



COUNCIL MEETING MINUTES

FEBRUARY 3, 2026

A Meeting of the Council of the City of Vancouver was held on Tuesday, February 3, 2026, at 9:39 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law*.

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

CITY MANAGER'S OFFICE: Donny van Dyk, City Manager
Armin Amrolia, 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.

PROCLAMATION – Black History Month

The Mayor proclaimed the month of February 2026 as Black History Month in the city of Vancouver and invited community members to accept the proclamation and say a few words.

IN CAMERA MEETING

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

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:

- (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;
- (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.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Public Hearing – January 13, 2026

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

THAT the Minutes of the Public Hearing of January 13, 2026, be approved.

CARRIED UNANIMOUSLY

2. Public Hearing – January 15, 2026

MOVED by Councillor Meiszner

SECONDED by Councillor Klassen

THAT the Minutes of the Public Hearing of January 15, 2026, be approved.

CARRIED UNANIMOUSLY

3. Council – January 20, 2026

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the Minutes of the Council meeting of January 20, 2026, be approved.

CARRIED UNANIMOUSLY

4. Council (Policy and Strategic Priorities) – January 21, 2026

MOVED by Councillor Klassen
SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of January 21, 2026, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT Council adopt Communication 1, Reports 2 to 4, and Referral Reports 2 to 4, 6 to 15, and 17 to 21, on consent.

CARRIED UNANIMOUSLY AND REPORT 4
BY THE REQUIRED MAJORITY

COMMUNICATIONS

1. Changes to the 2026 Council Meetings Schedule

THAT Council change the Meeting Reserve on April 21, 2026, to a Court of Revision (Local Improvements), starting at 3 pm, retaining the 6 pm to 10 pm Meeting Reserve.

ADOPTED ON CONSENT (Vote No. 11330)

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Due to technical issues, Council recessed at 10:12 am and reconvened at 10:31 am.

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REPORTS

1. **Healthy City Strategy: 2026 Framework and Implementation Update January 6, 2026**

Staff from Arts Culture and Community Services along with the Deputy Chief Medical Health Officer for Vancouver Coastal Health, provided a presentation and responded to questions.

Council heard from one speaker who spoke in support and one speaker to spoke to other aspects of the report recommendations.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

- A. THAT Council adopt the refreshed Healthy City Strategy framework and goals, as outlined in Appendix A of the Report dated January 6, 2026, entitled “Healthy City Strategy: 2026 Framework and Implementation Update”, as Vancouver’s overall social sustainability plan, and direct staff to advance implementation through existing work programs across the City.
- B. THAT Council direct staff to provide an annual update on the Healthy City Strategy starting in 2027.

CARRIED UNANIMOUSLY (Vote No. 11325)

2. **Funding Application to Disaster Resilience and Innovation Funding Program January 12, 2026**

- A. THAT Council support a funding application in the amount of \$3.1 million submitted to the Provincial Disaster Resilience and Innovation Funding program for the \$8.1 million Musqueam Creek Overflow Flood Conveyance and Berm project.
- B. THAT subject to the successful application, Council approve the related adjustments to the 2023-2026 Capital Plan and capital project budgets as described in the Report dated January 12, 2026, entitled “Funding Application to Disaster Resilience and Innovation Funding Program”.

ADOPTED ON CONSENT (Vote No. 11331)

3. **Housing Accelerator Funding for the Development of Social Housing at 3122 SE Marine Drive January 8, 2026**

- A. THAT Council approve up to \$4.5 million from the City’s Housing Accelerator Fund (“HAF”) to design and build the social housing project (the “Project”) to be located on a City-owned land parcel civic address: 3122 SE Marine Drive (the “Property”) and legally described as:

Legal Description:

- LOT 2 District Lot 330 Group 1 New Westminster District PLAN EPP116125 ; PID:
 - 031712738.

- B. THAT Council's decision to utilize the City's Housing Accelerator Fund ("HAF") funding and develop the Property, referenced in A above, will not, in any way, limit Council or the City and its officials (including the Approving Officer) in exercising their regulatory discretion in respect of any rezoning, subdivision or consolidation or permitting of or for the Property, or any portion thereof.

ADOPTED ON CONSENT (Vote No. 11332)

**4. Non-Market Housing Lease Extension with Vancouver Resource Society for 4096 Carolina Street
January 8, 2026**

- A. THAT Council authorize the Director of Real Estate Services to negotiate and execute an extension and amendment agreement (the "Agreement") to the ground lease (the "Lease") between the City of Vancouver (the "City"), as lessor, and VRS Communities Society ("VRS"), as lessee, providing for the on-going operation of a social housing project located at the City-owned property at 4096 Carolina Street, legally described as PID: 009-478-094, Lot C, Except Part in Explanatory Plan 14575, Now Road, Block E District Lot 301 Plan 9722 ("4096 Carolina"), 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 Agreement will provide for:
- i. a 20-year extension of the original term of the Lease to September 30, 2044 (the "Lease Extension Period");
 - ii. nominal Basic Rent, plus additional rent in lieu of property taxes, for the extension period; and
 - iii. such other terms, including additional reporting requirements on operating performance and affordability delivered, as determined to be necessary and to the satisfaction of the Director of Real Estate Services;

and which will otherwise be in accordance with the terms and conditions outlined in the Report dated January 8, 2026, entitled "Non-Market Housing Lease Extension with Vancouver Resource Society for 4096 Carolina Street", and to the satisfaction of the Deputy City Manager, the Director of Finance, and the Director of Legal Services.

The proposed lease extension at nominal Basic Rent constitutes a grant and requires 8 affirmative votes of Council, per Section 206(1) of the *Vancouver Charter*.

- B. THAT, pursuant to *Vancouver Charter* section 206(1)(j), Council approve that VRS Communities Society (“VRS”), 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 VRS Communities Society (“VRS”) and the City unless and until a legally binding agreement for the lease extension is successfully negotiated and executed by the City and VRS through its authorized signatories as authorized by Council and VRS, respectively.

ADOPTED ON CONSENT AND A
BY THE REQUIRED MAJORITY (Vote No. 11333)

REFERRAL REPORTS

1. **City of Vancouver Official Development Plan January 20, 2026**

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

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the Vancouver Official Development Plan for adoption as described below and that the enacting by-law 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;

AND FURTHER THAT the Regional Context Statement contained in the Vancouver Official Development Plan be referred to Metro Vancouver’s Board for acceptance.

Recommendations for Public Hearing

- A. THAT Council approve, in principle, the adoption of the Vancouver Official Development Plan By-law generally as presented in Appendix A of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan”;

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

- B. THAT, subject to the approval of A above, Council approve, in principle, the by-law to repeal the Regional Context Statement Official Development Plan,

generally in accordance with Appendix B of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan”;
FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment a by-law to repeal the Regional Context Statement Official Development Plan generally in accordance with Appendix B of the above-noted report.

