



COUNCIL MEETING MINUTES

MARCH 31, 2026

A Meeting of the Council of the City of Vancouver was held on Tuesday, March 31, 2026, at 9:34 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law*.

PRESENT: Mayor Ken Sim* (Leave of Absence – Civic Business – 10 am to 10 pm)
Councillor Rebecca Bligh
Councillor Lisa Dominato*
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Mike Klassen*
Councillor Lucy Maloney
Councillor Peter Meiszner*
Councillor Brian Montague*
Councillor Sean Orr*
Councillor Lenny Zhou

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

CITY CLERK'S OFFICE: Katrina Leckovic, City Clerk
Irina Green, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

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

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

IN CAMERA MEETING

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

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

- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public;

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

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

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Public Hearing – February 17 and March 4, 2026

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Klassen

THAT the Minutes of the Public Hearing of February 17 and March 4, 2026, be approved.

CARRIED UNANIMOUSLY

2. Council – February 24, 2026

MOVED by Councillor Montague

SECONDED by Councillor Zhou

THAT the Minutes of the Council meeting of February 24, 2026, be approved.

CARRIED UNANIMOUSLY

3. Council (Policy and Strategic Priorities) – February 25, 2026

MOVED by Councillor Meiszner
SECONDED by Councillor Klassen

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of February 25, 2026, be approved.

CARRIED UNANIMOUSLY

4. Public Hearing – March 5, 2026

MOVED by Councillor Zhou
SECONDED by Councillor Dominato

THAT the Minutes of the Public Hearing of March 5, 2026, be approved.

CARRIED UNANIMOUSLY

5. Council – March 10, 2026

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT the Minutes of the Council meeting of March 10, 2026, be approved.

CARRIED UNANIMOUSLY

6. Public Hearing – March 10 and 11, 2026

MOVED by Councillor Meiszner
SECONDED by Councillor Dominato

THAT the Minutes of the Public Hearing of March 10 and 11, 2026, be approved.

CARRIED UNANIMOUSLY

7. Council (City Finance and Services) – March 11, 2026

MOVED by Councillor Zhou
SECONDED by Councillor Dominato

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of March 11, 2026, be approved.

CARRIED UNANIMOUSLY

8. Public Hearing – February 19, March 5 and 12, 2026

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the Minutes of the Public Hearing of February 19, March 5 and 12, 2026, be approved.

CARRIED UNANIMOUSLY

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VARY AGENDA

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT the order of the agenda be varied to deal with By-laws immediately after Unfinished Business followed by the remainder of the agenda.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

For clarity the minutes are recorded in chronological order.

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MATTERS ADOPTED ON CONSENT

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT Council adopt Report 5, on consent.

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

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

At the Public Hearing on March 5, 2026, Council heard the staff presentation and applicant comments, asked questions to staff and the applicant, heard from public speakers, closed the speakers list and receipt of public comments, heard closing comments from staff and the applicant, and asked further questions to staff for the above-noted item. Subsequently, Council referred debate and decision to the Council meeting on March 31, 2026, as Unfinished Business.

Council also had before it two yellow memorandums from the General Manager of Planning Urban Design and Sustainability, with the first one dated February 23, 2026, entitled, “CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue – Minor Amendments to Draft By-laws and Conditions to Align with Terms of Heather Lands AHI Program”, and the second one dated March 26, 2026, entitled “CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, 620-689 West 35th Avenue – For Information”.

Councillors Bligh, Dominato, and Fry advised they had reviewed the proceedings related to Unfinished Business 1 and would therefore be participating in debate and voting.

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During discussion on the motion, it was

*MOVED by Councillor Klassen
SECONDED by Councillor Zhou*

THAT under section 8.8 of the Procedure By-law, Council be permitted a five minute extension to speak to the motion.

CARRIED UNANIMOUSLY

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MOVED by Councillor Fry
SECONDED by Councillor Klassen

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

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

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

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

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

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

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

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

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

AND FURTHER THAT the staff yellow memorandum dated February 23, 2026, entitled, “CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue – Minor Amendments to Draft By-laws and Conditions to Align with Terms of Heather Lands AHI Program”, and the staff memorandum dated March 26, 2026, entitled “CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, 620-689 West 35th Avenue – For Information”, form a part of this motion.

