

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

Following the Public Hearing on July 25, 2024, Council gave conditional approval to the rezoning of the site at 800 Commercial Drive. The Director of Legal Services has advised that all prior to conditions have been met, and enactment of the attached by-law will implement Council's resolutions.

Director of Legal Services
March 10, 2026

800 Commercial Drive

BY-LAW NO.

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

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

Zoning District Plan Amendment

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

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (919).

Uses

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

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

Conditions of Use

- 4.1 All residential floor area must be used for social housing.
- 4.2 The design and layout of at least 35% of the total dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 4.3 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 4.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

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

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,002 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 8.19.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

- (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area for non-dwelling uses below base surface.

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

Building Height

6.1 Building height must not exceed 50.1 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted mechanical appurtenances must not exceed 52.3 m.

Horizontal Angle of Daylight

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

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

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

Schedule A



EXPLANATION

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

Following the Public Hearings on June 19 and 24, 2025, Council gave conditional approval to the rezoning of the site at 1110-1160 West King Edward Avenue. The Director of Legal Services has advised that all prior to conditions have been met, and enactment of the attached by-law will implement Council's resolutions.

Director of Legal Services
March 10, 2026

1110-1160 West King Edward Avenue

BY-LAW NO.

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

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

Zoning District Plan Amendment

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

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (920).

Uses

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

- (a) Institutional Uses, limited to Community Care or Assisted Living Facility - Class B; and
- (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Floor Area and Density

4.1 Computation of floor area must assume that the site area is 4,502 m², being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

4.2 The floor space ratio for all uses combined must not exceed 3.4 except that the floor space ratio of all floors at or above finished grade shall not exceed 3.3.

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

4.4 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:

- (i) the total area of these exclusions must not exceed 12% of the floor area, and
- (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact of privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches, porte-cochère and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

Building Height

5. Building height must not exceed 28 m.

Access to Natural Light

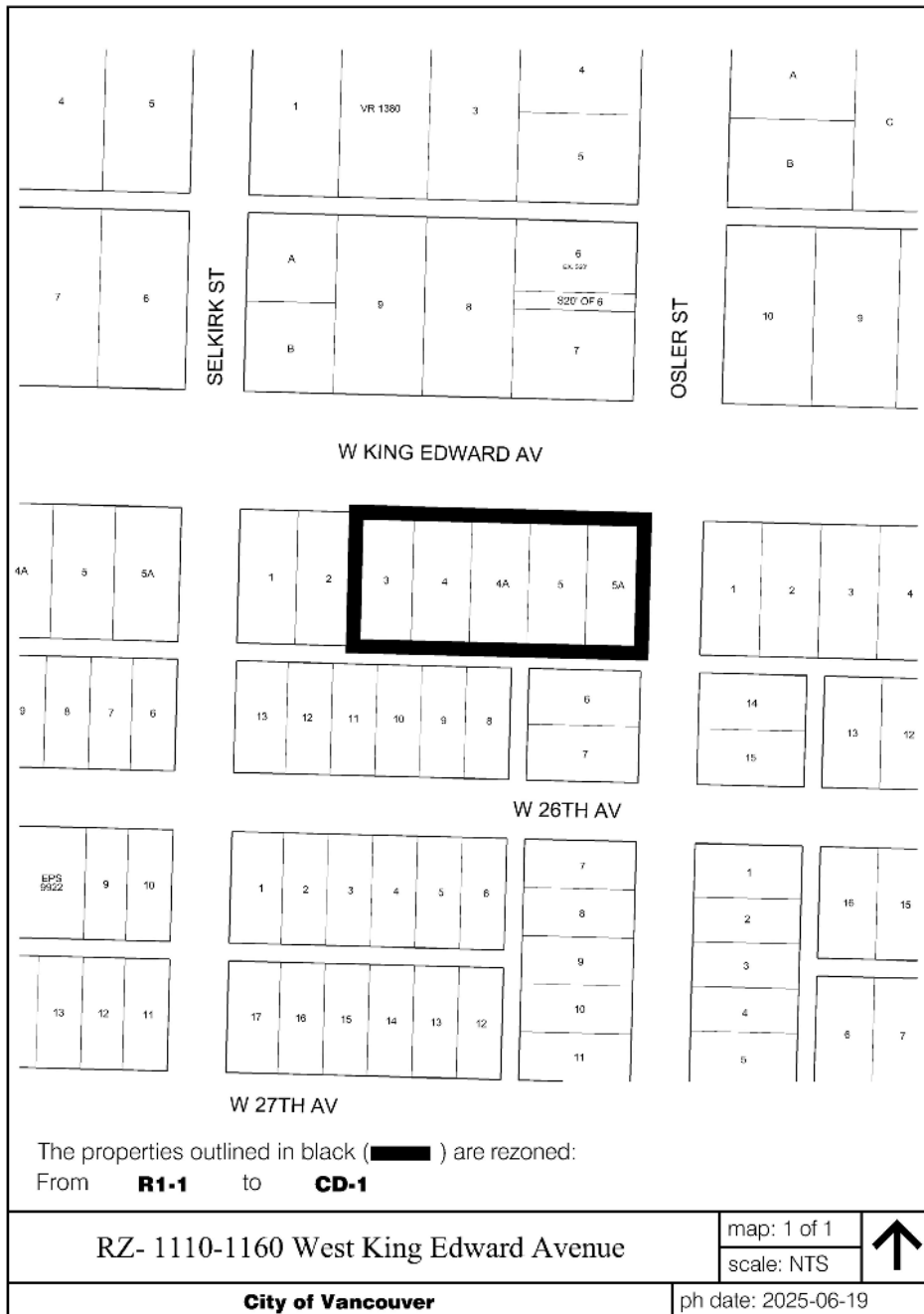
6.1 Each habitable room must have at least 1 window on an exterior wall of a building.

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

Severability

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

Schedule A



EXPLANATION

2026 Land Assessment Averaging By-law

Enactment of the attached By-law will implement targeted land assessment averaging for the 2026 taxation year, as approved by Council on March 10, 2026.

Director of Legal Services
March 10, 2026

BY-LAW NO. _____

A By-law to Average Land Assessments for 2026

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

Name of By-law

1. The name of this By-law, for citation, is the "2026 Land Assessment Averaging By-law".

Definitions

2. In this By-law:

"assessed improvement value" means assessed improvement value on the *Assessment Roll* as determined by the assessment authority, pursuant to the *Assessment Act*;

"assessed land value" means assessed land value on the *Assessment Roll* as determined by the assessment authority, pursuant to the *Assessment Act*;

"assessed value" means the combined value of assessed land value and assessed improvement value;

"assessment authority" means the British Columbia Assessment Authority;

"Average Assessment Roll" means the *Assessment Roll* produced annually by the assessment authority as a result of an assessment averaging by-law enacted under section 374.4 (1) of the *Vancouver Charter*;

"averaged land value" means the averaged land value determined by the land assessment averaging formula set out in this By-law;

"averaged value" means the combined value of averaged land value and assessed improvement value;

"target parcel" means any parcel or part of a parcel in Class 1 - residential, Class 5 – light industry, or Class 6 – business and other, that experienced a year-over-year % change in property value that was greater than or equal to the threshold %.

"threshold %" means 10 percentage points above the average year-over-year % change in property value within Class 1 – residential or 10 percentage points above the average year-over-year % change in property value within the combined property classes of Class 5 – light industry and Class 6 – business and other, as determined by the assessment authority based on the *Revised Assessment Roll*; and

"year-over-year % change in property value" means the difference between the current year's assessed value and the preceding year's value as shown on the Average Assessment Roll, all divided by the preceding year's value as shown on the Average Assessment Roll.

Assessment averaging

3. Notwithstanding anything else in this By-law, if any parcel or part of a parcel:
 - (a) has no assessed improvement value for 2026; or
 - (b) is a new entry on the *2026 Assessment Roll*, unless that entry results from an administrative roll number re-assignment by the assessment authority; or
 - (c) was subject to:
 - (i) subdivision or consolidation during the period between completion of the *2025 and 2026 Assessment Rolls*, unless:
 - (i.i) the sole purpose of the subdivision or consolidation is to vest in the city, by dedication or transfer, all or part of the parcel for street purposes, or
 - (i.ii) the subdivision or consolidation is initiated by the assessment authority for assessment or administrative purposes, and does not alter the physical characteristics of the target parcel; or
 - (ii) a Council policy statement guiding consideration of an anticipated rezoning of the parcel or part of the parcel that was approved by Council between November 1, 2023 and October 31, 2025, other than a Council policy statement that was developed primarily on the initiative of the Director of Planning, that has not resulted in a proposed rezoning of the parcel or part of that parcel that has been approved in principle by Council following a public hearing; or
 - (iii) a proposed change in zoning or zoning district, including a proposed change to an existing CD-1 zoning district that includes a proposed change to permitted density, that has been approved in principle by Council between November 1, 2023 and October 31, 2025 following a public hearing, but has not been enacted, except for:
 - (iii.i) any proposed rezoning from RS-1 or R1-1 to RM-8, RM-8A, RM-8N or RM-8AN, or
 - (iii.ii) any proposed rezoning initiated by the Director of Planning; or
 - (iv) a change in zoning or zoning district, including a change to an existing CD-1 zoning district that includes a change to permitted density, except for:
 - (iv.i) any rezoning from RS-1 or R1-1 to RM-8, RM-8A, RM-8N or RM-8AN, or
 - (iv.ii) amendments to the Zoning and Development By-law or to an Official Development Plan that were initiated by the Director of Planning and enacted by Council between November 1, 2024 and October 31, 2025; or

- (v) a change in the prescribed class of the parcel or part of the parcel during the period between the completion of the 2025 and 2026 *Assessment Rolls*, except for:
 - (v.i) a change between Class 5 - light industry and Class 6 - business and other, or
 - (v.ii) a change to or from Class 1 – residential or Class 3 – supportive housing resulting from the installation or removal of temporary modular homes supported by a decision to relax a zoning by-law to allow for the provision of low cost housing for persons receiving assistance as authorized by section 5.1.3 of the Zoning and Development By-law; or
- (vi) a change in the method of determining the assessed value under section 19(8) of the *Assessment Act* where the preceding year's assessed value was determined based on the actual use of the land and improvements and the current year's value is determined taking into consideration any other use to which the land or improvements could be put,

then the entire parcel is exempt from land assessment averaging set out in section 5 of this By-law.

4. Notwithstanding anything else in this By-law, if any parcel or part of a parcel in Class 5 or Class 6 is subject to tax relief during 2026 under a by-law enacted pursuant to section 374.6 of the Vancouver Charter then the entire parcel in Class 5 or Class 6 is excluded from land assessment averaging set out in section 5 of this By-law.

Land assessment averaging formula

5. If a parcel or part of a parcel is not exempt from averaging in accordance with section 3 of this By-law, is not excluded from averaging in accordance with section 4 of this By-law, and was not exempt from averaging under section 3 of any of the 2022, 2023, 2024 and 2025 Land Assessment Averaging By-laws (No. 13293, No. 13649, No. 13960 and No. 14293 respectively), and is a target parcel, then the 2026 averaged land value for each target parcel is the quotient arrived at by dividing the 2022, 2023, 2024, 2025 and 2026 assessed land value by the number of total years prescribed by the Preceding Years for Land Assessment Averaging By-law, 2019 (No. 12397), for each such target parcel.