- C. THAT, subject to the approval of A above, Council approve, in principle, the by-law to repeal the Greenhouse Gas Emission Reduction Official Development Plan, generally in accordance with Appendix C of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan”, by enacting the by-law attached as Appendix C of the same report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment a by-law to repeal the Greenhouse Gas Emissions Reduction Official Development Plan, generally in accordance with Appendix C of the above-noted report.

- D. THAT Council receive for information the Vancouver Official Development Plan Monitoring Framework, as attached in Appendix D of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan”.
- E. THAT, subject to the approval of A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council consequential amendments to various land use documents, generally as presented in Appendix E of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan”.
- F. THAT Council receive for information the Vancouver Official Development Plan Consultation Summary, generally as attached in Appendix F of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan”.
- G. THAT Council receive for information the technical memorandum on population projections as attached in Appendix G of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan”.
- H. THAT Council consider the financial planning documents and policies discussed in Appendix H of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan”, and deem them to be the relevant documents and policies Council is required to consider under section 562.02 (5) (a) of the *Vancouver Charter*.
- I. THAT Council consider the discussion of waste management plans and considerations in Appendix I of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan”, as required by section 562.02 (5) (b) of the *Vancouver Charter*.

- J. THAT, subject to the enactment of the Vancouver Official Development Plan By-law in accordance with A above, Council rescind the Vancouver Plan that was adopted by Council in July 2022.

CARRIED UNANIMOUSLY (Vote No. 11326)

**2. CD-1 Rezoning: (i) 1030-1070 East Hastings Street, (ii) 1115-1127 East Hastings Street & 360 Glen Drive and (iii) 1168-1182 East Hastings Street
January 20, 2026**

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.

Recommendations for Public Hearing

- A. THAT the application by Westbank on behalf of:
- (i) 1046079 B.C. Ltd.¹, the registered owner of the lands at 1030-1070 East Hastings Street [Lots 4 to 8 of Block 64 District Lot 181 Plan 196; PIDs 015-579-557, 015-579-565, 015-579-573, 015-579-581 and 015-579-590 respectively] to rezone the lands from M-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 5.0 to 16.0 and the building height from 30.5 m (100 ft.) to 112 m (368 ft.), to permit the development of a 37-storey rental residential building containing 382 residential units with commercial space on the ground floor;
 - (ii) Living East Village Investments Inc., the registered owner of the lands located at 1115-1129 East Hastings Street and 360 Glen Drive [Lots 34, 33, 32 and 31 Except the North 5 Feet Now Lane, all of Block 9 of Block A District Lot 182 Plan 355; PIDs 015-366-201, 015-366-189, 004-313-941, and 004-313-925, respectively], to rezone the lands from M-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 5.0 to 23.2 and the building height from 30.5 m (100 ft.) to 116 m (381 ft.), to permit the development of a 39-storey rental residential building containing 385 residential units with commercial space on the ground floor; and
 - (iii) Provincial Rental Housing Corporation, the registered owner of the lands located at 1168-1182 East Hastings Street [Lots 14 to 16, all of Block 14 of Block A District Lot 182 Plan 355; PIDs 007-763-301, 005-599-148 and

¹ Represented by Beauty and Grace 2

015-365-450 respectively], to rezone the lands from M-1 (Industrial) District and RT-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 5.0 and 3.95 respectively to 10.3 and the building height from 30.5 m (100 ft.) and 8.5 m (28 ft.) respectively to 56 m (184 ft.), to permit the development of a 19-storey social housing building containing 157 units with commercial space on the ground floor;

be approved in principle as one application together for all three non-contiguous sites;

FURTHER THAT all of the draft CD-1 By-laws, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: (i) 1030-1070 East Hastings Street, (ii) 1115-1127 East Hastings Street & 360 Glen Drive and (iii) 1168-1182 East Hastings Street", be approved in principle;

FURTHER THAT the proposed forms of development also be approved in principle, generally as prepared by ZGF Architects, received June 13, 2024;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendices B1, B2 and B3 of the above-noted report;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the draft CD-1 By-laws together for enactment on the same day under one omnibus By-law that will enact all CD-1 By-laws at the same time.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreements described in Part 2 of Appendices B1, B2 and B3 of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: (i) 1030-1070 East Hastings Street, (ii) 1115-1127 East Hastings Street & 360 Glen Drive and (iii) 1168-1182 East Hastings Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws for enactment prior to enactment of all of the CD-1 By-laws, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-laws, the application to amend the Sign By-law to establish regulations for the CD-1 By-laws, generally as set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: (i) 1030-1070 East Hastings Street, (ii) 1115-1127 East Hastings Street & 360 Glen Drive and (iii) 1168-1182 East Hastings Street".
- D. THAT subject to approval of the CD-1 By-laws, the Noise Control By-law be amended to include the CD-1 By-laws, generally as set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: (i) 1030-1070 East Hastings Street, (ii) 1115-1127 East Hastings Street & 360 Glen Drive and (iii) 1168-1182 East Hastings 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 both of the CD-1 By-laws.

- 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. 11335)

**3. CD-1 Rezoning: 1470-1476 West Broadway
January 20, 2026**

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.

Recommendations for Public Hearing

- A. THAT the application by Gracorp Properties LP, on behalf of 1470 West Broadway Holdings Ltd., the registered owner of the lands located at 1470-1476 West Broadway [*Amended Lot 24 (See 51704L), Amended Lot 25 (See 44892L), and Lot 26 Block 351 District Lot 526 Plan 590; PIDs 015-185-796, 015-185-826, 015-185-834 respectively*] to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 16.3 and increase the maximum building height from 9.2 m (30 ft.) to 118 m (387 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 38-storey mixed-use building containing 337 rental units, of which 20% of the residential floor area will be

secured as below-market rental units, commercial space on the ground and second floors, 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 January 20, 2026, entitled "CD-1 Rezoning: 1470-1476 West Broadway", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCM Partnership, received June 25, 2024, and supplemental plans received September 2, 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 approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 1470-1476 West Broadway", 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 CD-1, generally as set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 1470-1476 West Broadway", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 1470-1476 West Broadway";

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. 11336)

**4. CD-1 Rezoning: 466-476 West 27th Avenue
January 20, 2026**

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.

Recommendations for Public Hearing

- A. THAT the application by Raffaele Architecture Inc. on behalf of 1535762 B.C. Ltd.², the registered owner of the lands, located at 466-476 West 27th Avenue [*Lot 5 and 6 Block 721 District Lot 526 Plan 6539; PIDs 010-869-689 and 010-869-671, respectively*], to rezone the lands from R1-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.0 to 4.0 and the building height from 11.5 m (38 ft.) to 32.6 m (107 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 10-storey residential building containing 63 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, 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 January 20, 2026, entitled "CD-1 Rezoning: 466-476 West 27th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Raffaele Architects Inc. received January 29, 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 approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 466-476 West 27th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for

² Represented by Vittori Developments Ltd.