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

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

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

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

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

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

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

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

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

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

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

(Heather Lands)", for adoption at the time of enactment of the first of the two CD-1s, whichever that may be.

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

carried

REFERRAL MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT Council refer Unfinished Business 1 to an In Camera meeting.

not put

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During debate on the referral, Council recessed at 10:21 am and reconvened at 10:36 am, with Acting Mayor Klassen as Chair.

Subsequently, Council recessed at 10:57 am and reconvened at 11:18 am.

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MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT the referral be withdrawn.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Meiszner and Mayor Sim absent for the vote)

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*MOVED by Councillor Klassen
SECONDED by Councillor Dominato*

THAT Council suspend the rules of section 8.8 of the Procedure By-law for Council to permit an additional round of speaking to the motion.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Mayor Sim absent for the vote)*

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During discussion on the motion, Acting Mayor Klassen relinquished the Chair to Deputy Mayor Kirby-Yung to participate in debate and move the motion above, and once completed, Mayor Sim returned to the meeting and resumed as Chair.

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At 11:55 am, it was

*MOVED by Councillor Bligh
SECONDED by Councillor Klassen*

THAT Council extend the meeting past noon in order to complete Unfinished Business 1.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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The referral having been withdrawn, the motion was put and CARRIED UNANIMOUSLY (Vote No. 11481) with Councillors Kirby-Yung, Meiszner and Montague abstaining from the vote.

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Council recessed at 12 pm and reconvened at 2:52 pm with Acting Mayor Klassen as Chair.

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BY-LAWS

Councillor Bligh advised to have reviewed the proceedings related to By-laws 14 to 16 and would therefore be voting on the enactment.

MOVED by Councillor Zhou
SECONDED by Councillor Bligh

THAT Council, except for those members ineligible to vote as noted below, enact the by-law listed on the agenda for this meeting as number 14, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY
(Councillors Meiszner, Orr and Mayor Sim absent for the vote)

MOVED by Councillor Dominato
SECONDED by Councillor Fry

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 13, 15 and 16 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillors Meiszner, Orr and Mayor Sim absent for the vote)

1. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (414 – 420 West Pender) (By-law No. 14647)
2. A By-law to amend the Street and Traffic By-law No. 2849 regarding owner or occupier allowing deposit of refuse on street (By-law No. 14648)
3. A By-law to amend the Ticket Offences By-law No. 9360 regarding the Street and Traffic By-law and the Solid Waste By-law (By-law No. 14649)
4. A By-law to enact a Housing Agreement for 5889 – 5925 Dunbar Street (By-law No. 14650)
5. A By-law to enact a Housing Agreement for 6055 Fraser Street (By-law No. 14651)
6. A By-law to enact a Housing Agreement for 5238 – 5262 Granville Street and 1495 West 37th Avenue (By-law No. 14652)
7. A By-law to amend Sign By-law No.11879 (800 Commercial Drive) (By-law No. 14653)
(Councillors Fry and Maloney ineligible to vote)
8. A By-law to amend Noise Control By-law No. 6555 (800 Commercial Drive) (By-law No. 14654)
9. A By-law to amend Sign By-law No.11879 (2096 West Broadway and 2560-2576 Arbutus Street) (By-law No. 14655)
(Councillor Maloney ineligible to vote)
10. A By-law to amend Noise Control By-law No. 6555 (2096 West Broadway and 2560-2576 Arbutus Street) (By-law No. 14656)

11. A By-law to amend Sign By-law No.11879 (450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street) (By-law No. 14657)
(Councillor Maloney ineligible to vote)
12. A By-law to amend Noise Control By-law No. 6555 (450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street) (By-law No. 14658)
13. A By-law to amend Subdivision By-law No. 5208 (1110-1160 West King Edward Avenue) (By-law No. 14659)
14. A By-law to adopt the Vancouver Official Development Plan (By-law No. 14660)
(Councillor Montague ineligible to vote)
15. A By-law to repeal the Regional Context Statement Official Development Plan By-law No. 10789 (By-law No. 14661)
(Councillor Montague ineligible to vote)
16. A By-law to repeal the Greenhouse Gas Emission Reduction Official Development Plan By-law No. 10041 (By-law No. 14662)
(Councillor Montague ineligible to vote)