Averaging of properties that regain eligibility

6. If a target parcel is not exempt from averaging in accordance with section 3 of this By-law and is not excluded from averaging in accordance with section 4 of this By-law, but was exempt from averaging in accordance with section 3 of the 2025 Land Assessment Averaging By-law (No. 14293), the 2026 averaged land value for that parcel is the quotient arrived at by dividing the 2026 assessed land value by one (1).
7. If a target parcel is not exempt from averaging in accordance with section 3 of this By-law, is not excluded from averaging in accordance with section 4 of this By-law, and was not exempt from averaging in accordance with section 3 of the 2025 Land Assessment

Averaging By-law (No. 14293), but was exempt from averaging in accordance with section 3 of the 2024 Land Assessment Averaging By-law (No. 13960), the 2026 averaged land value for that parcel is the quotient arrived at by dividing the sum of the 2025 and 2026 assessed land values by two (2).

8. If a target parcel is not exempt from averaging in accordance with section 3 of this By-law, is not excluded from averaging in accordance with section 4 of this By-law, and was not exempt from averaging in accordance with section 3 of both the 2024 and 2025 Land Assessment Averaging By-laws (No. 13960 and No. 14293, respectively), but was exempt from averaging in accordance with section 3 of the 2023 Land Assessment Averaging By-law (No. 13649), the 2026 averaged land value for that parcel is the quotient arrived at by dividing the sum of the 2024, 2025 and 2026 assessed land values by three (3).
9. If a target parcel is not exempt from averaging in accordance with section 3 of this By-law, is not excluded from averaging in accordance with section 4 of this By-law, and was not exempt from averaging in accordance with section 3 of all of the 2023, 2024 and 2025 Land Assessment Averaging By-laws (No. 13649, No. 13960 and No. 14293, respectively), but was exempt from averaging in accordance with section 3 of the 2022 Land Assessment Averaging By-law (No. 13293), the 2026 averaged land value for that parcel is the quotient arrived at by dividing the sum of the 2023, 2024, 2025 and 2026 assessed land values by four (4).

Non-applicability of By-law

10. Despite sections 5, 6, 7, 8 and 9 of this By-law, land assessment averaging does not apply to any target parcel if the land assessment averaging will result in an averaged value greater than the assessed value.

Limit on Application of By-law

11. Despite sections 5, 6, 7, 8 and 9 of this By-law, for any target parcel:
 - (a) the averaged value shall not be less than the product resulting from the multiplication of the preceding year's value as shown on the Average Assessment Roll and 100% plus the threshold %. If it is, then the averaged land value is calculated by subtracting the assessed improvement value from the product resulting from the multiplication of the preceding year's value as shown on the Average Assessment Roll and 100% plus the threshold %, and
 - (b) the averaged land value shall not be lower than the assessed land value by more than \$6,500,000. If it is, then the averaged land value is calculated by subtracting \$6,500,000 from the assessed land value.

Correction of errors

12. An owner who receives notice under section 403 of the *Vancouver Charter* of adjustments to the net taxable value of the owner's property, and who wishes the Collector of Taxes to correct errors made in applying this By-law to such property, must file a request for correction with the Collector of Taxes on or before the last business day of July 2026.

Appeal to Court of Revision

- 13. A person:
 - (a) may appeal to Council, sitting as a Court of Revision, any decision of the Collector of Taxes with respect to:
 - (i) an adjustment to the net taxable value of any property, or
 - (ii) an exemption from this By-law; and
 - (b) must file such appeal within 30 days after the Collector of Taxes makes that decision.

Adjudication by Court of Revision

- 14. The Court of Revision must sit no later than October 31, 2026 to:
 - (a) adjudicate complaints made under this By-law respecting errors in:
 - (i) an adjustment to the net taxable value of any property, or
 - (ii) an exemption from this By-law; and
 - (b) direct the Collector of Taxes to amend the net taxable value of any property, necessary to give effect to any decision of the Court of Revision.

Severability

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

Force and effect

16. This By-law is to come into force and take effect on enactment.

ENACTED by Council this 10th day of March, 2026

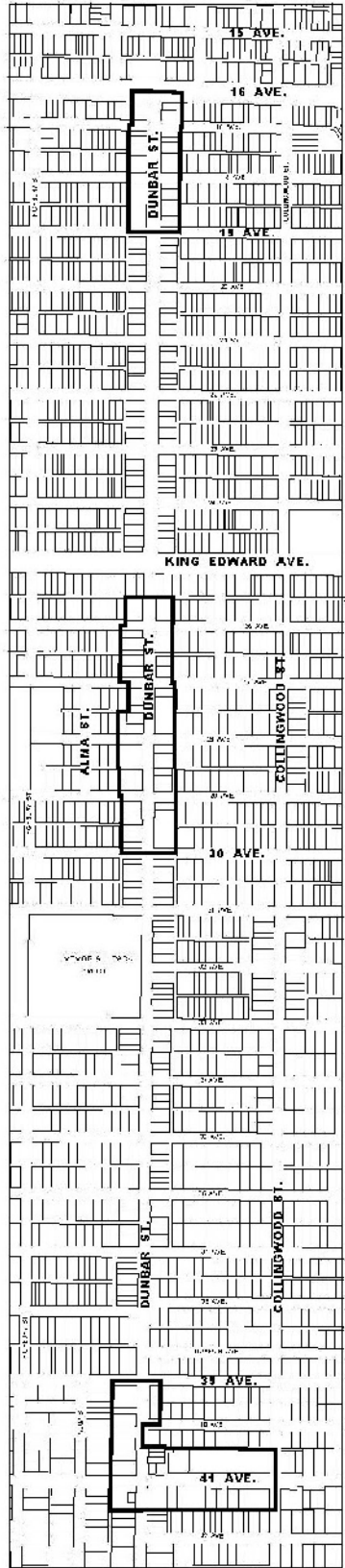
Mayor

City Clerk

EXPLANATION**Designation of an area described as
Dunbar Village as a Business Improvement Area**

Enactment of the attached by-law will implement Council's resolution of February 24, 2026 to re-designate (renew) Dunbar Village as a business improvement area with a five-year funding ceiling of \$1,049,425.00 for a further term from April 1, 2026 to March 31, 2031.

Director of Legal Services
March 10, 2026



Dunbar Village B.I.A.

EXPLANATION

**2026 Grant Allocation By-law
Dunbar Village Business Association**

Following the Council meeting on February 24, 2026, Council approved a 5-year (2026-2031) funding-ceiling of \$1,049,425.00 for the Dunbar Village Business Improvement Area. Enactment of the attached by-law, after the enactment of the 2026 Dunbar Village BIA Designation By-law, will accomplish Council's resolution.

Director of Legal Services
March 10, 2026

BY-LAW NO. _____

**A By-law to Grant Money for a Business Promotion Scheme
in the Dunbar Village Business Improvement Area**

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

1. The name of this By-law, for citation, is the “2026 Dunbar Village Business Improvement Area Grant Allocation By-law”.

2. In this By-law:

“accountant” means a member in good standing, or a partnership whose partners are members in good standing, of the Chartered Professional Accountants of British Columbia and who is authorized to carry on public practice;

“Association” means the Dunbar Village Business Association;

“audited financial statements” mean financial statements that have been audited by an accountant and that include a Statement of Financial Position, a Statement of Revenue and Expenditures, a Statement of Cash Flows, a Statement of Retained Earnings or Equity, and a separate schedule for grant money and revenue derived from grant money;

“budget” means a budget based on a fiscal year commencing April 1, containing information sufficient in detail to describe anticipated expenses and revenues, including anticipated non-grant expenses and revenues, and that has been approved at a general meeting of the Association;

“business improvement area” means the area of the city designated by Council as the Dunbar Village Business Improvement Area;

“business promotion scheme” means a business promotion scheme as defined in section 455 of the Vancouver Charter;

“declaration of meeting” means a document that includes a copy of the draft minutes of a general meeting, together with a declaration that all persons eligible to be BIA members were notified of the meeting, the meeting was duly convened and conducted, a quorum was achieved and maintained, and, in the case of an annual general meeting, that the budget and audited financial statements were approved;

“Director” means the Director of Finance appointed by Council and any person authorized to act on behalf of the Director of Finance;

“grant money” means any money granted to the Association by Council pursuant to this By-law;

“list of directors” means a list of the names and executive positions of continuing and newly elected directors, together with contact information for at least one director;

“owner” means all persons who own class 5 or class 6 properties in the business improvement area;

“summary budget” means a budget in a form satisfactory to the Director; and

“tenant” means all persons who lease class 5 or class 6 properties in the business improvement area.

3. Subject to the Dunbar Village Business Improvement Area Designation By-Law, the terms and conditions set out in this By-law, and Council’s approval of the budget referred to in section 4, Council, by annual resolution, may grant money to the Association at such times and in such amounts as Council determines.

4. The grant money may be paid to the Association, subject to the following conditions:

- (a) the Association must have as one of its aims, functions or purposes the planning and implementation of a business promotion scheme;
- (b) the Association must give at least 60 days’ notice to the Director of any general meeting at which the Association proposes the amendment of its constitution or by-laws, together with an annotated and itemized text of the proposed amendments;
- (c) the Association must not alter its constitution and by-laws without first obtaining the consent of the Director;
- (d) the by-laws of the Association must include:
 - (i) provisions to require that the elected directors of the Association include at least one owner and at least one tenant, or their authorized representative,
 - (ii) provisions for distribution, in the event of dissolution of the Association of any remaining grant money, after payment of liabilities, as follows:
 - (A) to a not-for-profit society having similar purposes,
 - (B) pro-rata to the owners, or
 - (C) a method acceptable to the Director;
- (e) the by-laws of the Association must not include:
 - (i) provisions that, in the opinion of the Director, create inequitable voting rights among members or classes of members, or between the general membership and the board of directors,
 - (ii) provisions that would permit an elected director, or a director appointed to fill a vacancy, to receive a salary or remuneration for serving as a director, or
 - (iii) provisions that would limit the ability to conduct virtual meetings;
- (f) the grant money must only be spent by the Association;

- (g) the Association must only spend the grant money for a business promotion scheme which scheme may include the provision of grant money by the Association to owners or tenants in the business improvement area in support of a business promotion scheme;
- (h) on or before November 30 of each year, the Association must submit a summary budget and a budget to the Director for approval by Council;
- (i) on or before September 30th of each year, the Association must submit the Association's audited financial statements to the Director;
- (j) the Association must keep grant money and revenue derived from grant money in a separate general ledger account or sub-ledger account;
- (k) the Association must:
 - (i) have sufficient funds to pay all its debts, and
 - (ii) insofar as possible, pay all its debts,by the end of the fiscal year;
- (l) the Association must permit the Director to inspect all financial records that, in the opinion of the Director, must be inspected in order to verify and obtain further particulars of budgets and audited financial statements as they relate to grant money, except that such inspections must take place during normal business hours and on reasonable notice;
- (m) the Association may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized to invest in accordance with the Trustee Act of British Columbia;
- (n) the Association must carry commercial general liability insurance:
 - (i) in the amount of at least \$5,000,000.00,
 - (ii) with a maximum deductible of \$5,000.00,
 - (iii) naming the city as an additional named insured,
 - (iv) containing a cross coverage provision, and
 - (v) including an endorsement stating that the Director will be given 30 days' notice of any material change to or cancellation of the policy;
- (o) the Association must provide proof of insurance, to the satisfaction of the Director, annually and within 30 days of the effective date of the insurance or insurance renewal;
- (p) the Association must give notice of every general meeting to all owners and tenants, or their authorized representative, together with the proposed budget, the

audited financial statements, and membership application information, at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronically, and at least 21 days before the date scheduled for the meeting if delivered by any other means;