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 Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 466-476 West 27th 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 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. 11337)

**5. CD-1 (519) Text Amendment and Gaming Control Act Approval:
39-65 Smithe Street
January 20, 2026**

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

MOVED by Councillor Zhou
SECONDED by Councillor Klassen

THAT the:

- (a) rezoning application and plans, described below, be referred to Public Hearing; and
- (b) application from the British Columbia Lottery Corporation ("BCLC") for approval under the *Gaming Control Act (GCA)*, 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 applications, 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.

Recommendations for Public Hearing

- A. THAT the application by Parq Holdings Limited Partnership, on behalf of the B.C. Pavilion Corporation, the registered owner of the lands located at 39-65 Smithe Street [*PID 029-173-817; Lot 346 False Creek Plan EPP31476*] to amend the CD-1 (Comprehensive Development) District (519) By-law No. 10404 to increase the maximum permitted slot machines from 600 to 900, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (519) By-law No. 10404, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 20, 2026, entitled "CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street", 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 enactment of the draft by-law to amend CD-1 (519) By-law No. 10404 in A above, Council approve the GCA application from BCLC, attached as Appendix G of the Referral Report dated January 20, 2026, entitled "CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street", to expand the casino operated by Parq Holdings Limited Partnership at 39-65 Smithe Street, known as the Parq Casino, from 600 slot machines to up to 900 slot machines.
- C. THAT staff report back to Council with proposed updates to the criteria and program scope for the Social Responsibility Fund community grant program.
- D. THAT A to C above be adopted on the following conditions:
- (ii) 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.

CARRIED UNANIMOUSLY (Vote No. 11327)
(Councillor Bligh absent for the vote)

**6. CD-1 Rezoning: 2268-2294 West 3rd Avenue and 1902-1912 Vine Street
January 20, 2026**

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.

Recommendations for Public Hearing

A. THAT the application by Marcon Developments Ltd, on behalf of M658 Nominee Corp.³, the registered owner of the lands located at 2268-2294 West 3rd Avenue and 1902-1912 Vine Street [*Lots 7, 6, 5, 4, 3, 2, and 1, Except the South 2 feet, Now Lane, Block 233 District Lot 526 Plan 590; PIDs 015-375-749, 015-375-692, 015-375-650, 015-375-617, 015-375-609, 015-375-579 and 015-375-552 respectively*], to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.70 to 7.1 and increase the maximum building height from 23.0 m (75 ft.) to 71.0 m (233 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 22-storey mixed-use building containing 207 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 January 20, 2026, entitled "CD-1 Rezoning: 2268-2294 West 3rd Avenue and 1902-1912 Vine Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Boniface Oleksiuk Politano Architects, submitted August 28, 2024, with further drawings received July 7, 2025;

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

³ Beneficially owned and controlled by Marcon Developments Ltd.

- 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 January 20, 2026, entitled "CD-1 Rezoning: 2268-2294 West 3rd Avenue and 1902-1912 Vine 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 CD-1, generally as set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 2268-2294 West 3rd Avenue and 1902-1912 Vine Street", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 2268-2294 West 3rd Avenue and 1902-1912 Vine 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.

ADOPTED ON CONSENT (Vote No. 11339)

**7. CD-1 (899) Text Amendment: 3360-3384 Vanness Avenue and 3347 Clive Avenue
January 20, 2026**

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.

Recommendations for Public Hearing

- A. THAT the application by Intracorp Projects Ltd., on behalf of Intracorp Vanness Nominee Ltd., the registered owner of the lands located at 3360-3384 Vanness Avenue and 3347 Clive Avenue [*PID 032-497-326; Lot A Blocks 154, 155 and 156 District Lot 37 Group 1 New Westminster District Plan EPP144353*], to amend CD-1 (Comprehensive Development) District (899) By-law No. 14333, to increase the maximum floor space ratio (FSR) from 11.38 to 11.52, increase the proportion of below-market rental housing from 10% to 20% of the residential floor area and convert the previously secured City-owned childcare into commercial space;

FURTHER THAT the draft by-law to amend CD-1 (899) No. 14333, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 20, 2026, entitled "CD-1 (899) Text Amendment: 3360-3384 Vanness Avenue and 3347 Clive Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Boniface Oleksiuk Politano Architects, received October 23, 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 approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 20, 2026, entitled "CD-1 (899) Text Amendment: 3360-3384 Vanness Avenue and 3347 Clive 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 and B 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. 11340)

8. CD-1 (893) Text Amendment: 325-343 West 41st Avenue and 5696 Alberta Street January 20, 2026

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.

Recommendations for Public Hearing

- A. THAT the application by Cambie 41st East Development (BT) Ltd, the registered owners of the lands at 325-343 West 41st Avenue and 5696 Alberta Street [*PID 032-438-141; Lot A Block 849 District Lot 526 Group 1 New Westminster District Plan EPP90654*] to amend CD-1 (Comprehensive Development District (893) By-law No. 14263, to increase the maximum floor space ratio (FSR) from 5.43 to 6.76 and increase the maximum building height from 34.2 m (112 ft.) to 39 m (127 ft.) to permit the development of a 13-storey residential building with 131 rental units, of which 10% of the residential floor area (approximately 14 residential units) would be secured as below-market rental units be approved in principle;

FURTHER THAT the draft CD-1 By-law to amend the text of CD-1 (Comprehensive Development District (893) By-law No. 14263, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 20, 2026, entitled "CD-1 (893) Text Amendment: 325-343 West 41st Avenue and 5696 Alberta Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arcadis, received May 23, 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 approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 20, 2026, entitled "CD-1 (893) Text Amendment: 325-343 West 41st Avenue and 5696

Alberta 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 A to B 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. 11341)

**9. CD-1 (878) Text Amendment: 357-475 West 41st Avenue
January 20, 2026**

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.

Recommendations for Public Hearing

- A. THAT the application by Cambie 41st West Development (BT) Ltd. the registered owners of the lands at 357-475 West 41st Avenue⁴ [*PID 032-348-592; Lot A Block 856 District Lot 526 Group 1 New Westminster District Plan EPP 122405*], to amend CD-1 (Comprehensive Development) District (878) By-law No. 14166 to increase the maximum floor space ratio (FSR) from 6.32 to 7.2 and increase the maximum building height from 72.6 m (238 ft.) to 78.0 m (256 ft.) to permit the development of a 17-storey and 25-storey mixed use building with ground-floor commercial space and 497 market rental units, of which 20% of the

⁴ also known as 405/407/415/425/435/451/455/465/475/483/485 West 41st Avenue

residential floor would be secured as below-market rental units be approved in principle;

FURTHER THAT the draft by-law to amend the text of CD-1 (878) By-law No. 14166, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 20, 2026, entitled "CD-1 (878) Text Amendment: 357-475 West 41st Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arcadis, received May 23, 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 approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 20, 2026, entitled "CD-1 (878) Text Amendment: 357-475 West 41st 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 and B 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. 11342)

**10. CD-1 Rezoning: 453-461 East 10th Avenue and 2536-2542 Guelph Street
January 20, 2026**

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.