COMMUNICATIONS

1. Changes to the 2026 Council Meetings Schedule

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

MOVED by Councillor Dominato
SECONDED by Councillor Maloney

THAT Council change the Mayor's Budget Task Force Implementation Oversight Committee meeting from April 7, 2026, 10:00 am to 11:00 am, to July 6, 2026, 10:00 am to 11:00 am;

FURTHER THAT Council cancel the Public Hearing on April 16, 2026, and change it to a Meeting Reserve;

FURTHER THAT Council cancel the Public Hearing on May 7, 2026, and change it to a Meeting Reserve;

AND FURTHER THAT Council cancel the Court of Revision (Local Improvements) meeting on April 21, 2026, from 3 pm to 5 pm, and change it to a Meeting Reserve.

CARRIED UNANIMOUSLY (Vote No. 11493)
(Councillors Meiszner, Orr and Mayor Sim absent for the vote)

REPORTS

1. **Required Consultation for In-stream Rezoning Applications Amending the Vancouver Official Development Plan March 10, 2026**

MOVED by Councillor Dominato
SECONDED by Councillor Montague

THAT Council,

- i. regarding proposed amendments to the Vancouver Official Development Plan for the in-stream rezoning applications by address listed in Appendix A of the Report dated March 10, 2026, entitled “Required Consultation for In-stream Rezoning Applications Amending the Vancouver Official Development Plan”, and
- ii. having considered whether the opportunities for consultation with certain persons, organizations and authorities listed in Appendix B of the above-noted report should be early and ongoing, and being aware of its obligation to provide at least one opportunity for consultation,

directs staff to consult with persons, organizations and authorities it considers will be affected, as detailed in Appendix A of the above-noted report.

CARRIED UNANIMOUSLY (Vote No. 11483)
(Councillors Meiszner, Orr and Mayor Sim absent for the vote)

2. **Consultation for City-initiated Vancouver ODP amendment for the Villages Planning Program March 17, 2026**

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

MOVED by Councillor Fry
SECONDED by Councillor Bligh

THAT Council,

- a. subject to enactment of the Vancouver Official Development Plan, and regarding the proposed amendments to the Vancouver Official Development Plan for the Villages Planning Program,

- b. having considered whether the opportunities for consultation with certain persons, organizations and authorities should be early and ongoing, and
- c. being aware of its obligation to provide at least one opportunity for consultation with persons, organizations and authorities it considers will be affected,

hereby directs staff to consult with:

- (i) Vancouver School Board;
- (ii) Conseil scolaire francophone;
- (iii) Musqueam Indian Band;
- (iv) Squamish Nation;
- (v) Tsleil-Waututh Nation;
- (vi) South Coast British Columbia Transportation Authority (TransLink); and
- (vii) BC Hydro.

amended

AMENDMENT MOVED by Councillor Bligh
SECONDED by Councillor Dominato

THAT (c) be amended by adding “business improvement associations” as an additional subsection.

CARRIED UNANIMOUSLY (Vote No. 11484)
(Councillor Meiszner and Mayor Sim absent for the vote)

AMENDMENT MOVED by Councillor Orr
SECONDED by Councillor Zhou

THAT (c) be amended by adding “Tenant Organizations” and “Community Housing Organizations and Land Trusts (including non-profit housing associations and co-operatives)” as additional subsections.

LOST (Vote No. 11485)
(Councillors Bligh, Klassen, Maloney and Montague opposed)
(Councillors Dominato, Meiszner and Mayor Sim absent for the vote)

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During discussion on the amendment above, Acting Mayor Klassen relinquished the Chair to

Deputy Mayor Kirby-Yung in order to participate in debate and resumed as Chair once completed.