- (q) the Association must give notice to the Director of every general meeting, other than a meeting referred to in subsection (b), together with the financial and membership information that is provided to owners and tenants, or their authorized representative, in accordance with subsection (p), at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronically, and at least 21 days before the date scheduled for the meeting if delivered by any other means;
- (r) notice of a general meeting:
 - (i) if sent to owners or their authorized representative, by mail, must be sent to their address as ascertained from the most recent assessment roll for the City of Vancouver,
 - (ii) may be given to owners, tenants, or the authorized representative of owners or tenants, or the Director, by hand delivery to their business address, or by mail, e mail or facsimile or similar means, and
 - (iii) must not be given solely by means of publication in a newspaper or on a website;
- (s) the quorum at a general meeting must be 15 members present in person or by proxy, provided that no fewer than eight members be present in person;
- (t) within 30 days of every general meeting, the Association must submit to the Director:
 - (i) a declaration of meeting, and
 - (ii) in the case of an annual general meeting, a list of directors; and
- (u) owner and tenant data provided from time to time by the Director to the Association may contain personal information that is protected under the Freedom of Information and Protection of Privacy Act, and whether provided in print, electronic or other format, the Association must:
 - (i) only use such personal information for the purpose provided,
 - (ii) not disclose such personal information to third parties,
 - (iii) store such personal information securely, and
 - (iv) destroy such personal information when it is no longer needed.

5. The Association must comply with all the provisions of this By-law.

EXPLANATION**Designation of an area described as
Hastings Crossing as a Business Improvement Area**

Enactment of the attached by-law will implement Council's resolution of February 24, 2026 to re-designate (renew) Hastings Crossing as a business improvement area with a 5-year funding ceiling of \$1,833,404.00 for a further term from April 1, 2026 to March 31, 2031.

Director of Legal Services
March 10, 2026

Hastings Crossing B.I.A.



EXPLANATION**2026 Grant Allocation By-law
Hastings Crossing Business Improvement Association**

Following the Council meeting on February 24, 2026, Council approved a 5-year (2026-2031) funding-ceiling of \$1,833,404.00 for the Hastings Crossing Business Improvement Area. Enactment of the attached by-law, after the enactment of the 2026 Hastings Crossing BIA Designation By-law, will accomplish Council's resolution.

Director of Legal Services
March 10, 2026

BY-LAW NO. _____

**A By-law to Grant Money for a Business Promotion Scheme
in the Hastings Crossing Business Improvement Area**

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

1. The name of this By-law, for citation, is the “2026 Hastings Crossing Business Improvement Area Grant Allocation By-law”.

2. In this By-law:

“accountant” means a member in good standing, or a partnership whose partners are members in good standing, of the Chartered Professional Accountants of British Columbia and who is authorized to carry on public practice;

“Association” means the Hastings Crossing Business Improvement Association;

“audited financial statements” mean financial statements that have been audited by an accountant and that include a Statement of Financial Position, a Statement of Revenue and Expenditures, a Statement of Cash Flows, a Statement of Retained Earnings or Equity, and a separate schedule for grant money and revenue derived from grant money;

“budget” means a budget based on a fiscal year commencing April 1, containing information sufficient in detail to describe anticipated expenses and revenues, including anticipated non-grant expenses and revenues, and that has been approved at a general meeting of the Association;

“business improvement area” means the area of the city designated by Council as the Hastings Crossing Business Improvement Area;

“business promotion scheme” means a business promotion scheme as defined in section 455 of the Vancouver Charter;

“declaration of meeting” means a document that includes a copy of the draft minutes of a general meeting, together with a declaration that all persons eligible to be BIA members were notified of the meeting, the meeting was duly convened and conducted, a quorum was achieved and maintained, and, in the case of an annual general meeting, that the budget and audited financial statements were approved;

“Director” means the Director of Finance appointed by Council and any person authorized to act on behalf of the Director of Finance;

“grant money” means any money granted to the Association by Council pursuant to this By-law;

“list of directors” means a list of the names and executive positions of continuing and newly elected directors, together with contact information for at least one director;

“owner” means all persons who own class 5 or class 6 properties in the business improvement area;

“summary budget” means a budget in a form satisfactory to the Director; and

“tenant” means all persons who lease class 5 or class 6 properties in the business improvement area.

3. Subject to the Hastings Crossing Business Improvement Area Designation By-Law, the terms and conditions set out in this By-law, and Council’s approval of the budget referred to in section 4, Council, by annual resolution, may grant money to the Association at such times and in such amounts as Council determines.

4. The grant money may be paid to the Association, subject to the following conditions:

- (a) the Association must have as one of its aims, functions or purposes the planning and implementation of a business promotion scheme;
- (b) the Association must give at least 60 days’ notice to the Director of any general meeting at which the Association proposes the amendment of its constitution or by-laws, together with an annotated and itemized text of the proposed amendments;
- (c) the Association must not alter its constitution and by-laws without first obtaining the consent of the Director;
- (d) the by-laws of the Association must include:
 - (i) provisions to require that the elected directors of the Association include at least one owner and at least one tenant, or their authorized representative,
 - (ii) provisions for distribution, in the event of dissolution of the Association of any remaining grant money, after payment of liabilities, as follows:
 - (A) to a not-for-profit society having similar purposes,
 - (B) pro-rata to the owners, or
 - (C) a method acceptable to the Director;
- (e) the by-laws of the Association must not include:
 - (i) provisions that, in the opinion of the Director, create inequitable voting rights among members or classes of members, or between the general membership and the board of directors,
 - (ii) provisions that would permit an elected director, or a director appointed to fill a vacancy, to receive a salary or remuneration for serving as a director, or
 - (iii) provisions that would limit the ability to conduct virtual meetings;
- (f) the grant money must only be spent by the Association;

- (g) the Association must only spend the grant money for a business promotion scheme which scheme may include the provision of grant money by the Association to owners or tenants in the business improvement area in support of a business promotion scheme;
- (h) on or before November 30 of each year, the Association must submit a summary budget and a budget to the Director for approval by Council;
- (i) on or before September 30th of each year, the Association must submit the Association's audited financial statements to the Director;
- (j) the Association must keep grant money and revenue derived from grant money in a separate general ledger account or sub-ledger account;
- (k) the Association must:
 - (i) have sufficient funds to pay all its debts, and
 - (ii) insofar as possible, pay all its debts,by the end of the fiscal year;
- (l) the Association must permit the Director to inspect all financial records that, in the opinion of the Director, must be inspected in order to verify and obtain further particulars of budgets and audited financial statements as they relate to grant money, except that such inspections must take place during normal business hours and on reasonable notice;
- (m) the Association may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized to invest in accordance with the Trustee Act of British Columbia;
- (n) the Association must carry commercial general liability insurance:
 - (i) in the amount of at least \$5,000,000.00,
 - (ii) with a maximum deductible of \$5,000.00,
 - (iii) naming the city as an additional named insured,
 - (iv) containing a cross coverage provision, and
 - (v) including an endorsement stating that the Director will be given 30 days' notice of any material change to or cancellation of the policy;
- (o) the Association must provide proof of insurance, to the satisfaction of the Director, annually and within 30 days of the effective date of the insurance or insurance renewal;
- (p) the Association must give notice of every general meeting to all owners and tenants, or their authorized representative, together with the proposed budget, the

audited financial statements, and membership application information, at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronically, and at least 21 days before the date scheduled for the meeting if delivered by any other means;

- (q) the Association must give notice to the Director of every general meeting, other than a meeting referred to in subsection (b), together with the financial and membership information that is provided to owners and tenants, or their authorized representative, in accordance with subsection (p), at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronically, and at least 21 days before the date scheduled for the meeting if delivered by any other means;
- (r) notice of a general meeting:
 - (i) if sent to owners or their authorized representative, by mail, must be sent to their address as ascertained from the most recent assessment roll for the City of Vancouver,
 - (ii) may be given to owners, tenants, or the authorized representative of owners or tenants, or the Director, by hand delivery to their business address, or by mail, e mail or facsimile or similar means, and
 - (iii) must not be given solely by means of publication in a newspaper or on a website;
- (s) the quorum at a general meeting must be 15 members present in person or by proxy, provided that no fewer than eight members be present in person;
- (t) within 30 days of every general meeting, the Association must submit to the Director:
 - (i) a declaration of meeting, and
 - (ii) in the case of an annual general meeting, a list of directors; and
- (u) owner and tenant data provided from time to time by the Director to the Association may contain personal information that is protected under the Freedom of Information and Protection of Privacy Act, and whether provided in print, electronic or other format, the Association must:
 - (i) only use such personal information for the purpose provided,
 - (ii) not disclose such personal information to third parties,
 - (iii) store such personal information securely, and
 - (iv) destroy such personal information when it is no longer needed.

5. The Association must comply with all the provisions of this By-law.

EXPLANATION**Designation of an area described as
Kerrisdale as a Business Improvement Area 2026-2031**

Enactment of the attached By-law will implement Council's resolution of February 24, 2026, to designate Kerrisdale as a business improvement area with a five-year funding ceiling of \$1,991,500.00, for the term April 1, 2026 to March 31, 2031.