Recommendations for Public Hearing

A. THAT the application by Qualex-Landmark Holdings Inc., on behalf of:

- Mark Thomas Melville and Suman Mariyappa Melville, the registered owners of 2536 Guelph Street [014-828-235; *The North 54 Feet of Lot 16 Block 124 District Lot 264A Plans 1355 and 1771*];
- Jeannie Anne Kerr, the registered owners of 2540 Guelph Street [PID 014-828-251; *Lot 16, Except the North 54 feet, Block 124 District Lot 264A Plans 1355 and 1771*];
- Daniel Mezheritsky and Sam Grayli, the registered owners of 453 East 10th Avenue [PID 011-948-175; *Lot 15 Block 124 District Lot 264A Plans 1355 and 1771*]; and
- Angela Kathleen Gourlay and Kevin Francis Gourlay, the registered owners of 461 East 10th Avenue [PID 014-828-219; *Lot 14 Block 124 District Lot 264A Plans 1355 and 1771*],

to rezone the lands from R5-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 5.8 to 6.24 and to decrease the maximum building height from 69.0 m (226 ft.) to 58m (190 ft.) to permit the development of an 18-storey mixed-use building containing 172 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 January 20, 2026, entitled "CD-1 Rezoning: 453-461 East 10th Avenue and 2536-2542 Guelph Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by RWA Group Architecture, received December 17, 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 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 CD-1, generally as set out in Appendix A of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 453-461 East 10th Avenue and 2536-2542 Guelph 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 January 20, 2026, entitled "CD-1 Rezoning: 453-461 East 10th Avenue and 2536-2542 Guelph 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 Bylaw.

- 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. 11343)

**11. CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue
January 20, 2026**

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.

Recommendations for Public Hearing

- A. THAT the application by LPI Management Ltd., on behalf of TL Regent Property Inc.⁵, the registered owner of the lands located at 2202-2212 West 10th Avenue and 2221 Marstrand Avenue [*PID 032-509-774; Lot A Block 363 District Lot 526 Group 1 New Westminster District Plan EPP145045*] to rezone the lands from C-7 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 6.65 and increase the maximum building height from 12.2 m (40 ft.) to 76.2 m (250 ft.) to permit the development of a 25-storey mixed-use building containing 221 rental units of which 20% of the residential floor area will be secured as below-market rental units and a two-storey public utility building for telecommunications purposes, 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 January 20, 2026, entitled "CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by dys architecture, received October 18, 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand 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 subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand 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 Bylaw.

- 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

⁵ Represented by Telus Communications

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. 11344)

**12. CD-1 Rezoning: 2219-2285 Cambie Street
January 20, 2026**

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.

Recommendations for Public Hearing

A. THAT the application by MCMP Architects, on behalf of the Nicola Cambie Nominee Inc., the registered owners of the lands located at 2219-2285 Cambie Street:

- [*PID 003-047-041; Lot 12, except the East 14 feet and Part in Explanatory Plan 7051, Now Highways, Block 300 District Lot 526 Plan 590*]; and
- [*Lot 13 to 15, except (A) Part in Plan 4386 and (B) Part in Explanatory Plan 7212, Block 300 District Lot 526 Plan 590; PIDs 013-502-484, 013-502-506, and 013-502-514, respectively*],

to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 15.3 and increase the maximum building height from 9.2 m (30 ft.) to 111.0 m (364 ft.) to permit the development of a 32-storey mixed-use building containing 230 rental units, of which a minimum of 20% of the residential floor area will be secured as below-market rental units, and commercial and office spaces within the podium base 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 January 20, 2026, entitled "CD-1 Rezoning: 2219-2285 Cambie Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCMP, received March 14, 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 approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 2219-2285 Cambie 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 CD-1, generally as set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 2219-2285 Cambie Street", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 2219-2285 Cambie 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.

ADOPTED ON CONSENT (Vote No. 11345)

**13. CD-1 (915) Text Amendment: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station
January 20, 2026**

THAT the CD-1 Text amendment 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.

Recommendations for Public Hearing

A. THAT the application by 456 Prior Street Holding Ltd., the registered owner of the lands located at 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street [*PID 032-235-089; Lot 1 Block 105 District Lots 196 and 2037 Group 1 New Westminster District Plan EPP 136117*] to amend CD-1 (Comprehensive Development) District (915) By-law No. 14566 to establish two sub-areas within the site and assign maximum floor areas for each parcel in order to permit subdivision of the site, while also providing further amendments which support these changes and update parts of the by-law to current standards, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (915) By-law No. 14566, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 20, 2026, entitled "CD-1 (915) Text Amendment: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station", 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 CD-1 By-law Text Amendment and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 20, 2026, entitled "CD-1 (915) Text Amendment: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law amendment for enactment prior to enactment of the CD-1 By-law Text Amendment, 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:

(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. 11346)

**14. CD-1 Rezoning: 441 East Pender Street
January 20, 2026**

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.

Recommendations for Public Hearing

- A. THAT the application by Pack Buildings on behalf of 1477603 B.C. Ltd.⁶, the registered owners of the lands located at 441 East Pender Street [*PID 032-397-623; Lot 1 Block 70 District Lot 196 Group 1 New Westminster District Plan EPP140830*] to rezone the lands from RT-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.6 to 3.1 and increase the maximum building height from 10.7 m (35 ft.) to 23 m (75 ft.) to permit the development of a six-storey residential building containing 55 social housing units 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 January 20, 2026, entitled "CD-1 Rezoning: 441 East Pender Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Human Studio Architecture, received December 13, 2024, and resubmission plans received February 27, 2025, and test fit drawings submitted December 15, 2025;

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

⁶ Represented by Kuo Liu

- 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 January 20, 2026, entitled "CD-1 Rezoning: 441 East Pender 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 A and B 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. 11347)

**15. CD-1 Amendment: CD-1 (566) East Fraser Lands Town Square Precinct: 3575 Sawmill Crescent and CD-1 (567) East Fraser Lands Waterfront Precinct: 8711 River District Crossing and 3522 East Kent Avenue South
January 6, 2026**

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.

