee.

PRESENT:

Mayor Ken Sim
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Lucy Maloney
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou

ABSENT:

Councillor Rebecca Bligh (Leave of Absence – Civic Business)

CITY MANAGER'S OFFICE:

Sandra Singh, Deputy City Manager

CITY CLERK'S OFFICE:

Tina Penney, Deputy City Clerk
Cassia Nasralla, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
Wednesday, December 10, 2025

Council considered the report containing the recommendations and actions taken by the Standing Committee on City Finance and Services. Its items of business included:

Reports:

1. Report Back on Supporting Development Viability and Unlocking New Housing Supply
2. Proposed Amendment to Subdivision By-law No. 5208 – Reclassification of 3500 Ash Street
3. Granville Island – Non-Enforcement Resolution
4. 2025 Cultural Grants (Equity, Indigenous, Redress, Spaces, Public Art)
5. Vancouver Civic Theatres Rental Rates 2026-2027
6. Abandoned and Vacated Buildings By-law (AVBB)
7. Report Back - Potential to Update the Vancouver Building By-law to Enable Single Egress Stairs

8. Cultural Tourism and Community Sport Hosting Grants 2025 Year End

Council Members' Motions:

1. Promoting Cultural Inclusion and Economic Vitality: Advancing the Main Street Filipino Cultural Centre and Hotel Project
2. Cementing the City of Vancouver's Support for Pride Weekend
3. Urgent Actions from the Vancouver Business Growth Task Force
4. Improve Public Safety for Everyone in Vancouver Through Safer Intersections
5. Don't let Chinatown's Postal Service be Stamped Out
6. Breaking up with the X: Equitable Access for Real-time Council Agenda and Speaker Updates
7. Supporting a Fare-Free Transit Route Pilot in Vancouver
8. Assessing Motor Vehicle Speeding Risk at Vancouver's Most Dangerous Intersections

Reports 1 to 8 and Council Members' Motions 1 to 8

MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of December 10, 2025, as contained in Reports 1 to 8, and Council Member's Motions 1 to 8, be approved.

CARRIED UNANIMOUSLY AND REPORTS 4, 6, AND 8
BY THE REQUIRED MAJORITY

URGENT BUSINESS

* * * * *

At 9:50 pm, it was

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

THAT under section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm in order to complete the agenda.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

1. Request for Leave of Absence

MOVED by Councillor Zhou
SECONDED by Councillor Meiszner

THAT Councillor Zhou be granted a Leave of Absence for personal reasons from meetings on December 11, 2025, from 6 to 9 pm.

CARRIED UNANIMOUSLY

2. Request for Leave of Absence

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on December 11, 2025, from 3:30 to 6 pm.

CARRIED UNANIMOUSLY

3. Request for Leave of Absence

MOVED by Councillor Maloney
SECONDED by Councillor Zhou

THAT Councillor Maloney be granted a Leave of Absence for personal reasons from meetings on December 11, 2025, from 3 to 5 pm.

CARRIED UNANIMOUSLY

BY LAWS

MOVED by Councillor Meiszner
SECONDED by Councillor Fry

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

CARRIED UNANIMOUSLY

1. A By-law to amend the Vancouver Development Cost Levy By-law No. 9755 regarding Rental Development Relief Program (By-law No. 14554)
2. A By-law to amend the Area Specific Development Cost Levy By-law No. 9418 regarding Rental Development Relief Program (By-law No. 14555)
3. A By-law to amend the Vancouver Development Cost Levy By-law No. 9755 regarding temporary reduction of DCL rates (By-law No. 14556)

4. A By-law to amend the Vancouver Utilities Development Cost Levy By-law No. 12183 regarding temporary reduction of DCL rates (By-law No. 14557)
5. A By-law to amend Area Specific Development Cost Levy By-law No. 9418 regarding temporary reduction of DCL rates (By-law No. 14558)
6. A By-law to amend the Vancouver Development Cost Levy By-law No. 9755 regarding payment of levy by installments (By-law No. 14559)
7. A By-law to amend the Vancouver Utilities Development Cost Levy By-law No. 12183 regarding payment of levy by installments (By-law No. 14560)
8. A By-law to amend Area Specific Development Cost Levy By-law No. 9418 regarding payment of levy by installments (By-law No. 14561)
9. A By-law to amend Parking By-law No. 6059 regarding Transportation Demand Management Measures (By-law No. 14562)
10. A By-law to amend Street and Traffic By-law No. 2849 regarding 2026 fee increases (By-law No. 14563)

ADJOURNMENT

MOVED by Councillor Meiszner

SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 10:10 pm.

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