Director of Legal Services
March 31, 2026

BY-LAW NO. _____

**A By-law to Designate a Business
Improvement Area in that area of the
City known as Kerrisdale**

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

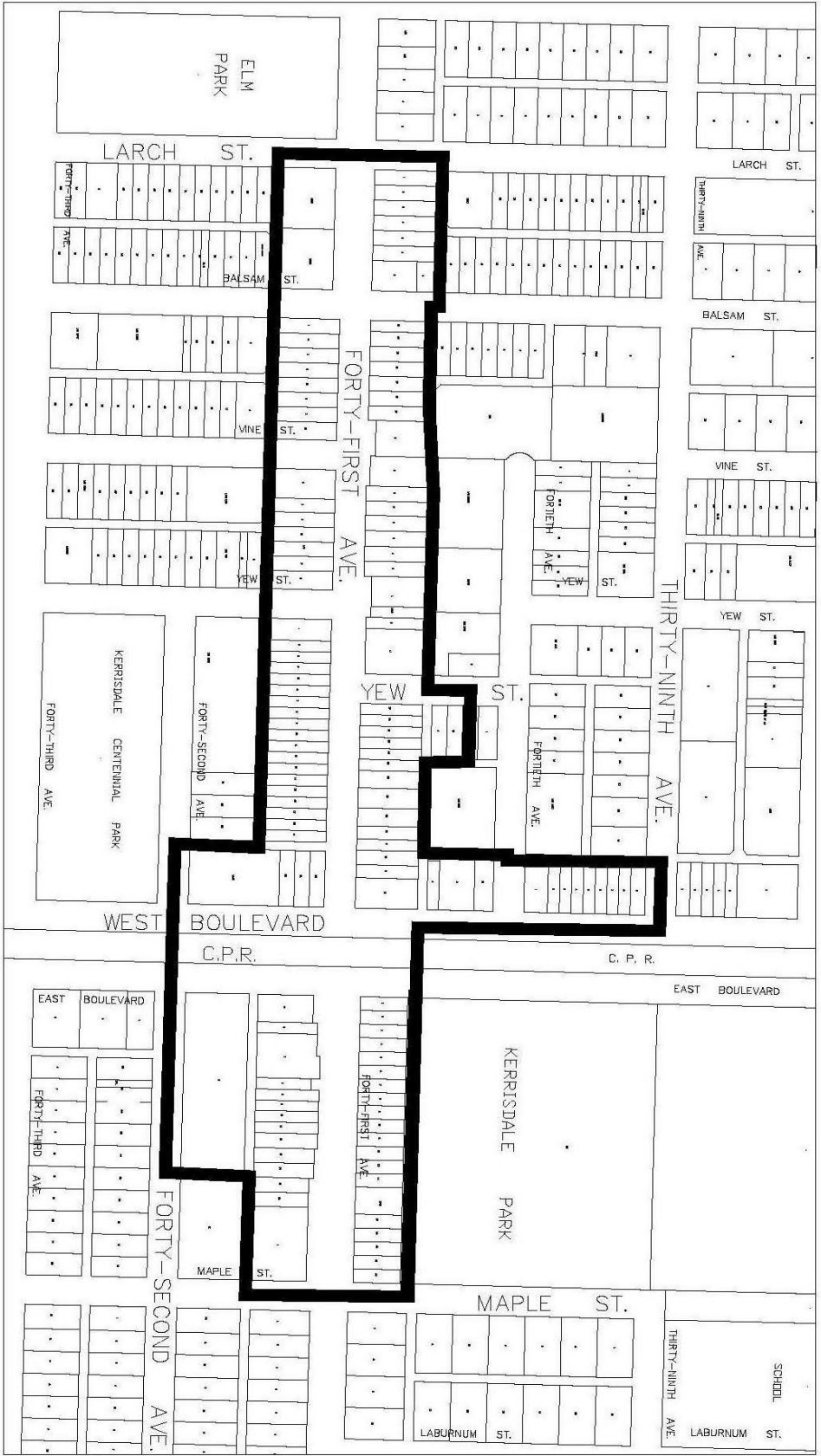
1. The name of this By-law, for citation, is the “Kerrisdale BIA Designation By-law”.
2. Council, by initiative, designates as a business improvement area that portion of the city outlined in black on the plan attached to and forming part of this By-law.
3. The amount of money Council, from time to time, grants to an applicant for the planning and implementation of a business promotion scheme in the area designated under section 2, must not exceed in aggregate, \$1,991,500.00.
4. Recovery by the city of the amount of money granted to an applicant is to be pursuant to the levy and imposition of a tax on class 5 and class 6 real property, from the owners of land and improvements within the area designated under section 2.
5. This By-law is to come into force and take effect on April 1, 2026, and is to expire and have no further force or effect after March 31, 2031.

ENACTED by Council this _____ day of _____, 2026

Mayor

City Clerk

Kerrisdale B.I.A.



EXPLANATION**2026 Grant Allocation By-law
Kerrisdale Business Association**

Following the Council meeting on February 24, 2026, Council approved a 5-year (2026-2031) funding-ceiling of \$1,991,500.00 for the Kerrisdale Business Improvement Area. Enactment of the attached by-law, after the enactment of the 2026 Kerrisdale BIA Designation By-law, will accomplish Council's resolution.

Director of Legal Services
March 10, 2026

BY-LAW NO. _____

**A By-law to Grant Money for a Business Promotion Scheme
in the Kerrisdale Business Improvement Area**

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

1. The name of this By-law, for citation, is the “2026 Kerrisdale Business Improvement Area Grant Allocation By-law”.

2. In this By-law:

“accountant” means a member in good standing, or a partnership whose partners are members in good standing, of the Chartered Professional Accountants of British Columbia and who is authorized to carry on public practice;

“Association” means the Kerrisdale Business Association;

“audited financial statements” mean financial statements that have been audited by an accountant and that include a Statement of Financial Position, a Statement of Revenue and Expenditures, a Statement of Cash Flows, a Statement of Retained Earnings or Equity, and a separate schedule for grant money and revenue derived from grant money;

“budget” means a budget based on a fiscal year commencing April 1, containing information sufficient in detail to describe anticipated expenses and revenues, including anticipated non-grant expenses and revenues, and that has been approved at a general meeting of the Association;

“business improvement area” means the area of the city designated by Council as the Kerrisdale Business Improvement Area;

“business promotion scheme” means a business promotion scheme as defined in section 455 of the Vancouver Charter;

“declaration of meeting” means a document that includes a copy of the draft minutes of a general meeting, together with a declaration that all persons eligible to be BIA members were notified of the meeting, the meeting was duly convened and conducted, a quorum was achieved and maintained, and, in the case of an annual general meeting, that the budget and audited financial statements were approved;

“Director” means the Director of Finance appointed by Council and any person authorized to act on behalf of the Director of Finance;

“grant money” means any money granted to the Association by Council pursuant to this By-law;

“list of directors” means a list of the names and executive positions of continuing and newly elected directors, together with contact information for at least one director;

“owner” means all persons who own class 5 or class 6 properties in the business improvement area;

“summary budget” means a budget in a form satisfactory to the Director; and

“tenant” means all persons who lease class 5 or class 6 properties in the business improvement area.

3. Subject to the Kerrisdale Business Improvement Area Designation By-Law, the terms and conditions set out in this By-law, and Council’s approval of the budget referred to in section 4, Council, by annual resolution, may grant money to the Association at such times and in such amounts as Council determines.

4. The grant money may be paid to the Association, subject to the following conditions:

- (a) the Association must have as one of its aims, functions or purposes the planning and implementation of a business promotion scheme;
- (b) the Association must give at least 60 days’ notice to the Director of any general meeting at which the Association proposes the amendment of its constitution or by-laws, together with an annotated and itemized text of the proposed amendments;
- (c) the Association must not alter its constitution and by-laws without first obtaining the consent of the Director;
- (d) the by-laws of the Association must include:
 - (i) provisions to require that the elected directors of the Association include at least one owner and at least one tenant, or their authorized representative,
 - (ii) provisions for distribution, in the event of dissolution of the Association of any remaining grant money, after payment of liabilities, as follows:
 - (A) to a not-for-profit society having similar purposes,
 - (B) pro-rata to the owners, or
 - (C) a method acceptable to the Director;
- (e) the by-laws of the Association must not include:
 - (i) provisions that, in the opinion of the Director, create inequitable voting rights among members or classes of members, or between the general membership and the board of directors,
 - (ii) provisions that would permit an elected director, or a director appointed to fill a vacancy, to receive a salary or remuneration for serving as a director, or
 - (iii) provisions that would limit the ability to conduct virtual meetings;
- (f) the grant money must only be spent by the Association;

- (g) the Association must only spend the grant money for a business promotion scheme which scheme may include the provision of grant money by the Association to owners or tenants in the business improvement area in support of a business promotion scheme;
- (h) on or before November 30 of each year, the Association must submit a summary budget and a budget to the Director for approval by Council;
- (i) on or before September 30th of each year, the Association must submit the Association's audited financial statements to the Director;
- (j) the Association must keep grant money and revenue derived from grant money in a separate general ledger account or sub-ledger account;
- (k) the Association must:
 - (i) have sufficient funds to pay all its debts, and
 - (ii) insofar as possible, pay all its debts,by the end of the fiscal year;
- (l) the Association must permit the Director to inspect all financial records that, in the opinion of the Director, must be inspected in order to verify and obtain further particulars of budgets and audited financial statements as they relate to grant money, except that such inspections must take place during normal business hours and on reasonable notice;
- (m) the Association may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized to invest in accordance with the Trustee Act of British Columbia;
- (n) the Association must carry commercial general liability insurance:
 - (i) in the amount of at least \$5,000,000.00,
 - (ii) with a maximum deductible of \$5,000.00,
 - (iii) naming the city as an additional named insured,
 - (iv) containing a cross coverage provision, and
 - (v) including an endorsement stating that the Director will be given 30 days' notice of any material change to or cancellation of the policy;
- (o) the Association must provide proof of insurance, to the satisfaction of the Director, annually and within 30 days of the effective date of the insurance or insurance renewal;
- (p) the Association must give notice of every general meeting to all owners and tenants, or their authorized representative, together with the proposed budget, the

audited financial statements, and membership application information, at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronically, and at least 21 days before the date scheduled for the meeting if delivered by any other means;

- (q) the Association must give notice to the Director of every general meeting, other than a meeting referred to in subsection (b), together with the financial and membership information that is provided to owners and tenants, or their authorized representative, in accordance with subsection (p), at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronically, and at least 21 days before the date scheduled for the meeting if delivered by any other means;
- (r) notice of a general meeting:
 - (i) if sent to owners or their authorized representative, by mail, must be sent to their address as ascertained from the most recent assessment roll for the City of Vancouver,
 - (ii) may be given to owners, tenants, or the authorized representative of owners or tenants, or the Director, by hand delivery to their business address, or by mail, e mail or facsimile or similar means, and
 - (iii) must not be given solely by means of publication in a newspaper or on a website;
- (s) the quorum at a general meeting must be 15 members present in person or by proxy, provided that no fewer than eight members be present in person;
- (t) within 30 days of every general meeting, the Association must submit to the Director:
 - (i) a declaration of meeting, and
 - (ii) in the case of an annual general meeting, a list of directors; and
- (u) owner and tenant data provided from time to time by the Director to the Association may contain personal information that is protected under the Freedom of Information and Protection of Privacy Act, and whether provided in print, electronic or other format, the Association must:
 - (i) only use such personal information for the purpose provided,
 - (ii) not disclose such personal information to third parties,
 - (iii) store such personal information securely, and
 - (iv) destroy such personal information when it is no longer needed.

5. The Association must comply with all the provisions of this By-law.

EXPLANATION

Designation of an area described as Kitsilano 4th Avenue as a Business Improvement Area 2026-2031

Enactment of the attached By-law will implement Council's resolution of February 24, 2026, to designate Kitsilano 4th Avenue as a business improvement area with a five-year funding ceiling of \$5,195,002.00, for the term April 1, 2026 to March 31, 2031.