Recommendations for Public Hearing

- A. THAT the application by Wesgroup Properties Inc. ("Wesgroup"), on behalf of Park Lane River District Developments Ltd., the registered owner of the lands located at:
- 3575 Sawmill Crescent [*PID 031-993-273; Lot 58 District Lot 331 Group 1 New Westminster District Plan EPP121389*];

- 8711 River District Crossing [*PID 029-292-298; Lot 37 District Lots 330 and 331 Group 1 New Westminster District Plan EPP31354 except Plans EPP91177 and EPP123096*]; and
- 3522 East Kent Avenue South [*PID 029-292-310; Lot 38 District Lot 331 Group 1 New Westminster District Plan EPP31354*];

to amend CD-1 (566) East Fraser Lands Town Square Precinct By-law No.10941 and CD-1 (567) East Fraser Lands Waterfront Precinct By-law No.10943, to permit the transfer of density between parcels, to increase tower heights, and to enable above grade parking on Parcels 19.1, 33/34 and 35/36;

FURTHER THAT the draft by-laws to amend CD-1(566) By-law 10941 and CD-1(567) By-law No. 10943, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 6, 2026, entitled “CD-1 Amendment: CD-1 (566) East Fraser Lands Town Square Precinct: 3575 Sawmill Crescent and CD-1 (567) East Fraser Lands Waterfront Precinct: 8711 River District Crossing and 3522 East Kent Avenue South”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Boniface Oleksiuk Politano Architects, received July 16, 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 approval in principle of the amended CD-1 By-laws referenced in A above and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 6, 2026, entitled “CD-1 Amendment: CD-1 (566) East Fraser Lands Town Square Precinct: 3575 Sawmill Crescent and CD-1 (567) East Fraser Lands Waterfront Precinct: 8711 River District Crossing and 3522 East Kent Avenue South”, 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 amended CD-1 By-laws referenced in A above, the draft amendment to the East Fraser Lands Official Development Plan By-law No. 9393, prepared for the Public Hearing in accordance with Appendix D of the Referral Report dated January 6, 2026, entitled “CD-1 Amendment: CD-1 (566) East Fraser Lands Town Square Precinct: 3575 Sawmill Crescent and CD-1 (567) East Fraser Lands Waterfront Precinct: 8711 River District Crossing and 3522 East Kent Avenue South”, be approved in principle.
- D. THAT, at the time of enactment of the amended CD-1 By-law referenced in A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval the updated East Fraser Lands Design Guidelines.
- 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. 11348)

**16. CD-1 Rezoning: 2028-2038 Barclay Street
January 20, 2026**

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

* * * * *

At 11:55 am, during questions to staff, it was

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

THAT under section 2.8(a) of the Procedure By-law, Council extend the meeting past noon in order to complete the remainder of the business on the agenda.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

* * * * *

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

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.

Recommendations for Public Hearing

- A. THAT the application by Marcon Barclay Properties Ltd., the registered owners of the lands located at 2028-2038 Barclay Street [*PID 031-225-098; Lot 1 District Lot 185 Group 1 New Westminster District Plan EPP102998*], to rezone the lands from RM-5B (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.75 to 11.84 and increase the maximum building height from 58 m (190 ft.) to 83 m (272 ft.) to permit the development of a 25 storey hotel building with restaurant use at grade 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 January 20, 2026, entitled "CD-1 Rezoning: 2028-2038 Barclay Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Partners Architects, received on July 31, 2024, and as amended by applicant in subsequent submissions to staff on May 15, 2025, and December 23, 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 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 January 20, 2026, entitled "CD-1 Rezoning: 2028-2038 Barclay Street", be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 2028-2038 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.

- D. THAT A through 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.

CARRIED UNANIMOUSLY (Vote No. 11328)

**17. CD-1 Rezoning: 3295-3333 Commercial Drive
January 20, 2026**

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.

Recommendations for Public Hearing

- A. THAT the application by 3333 Commercial Drive Limited Partnership, on behalf of:
- 1363560 B.C. Ltd.⁷, the registered owner of 3295 Commercial Drive [PID 015-103-871; Lot D, Except the North 64 Feet, District Lot 753 Plan 821]; and
 - 3333 Commercial Investments Inc., the registered owner of 3333 Commercial Drive [PID 015-103-846; Block C District Lot 753 Plan 821];

to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.6 to 2.52 FSR and increase the maximum building height from 11.5 m (38 ft) to 22 m (72 ft.) to permit the development of a six-storey residential building containing 133 rental housing units 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 January 20, 2026, entitled "CD-1 Rezoning: 3295-3333 Commercial Drive", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by TKAD Architecture + Design, received September 19, 2025;

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

⁷ Represented by 3333 Commercial Drive Limited Partnership

- 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 January 20, 2026, entitled "CD-1 Rezoning: 3295-3333 Commercial Drive", 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 Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 3295-3333 Commercial Drive";

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 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. 11349)

**18. CD-1 Rezoning: 3553-3563 East Hastings Street
January 20, 2026**

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.

Recommendations for Public Hearing

- A. THAT the application by PCI Developments, on behalf of 3555 East Hastings Holdings Corp, the registered owner of the lands located at 3553-3563 East Hastings Street [*PID 031-968-716; Lot 1 Town of Hastings Suburban Lands Group 1 New Westminster District Plan EPP126304*], to rezone the lands from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.50 to 8.60 and increase the maximum building height from 22.0 m (72 ft.) to 59.1 m (194 ft.) to permit the development of an 18-storey mixed-use residential building with additional height for an amenity space, containing 178 rental units, of which 20% of the residential floor area will be below-market rental units, 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 January 20, 2026, entitled "CD-1 Rezoning: 3553-3563 East Hastings Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by BHA Architecture Inc., received June 11, 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 approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 3553-3563 East Hastings Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law and a by-law to repeal Housing Agreement By-law No. 13694 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 CD-1, generally as set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 3553-3563 East Hastings Street", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 3553-3563 East Hastings 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.

ADOPTED ON CONSENT (Vote No. 11350)

**19. CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)
January 20, 2026**

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.

Recommendations for Public Hearing

A. THAT the application by MSTA Fairmont LP, on behalf of:

MST (Fairmont) Land Holdings Ltd., Inc, the registered owner of the lands located at:

- 4911-5255 Heather Street [*Lots 1 to 4 Block 838 District Lot 526 Group 1 New Westminster District Plan EPP141535, PIDs: 032-369-051, 032-369-069, 032-369-077 and 032-369-085, respectively*]; and
- 620-689 West 35th Avenue and 637-657 West 37th Avenue [*Lots 5 to 7 Block 839 District Lot 526 Group 1 New Westminster District Plan EPP141535, PIDs: 032-369-093, 032-369-107 and 032-369-115, respectively*]; and

Canada Lands Company CLC Limited, Inc., the registered owner of the lands located at:

- 4911-5201 Heather Street [*PID 015-991-512; Block 838 (Reference Plan 7360, Group 1 New Westminster District Except the South 300 Feet (See 208823L), District Lot 526 Except Plan EPP141535)*];

to rezone the lands from CD-1 (80) and CD-1 (881) to two new CD-1 (Comprehensive Development) Districts (“CD-1 South” and “CD-1 North”), to permit a multi-phased mixed-use development with a combined gross floor area of 317,861 sq. m (3,421,428 sq. ft.) in buildings ranging from four-to-46 storeys for commercial, residential, community and cultural uses, be approved in principle for both sites;

FURTHER THAT the draft CD-1 By-laws for both CD-1 South and CD-1 North, prepared in accordance with Appendices A and B of the Referral Report dated January 20, 2026, entitled “CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects, received September 19, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendices C and D of the above-noted report.