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The amendments having either lost or carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11486) with Councillors Dominato, Meiszner and Mayor Sim absent for the vote).

FINAL MOTION AS APPROVED

THAT Council,

- a. subject to enactment of the Vancouver Official Development Plan, and regarding the proposed amendments to the Vancouver Official Development Plan for the Villages Planning Program,
- b. having considered whether the opportunities for consultation with certain persons, organizations and authorities should be early and ongoing, and
- c. being aware of its obligation to provide at least one opportunity for consultation with persons, organizations and authorities it considers will be affected,

hereby directs staff to consult with:

- (i) Vancouver School Board;
- (ii) Conseil scolaire francophone;
- (iii) Musqueam Indian Band;
- (iv) Squamish Nation;
- (v) Tsleil-Waututh Nation;
- (vi) South Coast British Columbia Transportation Authority (TransLink);
- (vii) BC Hydro; and
- (viii) Business improvement associations.

**3. Single Room Accommodation (SRO) Upgrading and SRO Cooling and Warming Retrofit Grants
February 24, 2026**

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

Council heard from seven speakers who spoke in support of the report's recommendations.

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After the completion of hearing from speakers, Mayor Sim returned to the meeting and resumed as Chair.

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MOVED by Councillor Bligh
SECONDED by Councillor Kirby-Yung

- A. THAT Council approve three Single Room Occupancy (SRO) Upgrading Grants totaling \$899,753 from the 2026 SRO Upgrading Grant Capital Budget to the organizations and for the amounts listed in Appendix B of the Report dated February 24, 2026, entitled "Single Room Accommodation (SRO) Upgrading and SRO Cooling and Warming Retrofit Grants", subject to:
 - i. All required development and building permits having been issued by the City; and
 - ii. The applicants entering into and registering on title a Housing Agreement with the terms outlined in Appendix B of the above-noted report and otherwise upon such terms and conditions as the City's Director of Legal Services in consultation with the City's General Manager of Arts, Culture and Community Services may require.
- B. THAT Council approve one grant totaling \$500,000 from the 2026-2028 SRO Cooling and Warming Room Retrofit to the Downtown Eastside SRO Collaborative Society to support the creation of SRO cooling and warming room retrofits in 6 privately-owned SRO buildings, subject to all required development and building permits having been issued by the City.
- C. THAT Council delegate authority to the City's General Manager of Arts, Culture, and Community Services (or their designate) to execute grant agreements on terms and conditions consistent with the Report dated February 24, 2026, entitled "Single Room Accommodation (SRO) Upgrading and SRO Cooling and Warming Retrofit Grants", and satisfactory to the City's Director of Legal Services, for the purpose of disbursing the grants in the above-noted report.

- D. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deem any organization recommended to receive a report that is not a registered charity with the Canada Revenue Agency to be an organization contributing to the health and welfare of the city.
- E. THAT no legal rights or obligations will arise or be created by Council's adoption of A to D unless and until all legal documentation has been executed and delivered by the City and the grant recipients.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT A be amended by deleting the words "2026 SRO Upgrading Grant Capital Budget" and replacing them with the words "EHT (Empty Homes Tax) as the source of funding";

FURTHER THAT B be amended by deleting the words "2026-2028 SRO Cooling and Warming Room Retrofit" and replacing them with the words "EHT (Empty Homes Tax) as the source of funding".

amended

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

THAT A and B be further amended to add, after the word "funding," the following phrase: "while maintaining the Single Room Occupancy (SRO) Upgrading Grants and Emerging Climate Adaptation Priorities allocation streams intact."

CARRIED UNANIMOUSLY Vote No. 11487
(Councillors Meiszner and Montague absent for the vote)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 11488) with Councillor Montague absent for the vote.