Director of Legal Services
March 10, 2026

BY-LAW NO. _____

**A By-law to Designate a Business
Improvement Area in that area of the
City known as Kitsilano 4th Avenue**

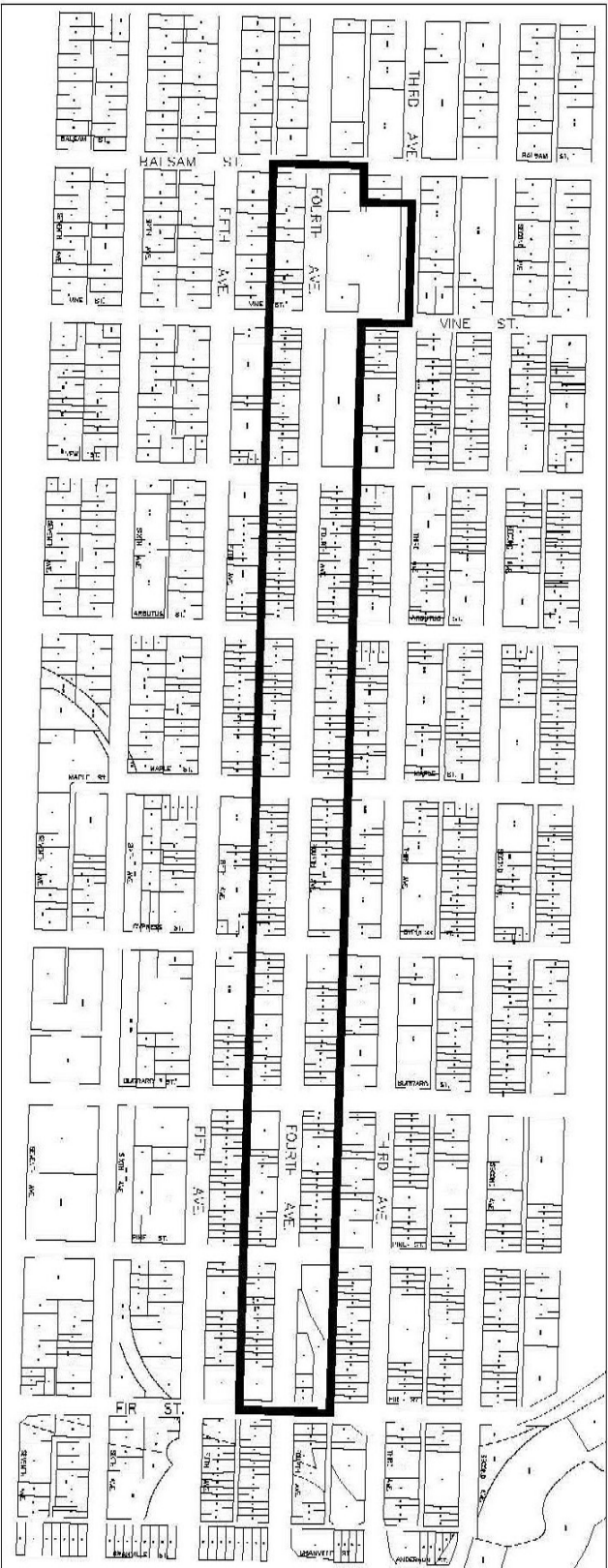
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. The name of this By-law, for citation, is the “Kitsilano 4th Avenue BIA Designation By-law”.
2. Council, by initiative, designates as a business improvement area that portion of the city outlined in black on the plan attached to and forming part of this By-law.
3. The amount of money Council, from time to time grants to an applicant for the planning and implementation of a business promotion scheme in the area designated under section 2, must not exceed in aggregate, \$5,195,002.00.
4. Recovery by the city of the amount of money granted to an applicant, is to be pursuant to the levy and imposition of a tax on class 5 and class 6 real property, from the owners of land and improvements within the area designated under section 2.
5. This By-law is to come into force and take effect on April 1, 2026, and is to expire and have no further force or effect after March 31, 2031.

ENACTED by Council this _____ day of _____, 2026

Mayor

City Clerk



Kitsilano Fourth Avenue B.I.A.



EXPLANATION**2026 Grant Allocation By-law
Kitsilano 4th Avenue Business Association**

Following the Council meeting on February 24, 2026, Council approved a 5-year (2026-2031) funding-ceiling of \$5,195,002.00 for the Kitsilano 4th Avenue Business Improvement Area. Enactment of the attached by-law, after the enactment of the 2026 Kitsilano 4th Avenue BIA Designation By-law, will accomplish Council's resolution.

Director of Legal Services
March 10, 2026

BY-LAW NO. _____

**A By-law to Grant Money for a Business Promotion Scheme
in the Kitsilano 4th Avenue Business Improvement Area**

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

1. The name of this By-law, for citation, is the “2026 Kitsilano 4th Avenue Business Improvement Area Grant Allocation By-law”.

2. In this By-law:

“accountant” means a member in good standing, or a partnership whose partners are members in good standing, of the Chartered Professional Accountants of British Columbia and who is authorized to carry on public practice;

“Association” means the Kitsilano 4th Avenue Business Association;

“audited financial statements” mean financial statements that have been audited by an accountant and that include a Statement of Financial Position, a Statement of Revenue and Expenditures, a Statement of Cash Flows, a Statement of Retained Earnings or Equity, and a separate schedule for grant money and revenue derived from grant money;

“budget” means a budget based on a fiscal year commencing April 1, containing information sufficient in detail to describe anticipated expenses and revenues, including anticipated non-grant expenses and revenues, and that has been approved at a general meeting of the Association;

“business improvement area” means the area of the city designated by Council as the Kitsilano 4th Avenue Business Improvement Area;

“business promotion scheme” means a business promotion scheme as defined in section 455 of the Vancouver Charter;

“declaration of meeting” means a document that includes a copy of the draft minutes of a general meeting, together with a declaration that all persons eligible to be BIA members were notified of the meeting, the meeting was duly convened and conducted, a quorum was achieved and maintained, and, in the case of an annual general meeting, that the budget and audited financial statements were approved;

“Director” means the Director of Finance appointed by Council and any person authorized to act on behalf of the Director of Finance;

“grant money” means any money granted to the Association by Council pursuant to this By-law;

“list of directors” means a list of the names and executive positions of continuing and newly elected directors, together with contact information for at least one director;

“owner” means all persons who own class 5 or class 6 properties in the business improvement area;

“summary budget” means a budget in a form satisfactory to the Director; and

“tenant” means all persons who lease class 5 or class 6 properties in the business improvement area.

3. Subject to the Kitsilano 4th Avenue Business Improvement Area Designation By-Law, the terms and conditions set out in this By-law, and Council’s approval of the budget referred to in section 4, Council, by annual resolution, may grant money to the Association at such times and in such amounts as Council determines.

4. The grant money may be paid to the Association, subject to the following conditions:

- (a) the Association must have as one of its aims, functions or purposes the planning and implementation of a business promotion scheme;
- (b) the Association must give at least 60 days’ notice to the Director of any general meeting at which the Association proposes the amendment of its constitution or by-laws, together with an annotated and itemized text of the proposed amendments;
- (c) the Association must not alter its constitution and by-laws without first obtaining the consent of the Director;
- (d) the by-laws of the Association must include:
 - (i) provisions to require that the elected directors of the Association include at least one owner and at least one tenant, or their authorized representative,
 - (ii) provisions for distribution, in the event of dissolution of the Association of any remaining grant money, after payment of liabilities, as follows:
 - (A) to a not-for-profit society having similar purposes,
 - (B) pro-rata to the owners, or
 - (C) a method acceptable to the Director;
- (e) the by-laws of the Association must not include:
 - (i) provisions that, in the opinion of the Director, create inequitable voting rights among members or classes of members, or between the general membership and the board of directors,
 - (ii) provisions that would permit an elected director, or a director appointed to fill a vacancy, to receive a salary or remuneration for serving as a director, or
 - (iii) provisions that would limit the ability to conduct virtual meetings;
- (f) the grant money must only be spent by the Association;

- (g) the Association must only spend the grant money for a business promotion scheme which scheme may include the provision of grant money by the Association to owners or tenants in the business improvement area in support of a business promotion scheme;
- (h) on or before November 30 of each year, the Association must submit a summary budget and a budget to the Director for approval by Council;
- (i) on or before September 30th of each year, the Association must submit the Association's audited financial statements to the Director;
- (j) the Association must keep grant money and revenue derived from grant money in a separate general ledger account or sub-ledger account;
- (k) the Association must:
 - (i) have sufficient funds to pay all its debts, and
 - (ii) insofar as possible, pay all its debts,by the end of the fiscal year;
- (l) the Association must permit the Director to inspect all financial records that, in the opinion of the Director, must be inspected in order to verify and obtain further particulars of budgets and audited financial statements as they relate to grant money, except that such inspections must take place during normal business hours and on reasonable notice;
- (m) the Association may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized to invest in accordance with the Trustee Act of British Columbia;
- (n) the Association must carry commercial general liability insurance:
 - (i) in the amount of at least \$5,000,000.00,
 - (ii) with a maximum deductible of \$5,000.00,
 - (iii) naming the city as an additional named insured,
 - (iv) containing a cross coverage provision, and
 - (v) including an endorsement stating that the Director will be given 30 days' notice of any material change to or cancellation of the policy;
- (o) the Association must provide proof of insurance, to the satisfaction of the Director, annually and within 30 days of the effective date of the insurance or insurance renewal;

- (p) the Association must give notice of every general meeting to all owners and tenants, or their authorized representative, together with the proposed budget, the audited financial statements, and membership application information, at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronically, and at least 21 days before the date scheduled for the meeting if delivered by any other means;
- (q) the Association must give notice to the Director of every general meeting, other than a meeting referred to in subsection (b), together with the financial and membership information that is provided to owners and tenants, or their authorized representative, in accordance with subsection (p), at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronically, and at least 21 days before the date scheduled for the meeting if delivered by any other means;
- (r) notice of a general meeting:
 - (i) if sent to owners or their authorized representative, by mail, must be sent to their address as ascertained from the most recent assessment roll for the City of Vancouver,
 - (ii) may be given to owners, tenants, or the authorized representative of owners or tenants, or the Director, by hand delivery to their business address, or by mail, e mail or facsimile or similar means, and
 - (iii) must not be given solely by means of publication in a newspaper or on a website;
- (s) the quorum at a general meeting must be 15 members present in person or by proxy, provided that no fewer than eight members be present in person;
- (t) within 30 days of every general meeting, the Association must submit to the Director:
 - (i) a declaration of meeting, and
 - (ii) in the case of an annual general meeting, a list of directors; and
- (u) owner and tenant data provided from time to time by the Director to the Association may contain personal information that is protected under the Freedom of Information and Protection of Privacy Act, and whether provided in print, electronic or other format, the Association must:
 - (i) only use such personal information for the purpose provided,
 - (ii) not disclose such personal information to third parties,
 - (iii) store such personal information securely, and

EXPLANATION

**Designation of an area described as
Mount Pleasant
as a Business Improvement Area 2026-2031**

Enactment of the attached By-law will implement Council's resolution of February 24, 2026, to designate Mount Pleasant as a business improvement area with a five-year funding ceiling of \$5,700,000.00, for the term April 1, 2026 to March 31, 2031.