- B. THAT subject to enactment of the CD-1 South By-law, CD-1 (881) be repealed, and that subject to enactment of the CD-1 North By-law, CD-1 (80) be repealed, generally as set out in Appendices E and F of the Referral Report dated January 20, 2026, entitled “CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)”, respectively.
- C. THAT subject to approval in principle of the rezoning for CD-1 South and the Housing Agreement described in Part 2 of Appendix C of the Referral Report dated January 20, 2026, entitled “CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 South By-law, and subject to approval in principle of the rezoning for CD-1 North and the Housing Agreement described in Part 2 of Appendix D of the same report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 North By-law, subject in each case 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.
- D. THAT subject to approval of the CD-1 South By-law in Appendix A of the Referral Report dated January 20, 2026, entitled “CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)”, the application to amend the Sign By-law to establish regulations for CD-1 South, generally as set out in Appendix E of the same report, be approved;

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

- E. THAT subject to approval of the CD-1 South By-law in Appendix A of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)", the Noise Control By-law be amended to include the CD-1 By-law, generally as set out in Appendix E of the same report;

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

- F. THAT subject to approval of the CD-1 North By-law in Appendix B of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)", the application to amend the Sign By-law to establish regulations for CD-1 North, generally as set out in Appendix F of the same report, be approved;

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

- G. THAT subject to approval of the CD-1 North By-law in Appendix B of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)", the Noise Control By-law be amended to include the CD-1 By-law, generally as set out in Appendix F of the same report;

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

- H. THAT subject to approval in principle of the rezoning, the General Manager of Planning, Urban Design, and Sustainability be instructed to prepare amendments to the Heather Lands Design Guidelines, generally as presented in Appendix J of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)", for adoption at the time of enactment of the first of the two CD-1s, whichever that may be.

- I. THAT A 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. 11351)

**20. CD-1 (843) Text Amendment: 888 West Broadway (Formerly 878-898 West Broadway)
January 20, 2026**

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.

Recommendations for Public Hearing

- A. THAT the application by Henriquez Partners Architects, on behalf of Bosa Properties (WB Land) Inc., the registered owner of the lands located at 888 West Broadway [*PID 031-273-700; Lot A Block 357 District Lot 526 Group 1 New Westminster District Plan EPP67376*] to amend CD-1 (Comprehensive Development) District (843) By-law No. 13588 to change the use of the 11-storey (west) tower from hotel to residential to permit the inclusion of 105 rental units, of which 10% of the residential floor area will be secured for below-market rental units, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (843) By-law No. 13588 prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 20, 2026, entitled "CD-1 (843) Text Amendment: 888 West Broadway (Formerly 878-898 West Broadway)", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Partners Architects, received August 28, 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 approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 20, 2026, entitled "CD-1 (843) Text Amendment: 888 West Broadway (Formerly 878-898 West Broadway)", the Director of Legal Services be instructed to prepare the

necessary Housing Agreement By-law for enactment prior to enactment of the amendment to 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 and B 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. 11352)

**21. CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street
January 20, 2026**

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.

Recommendations for Public Hearing

- A. THAT the application by PC Urban (13th and Willow) Holdings Corp., on behalf of:
- Eric Ennyu and Karen Mai Ennyu, the registered owners of 816 West 13th Avenue [*PID 005-809-916; Strata Lot 2 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*];
 - David Michael Sweeney and Patricia Jane Sweeney, the registered owners of 818 West 13th Avenue [*PID 006-289-991; Strata Lot 1 District Lot 526 Strata*

Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];

- Colin Roger Mallet and Judith Ann Angel, the registered owners of 826 West 13th Avenue [*PID 006-289-126; Strata Lot 2 District Lot 526 Strata Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*
- Alison Jennifer Laura Seto and Jeffrey Leung Seto, the registered owners of 828 West 13th Avenue [*PID 002-726-670; Strata Lot 1 District Lot 526 Strata Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*
- Debra June Tivy, the registered owner of 834 West 13th Avenue [*PID 005-095-743; Strata Lot 2 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*
- Ian Charles Carey Druce, the registered owner of 836 West 13th Avenue [*PID 006-379-915; Strata Lot 1 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*
- Brian John Habjan and Jillian Anne Brock, the registered owners of 844 West 13th Avenue [*PID 002-896-231; Strata Lot 2 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*
- Jimmy Albino Zadra, the registered owner of 846 West 13th Avenue [*PID 002-693-330; Strata Lot 1 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*
- Hirschel Wasserman and Nicola Sarah Fried, the registered owners of 856 West 13th Avenue [*PID 003-056-562; Strata Lot 2 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*
- Dianne Marie Miller, the registered owner of 860 West 13th Avenue [*PID 003-091-660; Strata Lot 1 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*
- Hussien Jaffer and Nazma Amir Kassam, the registered owners of 2915 Willow Street [*PID 006-285-881; Strata Lot 1 District Lot 526 Strata Plan VR.*

972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1]; and

- Joyce Evelyne Pratibha Lachkovics and Andrew Josef Lachkovics, the registered owners of 2925 Willow Street [*PID 006-285-899; Strata Lot 2 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1];*

to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.7 to 7.4 and increase the maximum building height from 23.0 m (75 ft.) to 66.6 m (219 ft.) to permit the development of two 21-storey mixed-use buildings containing 507 rental units and a private 49-space childcare facility, 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 January 20, 2026, entitled “CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Francl Architecture Inc., received October 14, 2025, with supplementary drawings received January 16, 2026;

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 January 20, 2026, entitled “CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow 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 CD-1, generally as set out in Appendix C of the Referral Report dated January 20, 2026, entitled “CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street”, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated January 20, 2026, entitled “CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow 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.

ADOPTED ON CONSENT (Vote No. 11353)

BY-LAWS

Councillor Klassen advised to have reviewed the proceedings related to By-law 2 and would therefore be voting on the enactment.

Councillor Montague advised to have reviewed the proceedings related to By-laws 1, 7, 8, 10, and 15, and would therefore be voting on the enactments.

Councillor Bligh advised to have reviewed the proceedings related to By-law 26 and would therefore be voting on the enactment.

MOVED by Councillor Bligh
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 to 31 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (4001-4009 Knight Street and 1348 East 24th Avenue) (By-law No. 14580)