The amended amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY WITH A, B AND D BY THE REQUIRED MAJORITY (Vote No. 11489)

FINAL MOTION AS APPROVED

- A. THAT Council approve three Single Room Occupancy (SRO) Upgrading Grants totaling \$899,753 from the EHT (Empty Homes Tax) as the source of funding, while maintaining the Single Room Occupancy (SRO) Upgrading Grants and Emerging Climate Adaptation Priorities allocation streams intact, to the organizations and for the amounts listed in Appendix B of the Report dated February 24, 2026, entitled "Single Room Accommodation (SRO) Upgrading and SRO Cooling and Warming Retrofit Grants", subject to:

- i. All required development and building permits having been issued by the City; and
 - ii. The applicants entering into and registering on title a Housing Agreement with the terms outlined in Appendix B of the above-noted report and otherwise upon such terms and conditions as the City's Director of Legal Services in consultation with the City's General Manager of Arts, Culture and Community Services may require.
- B. THAT Council approve one grant totaling \$500,000 from the EHT (Empty Homes Tax) as the source of funding, while maintaining the Single Room Occupancy (SRO) Upgrading Grants and Emerging Climate Adaptation Priorities allocation streams intact, to the Downtown Eastside SRO Collaborative Society to support the creation of SRO cooling and warming room retrofits in 6 privately-owned SRO buildings, subject to all required development and building permits having been issued by the City.
- C. THAT Council delegate authority to the City's General Manager of Arts, Culture, and Community Services (or their designate) to execute grant agreements on terms and conditions consistent with the Report dated February 24, 2026, entitled "Single Room Accommodation (SRO) Upgrading and SRO Cooling and Warming Retrofit Grants", and satisfactory to the City's Director of Legal Services, for the purpose of disbursing the grants in the above-noted report.
- D. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deem any organization recommended to receive a report that is not a registered charity with the Canada Revenue Agency to be an organization contributing to the health and welfare of the city.
- E. THAT no legal rights or obligations will arise or be created by Council's adoption of these Resolutions unless and until all legal documentation has been executed and delivered by the City and the grant recipients.

4. Funding Application to Green and Inclusive Community Buildings Program March 6, 2026

Staff from Finance and Supply Chain Management responded to questions.

MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

- A. THAT Council endorse a funding application in the amount of \$2,359,000 submitted to the Government of Canada's Green and Inclusive Community Buildings program for the Champlain Heights Community Centre Energy Retrofit project that has a total cost of \$2,948,750.
- B. THAT subject to the signing of a contribution agreement, Council approve the

related adjustments to the 2023-2026 Capital Plan and multi-year capital project budgets as described in the Report dated March 6, 2026, entitled “Funding Application to Green and Inclusive Community Buildings Program”.

CARRIED UNANIMOUSLY (Vote No. 11490)
(Councillor Klassen absent for the vote)

**5. Front-end Agreement Amendment
March 2, 2026**

- A. THAT Council authorize the Director of Legal Services to modify the existing Utilities Development Cost Levy Front-End Agreement (the “Agreement”) with Pennyfarthing Properties Ash St. North Ltd. to an upset limit of \$1,211,720 (including all applicable taxes), as generally described in the Report dated March 2, 2026, entitled “Front-end Agreement Amendment”.
- B. THAT Council authorize the funds to be paid out of the Utilities Development Cost Levy reserve fund over a period of 10 years in accordance with the Agreement, as modified.

ADOPTED ON CONSENT (Vote No. 11482)

**6. Council Resolution – Brewery Lounges
March 11, 2026**

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

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT Council adopt the resolution attached as Appendix A of the Report dated March 11, 2026, entitled “Council Resolution – Brewery Loungers”, to extend, for an additional two years, the temporary suspension of enforcement of the Zoning and Development By-law maximum floor area restrictions for a lounge use accessory to a Brewing use located within the principal building.

CARRIED UNANIMOUSLY (Vote No. 11491)
(Councillor Klassen absent for the vote)