Director of Legal Services
March 10, 2026

BY-LAW NO. _____

**A By-law to Designate a Business
Improvement Area in that area of the
City known as Mount Pleasant**

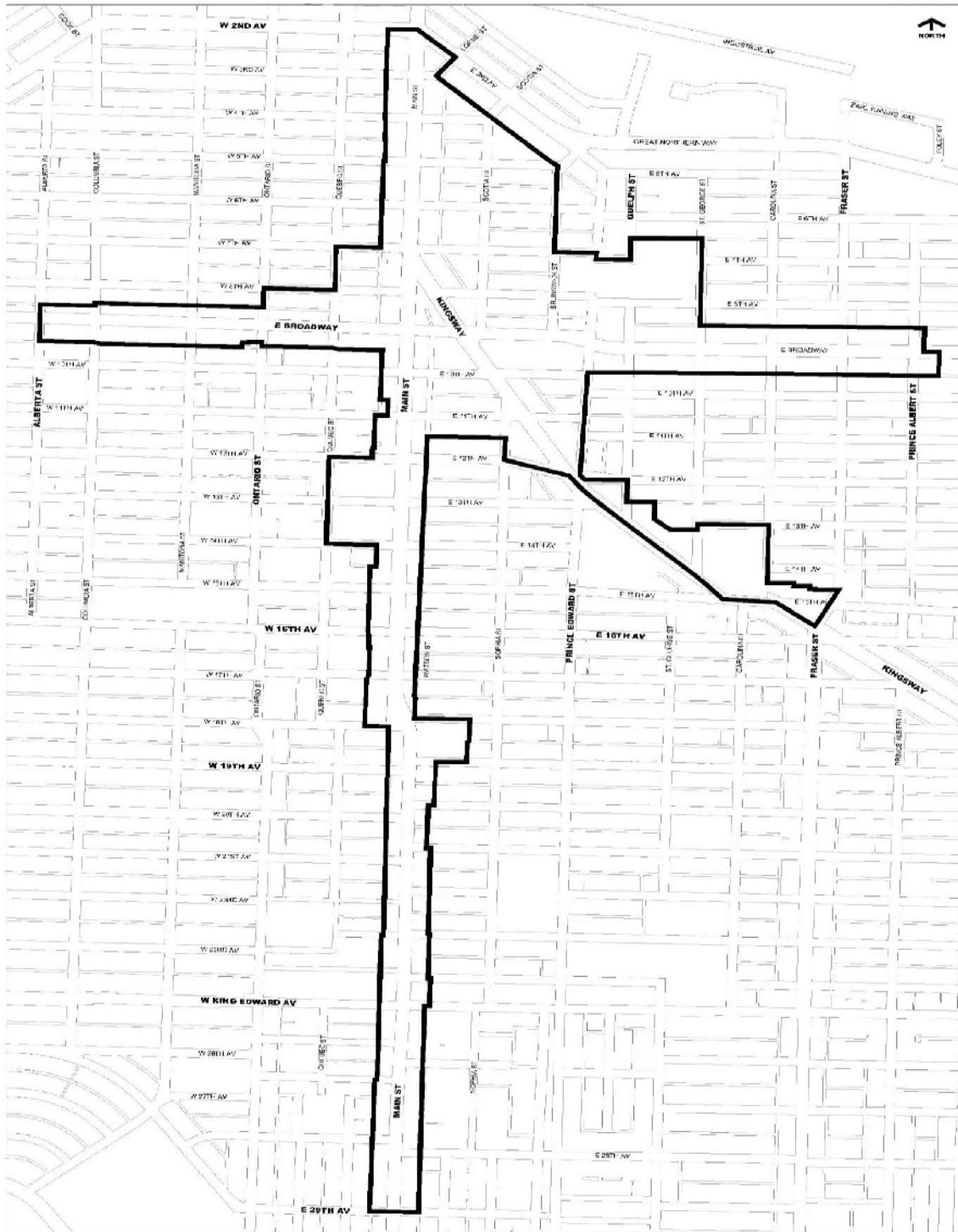
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. The name of this By-law, for citation, is the “Mount Pleasant Business Improvement Area Designation By-law”.
2. Council, by initiative, designates as a business improvement area that portion of the city outlined in black on the plan attached to and forming part of this By-law.
3. The amount of money Council from time to time grants to an applicant for the planning and implementation of a business promotion scheme in the area designated under section 2 must not exceed, in aggregate, \$5,700,000.00.
4. Recovery by the city of the amount of money granted to an applicant is to be pursuant to the levy and imposition of a tax on class 5 and class 6 real property from the owners of land and improvements within the area designated under section 2.
5. This By-law is to come into force and take effect on April 1, 2026, and is to expire and have no further force or effect after March 31, 2031.

ENACTED by Council this _____ day of _____, 2026

Mayor

City Clerk



Mount Pleasant BIA

EXPLANATION**2026 Grant Allocation By-law
Mount Pleasant Commercial Improvement Society**

Following the Council meeting on February 24, 2026, Council approved a 5-year (2026-2031) funding-ceiling of \$5,700,000.00 for the Mount Pleasant Business Improvement Area. Enactment of the attached by-law, after the enactment of the 2026 Mount Pleasant BIA Designation By-law, will accomplish Council's resolution.

Director of Legal Services
March 10, 2026

BY-LAW NO. _____

**A By-law to Grant Money for a Business Promotion Scheme
in the Mount Pleasant Business Improvement Area**

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

1. The name of this By-law, for citation, is the “2026 Mount Pleasant Business Improvement Area Grant Allocation By-law”.

2. In this By-law:

“accountant” means a member in good standing, or a partnership whose partners are members in good standing, of the Chartered Professional Accountants of British Columbia and who is authorized to carry on public practice;

“Association” means the Mount Pleasant Commercial Improvement Society;

“audited financial statements” mean financial statements that have been audited by an accountant and that include a Statement of Financial Position, a Statement of Revenue and Expenditures, a Statement of Cash Flows, a Statement of Retained Earnings or Equity, and a separate schedule for grant money and revenue derived from grant money;

“budget” means a budget based on a fiscal year commencing April 1, containing information sufficient in detail to describe anticipated expenses and revenues, including anticipated non-grant expenses and revenues, and that has been approved at a general meeting of the Association;

“business improvement area” means the area of the city designated by Council as the Mount Pleasant Business Improvement Area;

“business promotion scheme” means a business promotion scheme as defined in section 455 of the Vancouver Charter;

“declaration of meeting” means a document that includes a copy of the draft minutes of a general meeting, together with a declaration that all persons eligible to be BIA members were notified of the meeting, the meeting was duly convened and conducted, a quorum was achieved and maintained, and, in the case of an annual general meeting, that the budget and audited financial statements were approved;

“Director” means the Director of Finance appointed by Council and any person authorized to act on behalf of the Director of Finance;

“grant money” means any money granted to the Association by Council pursuant to this By-law;

“list of directors” means a list of the names and executive positions of continuing and newly elected directors, together with contact information for at least one director;

“owner” means all persons who own class 5 or class 6 properties in the business improvement area;

“summary budget” means a budget in a form satisfactory to the Director; and

“tenant” means all persons who lease class 5 or class 6 properties in the business improvement area.

3. Subject to the Mount Pleasant Business Improvement Area Designation By-Law, the terms and conditions set out in this By-law, and Council’s approval of the budget referred to in section 4, Council, by annual resolution, may grant money to the Association at such times and in such amounts as Council determines.

4. The grant money may be paid to the Association, subject to the following conditions:

- (a) the Association must have as one of its aims, functions or purposes the planning and implementation of a business promotion scheme;
- (b) the Association must give at least 60 days’ notice to the Director of any general meeting at which the Association proposes the amendment of its constitution or by-laws, together with an annotated and itemized text of the proposed amendments;
- (c) the Association must not alter its constitution and by-laws without first obtaining the consent of the Director;
- (d) the by-laws of the Association must include:
 - (i) provisions to require that the elected directors of the Association include at least one owner and at least one tenant, or their authorized representative,
 - (ii) provisions for distribution, in the event of dissolution of the Association of any remaining grant money, after payment of liabilities, as follows:
 - (A) to a not-for-profit society having similar purposes,
 - (B) pro-rata to the owners, or
 - (C) a method acceptable to the Director;
- (e) the by-laws of the Association must not include:
 - (i) provisions that, in the opinion of the Director, create inequitable voting rights among members or classes of members, or between the general membership and the board of directors,
 - (ii) provisions that would permit an elected director, or a director appointed to fill a vacancy, to receive a salary or remuneration for serving as a director, or
 - (iii) provisions that would limit the ability to conduct virtual meetings;

- (f) the grant money must only be spent by the Association;
- (g) the Association must only spend the grant money for a business promotion scheme which scheme may include the provision of grant money by the Association to owners or tenants in the business improvement area in support of a business promotion scheme;
- (h) on or before November 30 of each year, the Association must submit a summary budget and a budget to the Director for approval by Council;
- (i) on or before September 30th of each year, the Association must submit the Association's audited financial statements to the Director;
- (j) the Association must keep grant money and revenue derived from grant money in a separate general ledger account or sub-ledger account;
- (k) the Association must:
 - (i) have sufficient funds to pay all its debts, and
 - (ii) insofar as possible, pay all its debts,by the end of the fiscal year;
- (l) the Association must permit the Director to inspect all financial records that, in the opinion of the Director, must be inspected in order to verify and obtain further particulars of budgets and audited financial statements as they relate to grant money, except that such inspections must take place during normal business hours and on reasonable notice;
- (m) the Association may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized to invest in accordance with the Trustee Act of British Columbia;
- (n) the Association must carry commercial general liability insurance:
 - (i) in the amount of at least \$5,000,000.00,
 - (ii) with a maximum deductible of \$5,000.00,
 - (iii) naming the city as an additional named insured,
 - (iv) containing a cross coverage provision, and
 - (v) including an endorsement stating that the Director will be given 30 days' notice of any material change to or cancellation of the policy;
- (o) the Association must provide proof of insurance, to the satisfaction of the Director, annually and within 30 days of the effective date of the insurance or insurance renewal;

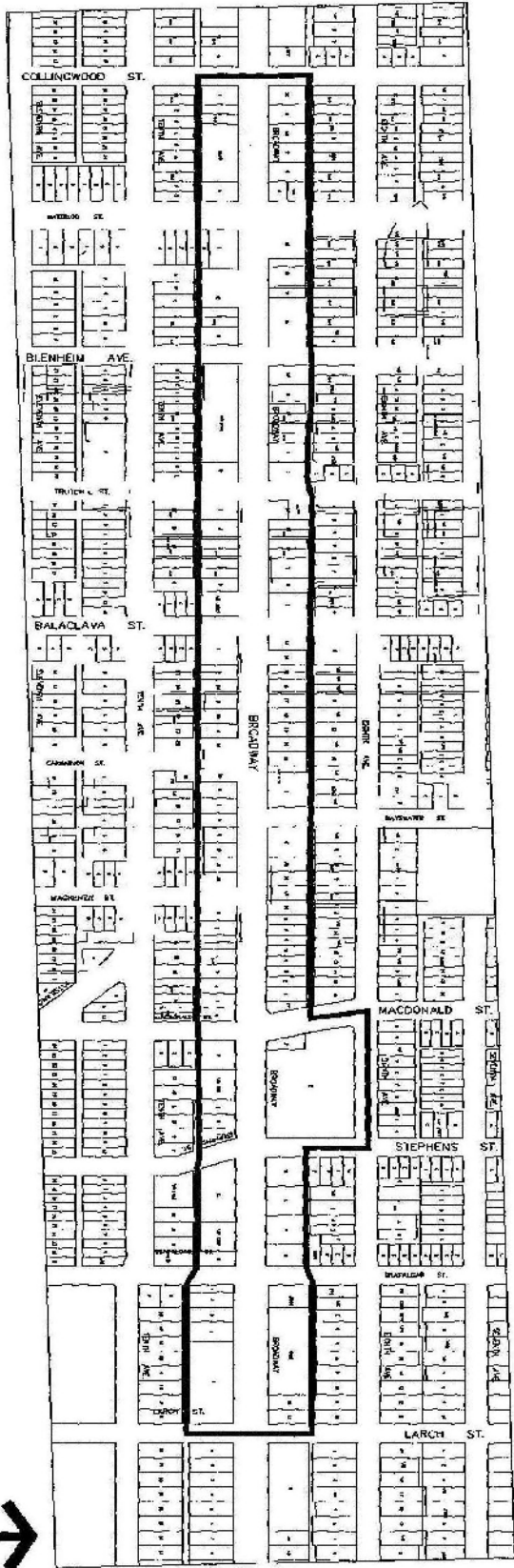
- (p) the Association must give notice of every general meeting to all owners and tenants, or their authorized representative, together with the proposed budget, the audited financial statements, and membership application information, at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronically, and at least 21 days before the date scheduled for the meeting if delivered by any other means;
- (q) the Association must give notice to the Director of every general meeting, other than a meeting referred to in subsection (b), together with the financial and membership information that is provided to owners and tenants, or their authorized representative, in accordance with subsection (p), at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronically, and at least 21 days before the date scheduled for the meeting if delivered by any other means;
- (r) notice of a general meeting:
 - (i) if sent to owners or their authorized representative, by mail, must be sent to their address as ascertained from the most recent assessment roll for the City of Vancouver,
 - (ii) may be given to owners, tenants, or the authorized representative of owners or tenants, or the Director, by hand delivery to their business address, or by mail, e mail or facsimile or similar means, and
 - (iii) must not be given solely by means of publication in a newspaper or on a website;
- (s) the quorum at a general meeting must be 15 members present in person or by proxy, provided that no fewer than eight members be present in person;
- (t) within 30 days of every general meeting, the Association must submit to the Director:
 - (i) a declaration of meeting, and
 - (ii) in the case of an annual general meeting, a list of directors; and
- (u) owner and tenant data provided from time to time by the Director to the Association may contain personal information that is protected under the Freedom of Information and Protection of Privacy Act, and whether provided in print, electronic or other format, the Association must:
 - (i) only use such personal information for the purpose provided,
 - (ii) not disclose such personal information to third parties,