2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2111 Main Street) (By-law No. 14581)
(Mayor Sim ineligible to vote)
3. A By-law to enact a Housing Agreement for 3077 Maddams Street (formerly 1405 East 15th Avenue and 3047 - 3071 Maddams Street) (By-law No. 14582)
4. A By-law to enact a Housing Agreement for 3939 West 38th Avenue (By-law No. 14583)
5. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 12180 (3625 Sawmill Crescent) (By-law No. 14584)
6. A By-law to enact a Housing Agreement For 1710-1730 East Pender Street (By-law No. 14585)
7. A By-law to amend the Zoning and Development By-law No. 3575 regarding the definition of social housing (By-law No. 14586)
(Councillor Kirby-Yung ineligible to vote)
8. A By-law to amend the Zoning and Development By-law No. 3575 FC-1 District Schedule regarding housing options in Thornton Park (By-law No. 14587)
(Councillor Kirby-Yung ineligible to vote)
9. A By-law to amend the Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 regarding housing options in the Downtown Eastside/Oppenheimer District (By-law No. 14588)
10. A By-law to amend the Zoning and Development By-law No. 3575 regarding the requirements in Schedule J for a transfer of social housing to the City, a non-profit, a non-profit co-operative, the Province, or Canada (By-law No. 14589)
(Councillor Kirby-Yung ineligible to vote)
11. A By-law to amend the Vancouver Development Cost Levy By-law No. 9755 regarding miscellaneous amendments (By-law No. 14590)
12. A By-law to amend the Vancouver Utilities Development Cost Levy By-law No. 12183 regarding miscellaneous amendments (By-law No. 14591)
13. A By-law to amend the Area Specific Development Cost Levy By-law No. 9418 regarding miscellaneous amendments (By-law No. 14592)
14. A By-law to amend the Single Room Accommodation By-law No. 8733 regarding tenant issues (By-law No. 14593)
15. A By-law to amend Sign By-law No.11879 regarding amendments related to the DEOD (By-law No. 14594)
(Councillor Kirby-Yung ineligible to vote)
16. A By-law to amend the Zoning and Development By-law No. 3575 regarding miscellaneous amendments (By-law No. 14595)

17. A By-law to amend Central Waterfront Official Development Plan No. 5261 regarding miscellaneous amendments (By-law No. 14596)
18. A By-law to amend Sign By-law No. 11879 regarding a miscellaneous amendment (By-law No. 14597)
19. A By-law to amend Subdivision By-law No. 5208 regarding a miscellaneous amendment (By-law No. 14598)
20. A By-law to amend Parking By-law No. 6059 regarding housekeeping amendments (By-law No. 14599)
21. A By-law to amend the 2026 FIFA World Cup By-law No. 14514 regarding miscellaneous amendments (By-law No. 14600)
22. A By-law to amend the Zoning and Development By-law No. 3575 regarding rezoning certain areas to R3 District Schedule, heights for I-2 zoned buildings in the still creek flood plain, and landscape setback requirement (By-law No. 14601)
23. A By-law to amend Subdivision By-law No. 5208 regarding city-initiated rezoning to R3-1 District (By-law No. 14602)
24. A By-law to amend Building By-law No. 14343 regarding the Establishment of a Groundwater Protection Area and Requirements for Certain New Developments (By-law No. 14603)
25. A By-law to amend the Freedom of Information and Protection of Privacy By-law No. 11451 regarding the addition of an application fee and a reduction in certain fees (By-law No. 14604)
26. A By-law to amend the Zoning and Development By-law No. 3575 to vary the pre-conditions for obtaining a demolition development permit (By-law No. 14605)
27. Abandoned and Vacated Buildings By-law, A by-law prescribing standards for vacated properties within the City of Vancouver to prevent such properties from becoming a fire hazard, structurally unsafe, or a menace to health (By-law No. 14606)
28. A By-law to amend the Ticket Offences By-law No. 9360 to add offences under the Abandoned and Vacated Buildings By-law (By-law No. 14607)
29. A By-law to amend CD-1 (868) By-law No. 14084 (1045 Burnaby Street) (By-law No. 14608)
(Councillor Fry ineligible to vote)
30. A By-law to amend CD-1 (772) By-law No. 12962 (1102-1138 East Georgia Street) (By-law No. 14609)
(Councillor Fry ineligible to vote)
31. A By-law to amend CD-1 (475) By-law No. 9763 (26 Southwest Marine Drive) (By-law No. 14610)
(Councillor Fry ineligible to vote)

* * * * *

At 11:59 am, the Mayor relinquished the Chair to Acting Mayor Dominato for the remainder of the meeting.

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ADMINISTRATIVE MOTIONS

1. Miscellaneous Amendments – Various Land Use Documents

MOVED by Councillor Meiszner
SECONDED by Councillor Klassen

WHEREAS on January 13, 2026, Council approved, in principle, miscellaneous amendments to the Zoning and Development By-law, Central Waterfront Official Development Plan, Sign By-law, Subdivision By-law, Parking By-law, and FIFA By-law, generally as presented in Appendices A-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”;

WHEREAS on January 13, 2026, Council also directed staff to bring forward, for approval by Council, amendments to the Downtown Rezoning Policy; Gastown HA-2 Design Guidelines; Design and Development Guidelines; RM-7 Guidelines; RM-7A Guidelines; RM-8 and RM-8A Guidelines; RM-9, RM-9A, and RM-9B Guidelines; RM-10 Guidelines; RM-11 Guidelines; RM-12 Guidelines; RT-11 Guidelines; and the Vancouver Heritage Register, 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” to be adopted by Council after the By-law amendments noted above are enacted;

AND WHEREAS the By-law amendments noted above have now been enacted.

THEREFORE BE IT RESOLVED THAT the amendments to the various land use documents as described in the table and Appendices of the Administrative Motion entitled “Miscellaneous Amendments – Various Land Use Documents”, are hereby adopted, and are to come into effect on February 3, 2026.

CARRIED UNANIMOUSLY (Vote No. 11355)
(Mayor Sim absent for the vote)

2. Rupert and Renfrew Station Area Plan Implementation – City-Initiated Amendments to the Zoning and Development By-law and Building By-law

MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

WHEREAS on January 13, 2026, Council approved, in principle, amendments to the Zoning and Development By-law and the Building By-law, generally as presented in

Appendices A and B of the Referral Report dated October 31, 2025, entitled “Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law”;

WHEREAS on January 13, 2026, Council also directed staff to bring forward for approval by Council amendments to the Rupert and Renfrew Station Area Plan and the Interim Rezoning Policy for Social Housing, and Institutional, Cultural and Recreational Uses in Former Community Visions Areas as identified in Tables 1 and 2 below and generally as presented in Appendix C of the Referral Report dated October 31, 2025, entitled “Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law”;

AND WHEREAS the By-law amendments referenced in the Referral Report noted above were enacted by Council on February 3, 2025, and have come into force and effect.

THEREFORE BE IT RESOLVED THAT the amendments to the various land use documents as described in tables 1-2 and appendices A-D of the Administrative Motion entitled “Rupert and Renfrew Station Area Plan Implementation - City-Initiated Amendments to the Zoning and Development By-law and Building By-law”, are hereby adopted and are to come into effect on February 3, 2026.