EXPLANATION**Designation of an area described as
West Broadway as a Business Improvement Area 2026-2031**

Enactment of the attached By-law will implement Council's resolution of February 24, 2026, to designate West Broadway as a business improvement area with a five-year funding ceiling of \$2,610,861.00, for the term April 1, 2026 to March 31, 2031.

Director of Legal Services
March 10, 2026

West Broadway BIA



EXPLANATION**2026 Grant Allocation By-law
West Broadway Business Improvement Association**

Following the Council meeting on February 24, 2026, Council approved a 5-year (2026-2031) funding-ceiling of \$2,610,861.00 for the West Broadway Business Improvement Area. Enactment of the attached by-law, after the enactment of the 2026 West Broadway BIA Designation By-law, will accomplish Council's resolution.

Director of Legal Services
March 10, 2026

BY-LAW NO. _____

**A By-law to Grant Money for a Business Promotion Scheme
in the West Broadway Business Improvement Area**

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

1. The name of this By-law, for citation, is the “2026 West Broadway Business Improvement Area Grant Allocation By-law”.

2. In this By-law:

“accountant” means a member in good standing, or a partnership whose partners are members in good standing, of the Chartered Professional Accountants of British Columbia and who is authorized to carry on public practice;

“Association” means the West Broadway Business Improvement Association;

“audited financial statements” mean financial statements that have been audited by an accountant and that include a Statement of Financial Position, a Statement of Revenue and Expenditures, a Statement of Cash Flows, a Statement of Retained Earnings or Equity, and a separate schedule for grant money and revenue derived from grant money;

“budget” means a budget based on a fiscal year commencing April 1, containing information sufficient in detail to describe anticipated expenses and revenues, including anticipated non-grant expenses and revenues, and that has been approved at a general meeting of the Association;

“business improvement area” means the area of the city designated by Council as the West Broadway Business Improvement Area;

“business promotion scheme” means a business promotion scheme as defined in section 455 of the Vancouver Charter;

“declaration of meeting” means a document that includes a copy of the draft minutes of a general meeting, together with a declaration that all persons eligible to be BIA members were notified of the meeting, the meeting was duly convened and conducted, a quorum was achieved and maintained, and, in the case of an annual general meeting, that the budget and audited financial statements were approved;

“Director” means the Director of Finance appointed by Council and any person authorized to act on behalf of the Director of Finance;

“grant money” means any money granted to the Association by Council pursuant to this By-law;

“list of directors” means a list of the names and executive positions of continuing and newly elected directors, together with contact information for at least one director;

“owner” means all persons who own class 5 or class 6 properties in the business improvement area;

“summary budget” means a budget in a form satisfactory to the Director; and

“tenant” means all persons who lease class 5 or class 6 properties in the business improvement area.

3. Subject to the West Broadway Business Improvement Area Designation By-Law, the terms and conditions set out in this By-law, and Council’s approval of the budget referred to in section 4, Council, by annual resolution, may grant money to the Association at such times and in such amounts as Council determines.

4. The grant money may be paid to the Association, subject to the following conditions:

- (a) the Association must have as one of its aims, functions or purposes the planning and implementation of a business promotion scheme;
- (b) the Association must give at least 60 days’ notice to the Director of any general meeting at which the Association proposes the amendment of its constitution or by-laws, together with an annotated and itemized text of the proposed amendments;
- (c) the Association must not alter its constitution and by-laws without first obtaining the consent of the Director;
- (d) the by-laws of the Association must include:
 - (i) provisions to require that the elected directors of the Association include at least one owner and at least one tenant, or their authorized representative,
 - (ii) provisions for distribution, in the event of dissolution of the Association of any remaining grant money, after payment of liabilities, as follows:
 - (A) to a not-for-profit society having similar purposes,
 - (B) pro-rata to the owners, or
 - (C) a method acceptable to the Director;
- (e) the by-laws of the Association must not include:
 - (i) provisions that, in the opinion of the Director, create inequitable voting rights among members or classes of members, or between the general membership and the board of directors,
 - (ii) provisions that would permit an elected director, or a director appointed to fill a vacancy, to receive a salary or remuneration for serving as a director, or
 - (iii) provisions that would limit the ability to conduct virtual meetings;

- (f) the grant money must only be spent by the Association;
- (g) the Association must only spend the grant money for a business promotion scheme which scheme may include the provision of grant money by the Association to owners or tenants in the business improvement area in support of a business promotion scheme;
- (h) on or before November 30 of each year, the Association must submit a summary budget and a budget to the Director for approval by Council;
- (i) on or before September 30th of each year, the Association must submit the Association's audited financial statements to the Director;
- (j) the Association must keep grant money and revenue derived from grant money in a separate general ledger account or sub-ledger account;
- (k) the Association must:
 - (i) have sufficient funds to pay all its debts, and
 - (ii) insofar as possible, pay all its debts,by the end of the fiscal year;
- (l) the Association must permit the Director to inspect all financial records that, in the opinion of the Director, must be inspected in order to verify and obtain further particulars of budgets and audited financial statements as they relate to grant money, except that such inspections must take place during normal business hours and on reasonable notice;
- (m) the Association may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized to invest in accordance with the Trustee Act of British Columbia;
- (n) the Association must carry commercial general liability insurance:
 - (i) in the amount of at least \$5,000,000.00,
 - (ii) with a maximum deductible of \$5,000.00,
 - (iii) naming the city as an additional named insured,
 - (iv) containing a cross coverage provision, and
 - (v) including an endorsement stating that the Director will be given 30 days' notice of any material change to or cancellation of the policy;
- (o) the Association must provide proof of insurance, to the satisfaction of the Director, annually and within 30 days of the effective date of the insurance or insurance renewal;

- (p) the Association must give notice of every general meeting to all owners and tenants, or their authorized representative, together with the proposed budget, the audited financial statements, and membership application information, at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronically, and at least 21 days before the date scheduled for the meeting if delivered by any other means;
- (q) the Association must give notice to the Director of every general meeting, other than a meeting referred to in subsection (b), together with the financial and membership information that is provided to owners and tenants, or their authorized representative, in accordance with subsection (p), at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronically, and at least 21 days before the date scheduled for the meeting if delivered by any other means;
- (r) notice of a general meeting:
 - (i) if sent to owners or their authorized representative, by mail, must be sent to their address as ascertained from the most recent assessment roll for the City of Vancouver,
 - (ii) may be given to owners, tenants, or the authorized representative of owners or tenants, or the Director, by hand delivery to their business address, or by mail, e mail or facsimile or similar means, and
 - (iii) must not be given solely by means of publication in a newspaper or on a website;
- (s) the quorum at a general meeting must be 15 members present in person or by proxy, provided that no fewer than eight members be present in person;
- (t) within 30 days of every general meeting, the Association must submit to the Director:
 - (i) a declaration of meeting, and
 - (ii) in the case of an annual general meeting, a list of directors; and
- (u) owner and tenant data provided from time to time by the Director to the Association may contain personal information that is protected under the Freedom of Information and Protection of Privacy Act, and whether provided in print, electronic or other format, the Association must:
 - (i) only use such personal information for the purpose provided,
 - (ii) not disclose such personal information to third parties,

EXPLANATION

**Designation of an area described as
West End as a Business Improvement Area 2026-2036**

Enactment of the attached by-law will implement Council's resolution of February 24, 2026 to designate West End as a business improvement area with a ten-year funding ceiling of \$14,110,831.00 for the term April 1, 2026 to March 31, 2036.

Director of Legal Services
March 10, 2026

BY-LAW NO.

**A By-law to Designate a Business
Improvement Area in that area of the
City known as West End**

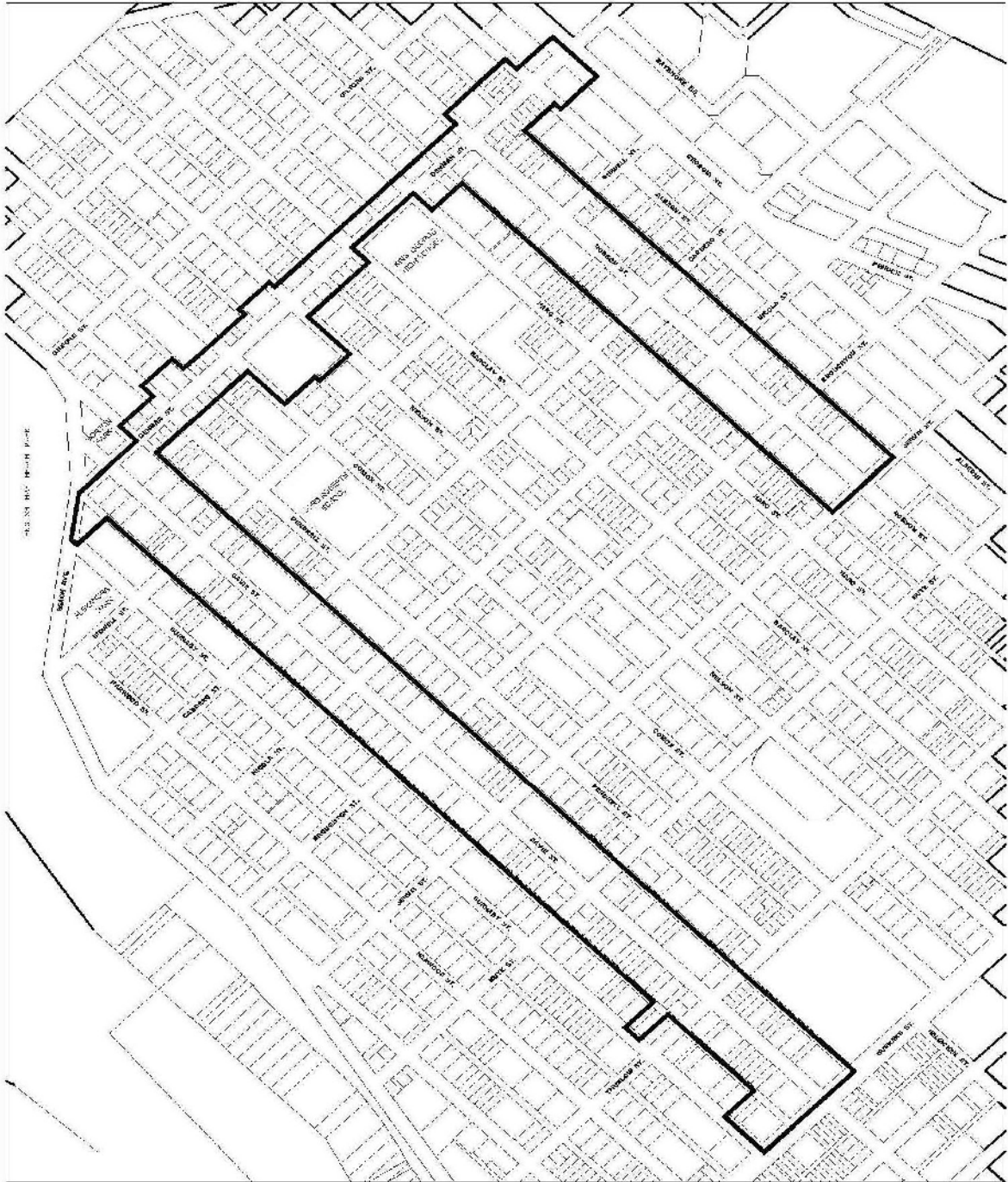
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. The name of this By-law, for citation, is the "West End BIA Designation By-law".
2. Council, by initiative, designates as a business improvement area that portion of the city outlined in black on the plan attached to and forming part of this By-law.
3. The amount of money Council from time to time grants to an applicant for the planning and implementation of a business promotion scheme in the area designated under section 2 must not exceed, in aggregate, \$14,110,831.00.
4. Recovery by the city of the amount of money granted to an applicant is to be pursuant to the levy and imposition of a tax on class 5 and class 6 real property from the owners of land and improvements within the area designated under section 2.
5. This By-law is to come into force and take effect on April 1, 2026, and is to expire and have no further force or effect after March 31, 2036.

ENACTED by Council this day of , 2026

Mayor

City Clerk



West End BIA



EXPLANATION**2026 Grant Allocation By-law
Davie Village Business Improvement Association**

Following the Council meeting on February 24, 2026, Council approved a 10-year (2026-2036) funding-ceiling of \$14,110,831.00 for the West End Business Improvement Area. Enactment of the attached by-law, after the enactment of the 2026 West End BIA Designation By-law, will accomplish Council's resolution.

Director of Legal Services
March 10, 2026

BY-LAW NO. _____

**A By-law to Grant Money for a Business Promotion Scheme
in the West End Business Improvement Area**

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

1. The name of this By-law, for citation, is the “2026 West End Business Improvement Area Grant Allocation By-law”.

2. In this By-law:

“accountant” means a member in good standing, or a partnership whose partners are members in good standing, of the Chartered Professional Accountants of British Columbia and who is authorized to carry on public practice;

“Association” means the Davie Village Business Improvement Association;

“audited financial statements” mean financial statements that have been audited by an accountant and that include a Statement of Financial Position, a Statement of Revenue and Expenditures, a Statement of Cash Flows, a Statement of Retained Earnings or Equity, and a separate schedule for grant money and revenue derived from grant money;

“budget” means a budget based on a fiscal year commencing April 1, containing information sufficient in detail to describe anticipated expenses and revenues, including anticipated non-grant expenses and revenues, and that has been approved at a general meeting of the Association;

“business improvement area” means the area of the city designated by Council as the West End Business Improvement Area;

“business promotion scheme” means a business promotion scheme as defined in section 455 of the Vancouver Charter;

“declaration of meeting” means a document that includes a copy of the draft minutes of a general meeting, together with a declaration that all persons eligible to be BIA members were notified of the meeting, the meeting was duly convened and conducted, a quorum was achieved and maintained, and, in the case of an annual general meeting, that the budget and audited financial statements were approved;

“Director” means the Director of Finance appointed by Council and any person authorized to act on behalf of the Director of Finance;

“grant money” means any money granted to the Association by Council pursuant to this By-law;

“list of directors” means a list of the names and executive positions of continuing and newly elected directors, together with contact information for at least one director;

“owner” means all persons who own class 5 or class 6 properties in the business improvement area;

“summary budget” means a budget in a form satisfactory to the Director; and

“tenant” means all persons who lease class 5 or class 6 properties in the business improvement area.

3. Subject to the West End Business Improvement Area Designation By-Law, the terms and conditions set out in this By-law, and Council’s approval of the budget referred to in section 4, Council, by annual resolution, may grant money to the Association at such times and in such amounts as Council determines.

4. The grant money may be paid to the Association, subject to the following conditions:

- (a) the Association must have as one of its aims, functions or purposes the planning and implementation of a business promotion scheme;
- (b) the Association must give at least 60 days’ notice to the Director of any general meeting at which the Association proposes the amendment of its constitution or by-laws, together with an annotated and itemized text of the proposed amendments;
- (c) the Association must not alter its constitution and by-laws without first obtaining the consent of the Director;
- (d) the by-laws of the Association must include:
 - (i) provisions to require that the elected directors of the Association include at least one owner and at least one tenant, or their authorized representative,
 - (ii) provisions for distribution, in the event of dissolution of the Association of any remaining grant money, after payment of liabilities, as follows:
 - (A) to a not-for-profit society having similar purposes,
 - (B) pro-rata to the owners, or
 - (C) a method acceptable to the Director;
- (e) the by-laws of the Association must not include:
 - (i) provisions that, in the opinion of the Director, create inequitable voting rights among members or classes of members, or between the general membership and the board of directors,

- (ii) provisions that would permit an elected director, or a director appointed to fill a vacancy, to receive a salary or remuneration for serving as a director, or
 - (iii) provisions that would limit the ability to conduct virtual meetings;
- (f) the grant money must only be spent by the Association;
- (g) the Association must only spend the grant money for a business promotion scheme which scheme may include the provision of grant money by the Association to owners or tenants in the business improvement area in support of a business promotion scheme;
- (h) on or before November 30 of each year, the Association must submit a summary budget and a budget to the Director for approval by Council;
- (i) on or before September 30th of each year, the Association must submit the Association's audited financial statements to the Director;
- (j) the Association must keep grant money and revenue derived from grant money in a separate general ledger account or sub-ledger account;
- (k) the Association must:
 - (i) have sufficient funds to pay all its debts, and
 - (ii) insofar as possible, pay all its debts,by the end of the fiscal year;
- (l) the Association must permit the Director to inspect all financial records that, in the opinion of the Director, must be inspected in order to verify and obtain further particulars of budgets and audited financial statements as they relate to grant money, except that such inspections must take place during normal business hours and on reasonable notice;
- (m) the Association may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized to invest in accordance with the Trustee Act of British Columbia;
- (n) the Association must carry commercial general liability insurance:
 - (i) in the amount of at least \$5,000,000.00,
 - (ii) with a maximum deductible of \$5,000.00,
 - (iii) naming the city as an additional named insured,

- (iv) containing a cross coverage provision, and
- (v) including an endorsement stating that the Director will be given 30 days' notice of any material change to or cancellation of the policy;
- (o) the Association must provide proof of insurance, to the satisfaction of the Director, annually and within 30 days of the effective date of the insurance or insurance renewal;
- (p) the Association must give notice of every general meeting to all owners and tenants, or their authorized representative, together with the proposed budget, the audited financial statements, and membership application information, at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronically, and at least 21 days before the date scheduled for the meeting if delivered by any other means;
- (q) the Association must give notice to the Director of every general meeting, other than a meeting referred to in subsection (b), together with the financial and membership information that is provided to owners and tenants, or their authorized representative, in accordance with subsection (p), at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronically, and at least 21 days before the date scheduled for the meeting if delivered by any other means;
- (r) notice of a general meeting:
 - (i) if sent to owners or their authorized representative, by mail, must be sent to their address as ascertained from the most recent assessment roll for the City of Vancouver,
 - (ii) may be given to owners, tenants, or the authorized representative of owners or tenants, or the Director, by hand delivery to their business address, or by mail, e mail or facsimile or similar means, and
 - (iii) must not be given solely by means of publication in a newspaper or on a website;
- (s) the quorum at a general meeting must be 15 members present in person or by proxy, provided that no fewer than eight members be present in person;
- (t) within 30 days of every general meeting, the Association must submit to the Director:
 - (i) a declaration of meeting, and
 - (ii) in the case of an annual general meeting, a list of directors; and

(u) owner and tenant data provided from time to time by the Director to the Association may contain personal information that is protected under the Freedom of Information and Protection of Privacy Act, and whether provided in print, electronic or other format, the Association must:

- (i) only use such personal information for the purpose provided,
- (ii) not disclose such personal information to third parties,
- (iii) store such personal information securely, and
- (iv) destroy such personal information when it is no longer needed.

5. The Association must comply with all the provisions of this By-law.

6. If, in the opinion of the Director, the Association has failed to comply with any of the provisions in this By-law, the Director may withhold payment of all or part of the grant money.

7. Any information or notices that the Association must submit or provide to the Director under this By-law need only be sent to the BIA Program.

8. This By-law is to come into force and take effect on April 1, 2026, and is to expire and have no further force or effect after March 31, 2036.

ENACTED by Council this _____ day of _____, 2026

Mayor

City Clerk

EXPLANATION

**A By-law to amend the Sign By-law
Re: 4001-4009 Knight Street and 1348 East 24th Avenue**

At the Public Hearing on July 10, 2025, Council resolved to amend the Sign By-law for this site. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
March 10, 2026

4001-4009 Knight Street and
1348 East 24th Avenue

BY-LAW NO.

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

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

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

“

4001-4009 Knight Street and 1348 East 24th Avenue	CD-1(917)	14580	C-2
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”

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

ENACTED by Council this _____ day of _____, 2026

Mayor

City Clerk

EXPLANATION

**A By-law to amend Noise Control By-law No. 6555
Re: 4001-4009 Knight Street and 1348 East 24th Avenue**

Following the Public Hearing on July 10, 2025, Council resolved to amend the Noise Control By-law for this site. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
March 10, 2026

EXPLANATION

**A By-law to amend the Sign By-law
Re: 2111 Main Street**

At the Public Hearing on March 13, 2025, Council resolved to amend the Sign By-law for this site. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
March 10, 2026

EXPLANATION

**A By-law to amend Noise Control By-law No. 6555
Re: 2111 Main Street**

Following the Public Hearing on March 13, 2025, Council resolved to amend the Noise Control By-law for this site. Enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
March 10, 2026