CARRIED UNANIMOUSLY (Vote No. 11356)
(Mayor Sim absent for the vote)

3. Downtown Eastside Housing Implementation – Amendments to the FC-1 District in the Zoning and Development By-law and the Downtown Eastside/Oppenheimer District Official Development Plan (DEOD ODP) By-law to Accelerate SRO Replacement and Increase Social Housing

MOVED by Councillor Klassen
SECONDED by Councillor Meiszner

WHEREAS on December 16, 2025, Council approved, in principle, amendments to the Zoning and Development By-law, the Downtown Eastside/Oppenheimer Official Development Plan By-law, and Single Room Accommodation By-law, generally as presented in Appendices B, C, and F of the Referral Report dated October 22, 2025, entitled “Downtown Eastside Housing Implementation – Amendments to the FC-1 District in the Zoning and Development By-law and the Downtown Eastside/Oppenheimer District Official Development Plan (DEOD ODP) By-law to Accelerate SRO Replacement and Increase Social Housing” amended by Yellow Memorandum from the General Manager, Planning, Urban Design and Sustainability dated December 8, 2025, and by Council during the Public Hearing on December 16, 2025;

WHEREAS on December 16, 2025, Council also directed staff to bring forward for approval by Council amendments to the Downtown Eastside Plan; Downtown Eastside Rezoning Policy; Policies and Guidelines for the Upgrade of Rooms Designated under the Single Room Accommodation By-law; and Design and Development Guidelines; generally as presented in Appendices H-I of the Referral Report dated October 22, 2025, entitled “Downtown Eastside Housing Implementation – Amendments to the FC-1 District in the Zoning and Development By-law and the Downtown Eastside/Oppenheimer District Official Development Plan (DEOD ODP) By-law to

Accelerate SRO Replacement and Increase Social Housing”;

WHEREAS on December 16, 2025, Council also directed staff to bring forward for approval by Council the repeal of the Downtown Eastside/Oppenheimer Design Guidelines, and Downtown Eastside/Oppenheimer Policy Plan at the time of enactment of the Zoning and Development By-law and Downtown Eastside/Oppenheimer Official Development Plan By-law amendments referenced in the Referral Report noted above;

AND WHEREAS the By-law amendments noted above have now been enacted.

THEREFORE BE IT RESOLVED THAT the Downtown Eastside/Oppenheimer Design Guidelines and Downtown Eastside/Oppenheimer Policy Plan are hereby repealed, and the amendments to the various land use documents as described in the Appendices of the Administrative Motion entitled “Downtown Eastside Housing Implementation – Amendments to the FC-1 District in the Zoning and Development By-law and the Downtown Eastside/Oppenheimer District Official Development Plan (DEOD ODP) By-law to Accelerate SRO Replacement and Increase Social Housing”, are hereby adopted and are to come into effect on February 3, 2026.

CARRIED (Vote No. 11329)
(Councillors Bligh, Fry and Orr opposed)
(Mayor Sim absent for the vote)

NOTICE OF COUNCIL MEMBER’S MOTIONS

1. Reversing the Costly Ban on Supportive Housing

Councillor Bligh 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 February 25, 2026, as a Council Members’ Motion.

2. Meeting the Moment: FIFA Public Safety and Local Readiness Working Group

Councillor Bligh and Councillor Orr 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 February 25, 2026, as a Council Members’ Motion.

3. Strengthening Public Safety Infrastructure

Councillor Montague 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 February 25, 2026, as a Council Members’ Motion.

4. Walking the Talk: Aligning City Staff’s and Council’s Remote Work Policy

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 February 25, 2026, as a Council Members’ Motion.

5. Promoting Respectful Interactions with By-law Enforcement Officers

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 February 25, 2026, as a Council Members' Motion.

6. Recommitting to \$10 a Day Childcare

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 February 25, 2026, as a Council Members' Motion.

7. ICE Out of the Beautiful Game and Vancouver's World Cup

Councillor Fry and Councillor Orr 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 February 25, 2026, as a Council Members' Motion.

8. Reviewing the Truck Route Network in East Vancouver

Councillor Dominato 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 February 25, 2026, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Meiszner

SECONDED by Councillor Klassen

THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on February 3, 2026, from 5 pm onwards, March 10, 2026, all day, March 11, 2026, all day, and April 8, 2026, from 3 pm to 7 pm;

FURTHER THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on February 26, 2026, from 3 pm onwards, and March 10, 2026, from 9 am to 12 pm;

FURTHER THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on March 4, 2026, from 4:45 pm onwards;

FURTHER THAT Councillor Orr be granted a Leave of Absence for personal reasons from meetings on February 12, 2026, from 8 pm onwards;

FURTHER THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on February 10, 2026, from 6 pm onwards, February 25, 2026, from 12 pm onwards, and February 26, 2026, 3 pm onwards;

FURTHER THAT Councillor Fry be granted a Leave of Absence for personal reasons from meetings on February 19, 2026, from 6 pm onwards, March 5, 2026, 3 pm onwards, and March 12, 2026, from 9:30 am onwards;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on February 26, 2026, from 3 pm onwards;

FURTHER THAT Councillor Zhou be granted a Leave of Absence for civic business from meetings on April 8, 2026, from 3 pm to 7 pm;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on February 25, 2026, from 12:30 pm to 6:30 pm;

AND FURTHER THAT Councillor Meiszner be granted a Leave of Absence for personal reasons from meetings on February 12, 2026, after 7 pm.

CARRIED UNANIMOUSLY (Vote No. 11357)
(Mayor Sim absent for the vote)

ENQUIRIES AND OTHER MATTERS

1. Traffic Safety Measures Around Broadway Closure at Main Street

Councillor Maloney enquired about receiving a detailed list, including timelines, of measures that are being taken to ensure traffic safety for cyclists, pedestrians, and other street users outside cars, on side streets around the closure of Broadway at Main Street, for the road reconstruction. Deputy City Manager Amrolia agreed to follow-up.

2. Use of Bollards on Hornby Street Sidewalks

Councillor Orr enquired about receiving an update on the feasibility of installing bollards on the Hornby Street sidewalks to improve pedestrian safety and reduce the risk of vehicles entering the sidewalk area. Deputy City Manager Amrolia agreed to follow-up.

3. Hastings Street Bus Lane Changes

Councillor Orr enquired about receiving an update on communications to small businesses regarding the Hastings Street bus lane changes and the potential impacts. Deputy City Manager Amrolia agreed to follow-up.

4. Crosswalk Main Street and Kingsway Visibility Issues

Councillor Dominato enquired about receiving an update from Engineering Services regarding

possible interim measures to improve visibility at the marked crosswalk at Main Street and Kingsway in response to safety concerns. Deputy City Manager Amrolia agreed to follow-up.

5. Railtown Planning

Councillor Dominato enquired about receiving an update on the planning stages of Railtown. Deputy City Manager Amrolia agreed to follow-up.

6. Reopening of Trans Canada Trail in East Vancouver

Councillor Dominato enquired about receiving a follow-up update regarding the expected reopening of the Trans Canada Trail near the Cassiar Connector, including the City's discussions with CN. Deputy City Manager Amrolia agreed to follow-up.

7. Discussions on a Permanent Home for the Whitecaps

Councillor Kirby-Yung enquired about receiving an in camera update on the progress of discussions to secure a permanent home for the Whitecaps. Deputy City Manager Amrolia agreed to follow-up.

8. Licensing Categories of Vape Store

Councillor Kirby-Yung enquired about receiving an update on whether the City has received complaints regarding vape stores opening multiple locations within the same block, and whether the City's Development, Buildings and Licensing Department is reviewing vape categories. Deputy City Manager Amrolia agreed to follow-up.

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Mayor Sim absent for the vote)

Council adjourned at 12:15 pm.

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