REFERRAL REPORTS

**1. CD-1 (363) Text Amendment: 1055-1085 Canada Place and 1001-1045 West
Waterfront Road
March 10, 2026**

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

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

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

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

Recommendations for Public Hearing

- A. THAT the application by Vancouver Harbour Flight Centre Ltd., on behalf of the B.C. Pavilion Corporation, the registered owner of the lands located at 1055-1085 Canada Place and 1001-1045 West Waterfront Road [*PID 027-112-721; Parcel 1 of the Public Harbour Burrard Inlet Plan BCP30843 Except Plan EPP2853*] to amend CD-1 (Comprehensive Development) District (363) By-law No. 7679 to increase the maximum floor area of sub-area 2 from 98,122 sq. m (1,056,176 sq. ft.) to 101,223 sq. m (1,089,555 sq. ft.) and increase the maximum height for structures between the Vancouver Convention and Exhibition Centre and the harbour headline from 9.0 m (30 ft.) to 20.0 m (66 ft.), to permit a 250-room floating hotel and a new dock at water level with a public walkway and commercial uses be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (363) By-law No. 7679, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated March 10, 2026, entitled "CD-1 (363) Text Amendment: 1055-1085 Canada Place and 1001-1045 West Waterfront Road", be approved in principle;

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

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

- B. THAT A be adopted on the following conditions:
- i. THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - ii. THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of

rezoning are at the risk of the property owner; and

- iii. THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 11492)
(Councillor Klassen absent for the vote)

ADMINISTRATIVE MOTIONS

1. Regulatory Changes Regarding Vancouver Official Development Plan

MOVED by Councillor Dominato
SECONDED by Councillor Bligh

WHEREAS on March 11, 2026, Council approved, in principle, the Vancouver Official Development Plan, as presented in Appendix A of the Referral Report entitled “City of Vancouver Official Development Plan” and dated January 20, 2026;

WHEREAS on March 11, 2026, Council also directed staff to rescind the Vancouver Plan that was adopted by Council in July 2022, subject to enactment of the Vancouver Official Development Plan By-law;

WHEREAS on March 11, 2026, Council also directed staff to bring forward for approval by Council amendments to the Central Area Plan; Central Waterfront Hub Framework; Downtown Eastside Plan; East Vancouver Port Lands Area Plan; False Creek Flats Area Plan; Grandview-Woodland Community Plan; Granville Loops Policy Plan; Granville Street Plan; Joyce-Collingwood Station Precinct Plan; Marpole Community Plan; Norquay Village Neighbourhood Centre Plan; Northeast False Creek Plan; Southlands Plan; Victory Square Policy Plan; West End Community Plan; Broadway Plan; Cambie Corridor Plan; Rupert and Renfrew Station Area Plan; New St. Paul’s Hospital and Health Campus Policy Statement; Skeena Terrace Policy Statement; Arbutus Centre Policy Statement; East Fraserlands Policy Statement; Heather Lands Policy Statement; ʔəyálməxw/Iyálmexw/ Jericho Lands Policy Statement; Langara College Policy Statement; Langara Gardens Policy Statement; Little Mountain Policy Statement; Oakridge Centre Policy Statement; Oakridge Transit Centre and Adjacent Sites Policy Statement; Pearson Dogwood Policy Statement; Southeast False Creek Policy Statement; Under the Granville Bridge Neighbourhood Policy Statement;

Vancouver Community College King Edward Campus Policy Statement; Industrial Lands Policy; West End Rezoning Policy; Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy; Below-Market Rental Housing Policy for Rezoning; Downtown Eastside Rezoning Policy; Downtown Rezoning Policy; False Creek Flats Rezoning Policy and Guidelines; Granville Slopes Rezoning Policy; Higher Buildings Rezoning Policy; Hotel Developments Rezoning Policy; Interim Rezoning Policy for Social Housing, Institutional, Cultural and Recreational Uses in Former Community Visions Areas; Interim Rezoning Policy On Consideration Of Rezoning Applications And Heritage Revitalization Agreements For The Broadway Area West Of Vine; Large Format Area (LFA) Rezoning Policies and Guidelines: Marine Drive Industrial Area; Little Mountain Adjacent Area Rezoning Policy; Marine Landing Policy Updates; Mass Timber Policy for Rezoning; Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C); Non-Industrial Uses (I-2 And M-2) Policies and Guidelines; Attainable Home Ownership Pilot Rezoning Policy; Rental Housing on City-Owned Land – Public Benefits Pilot Rezoning Policy; Rezoning Policy for Sustainable Large Developments; Secured Rental Rezoning Policy; Seniors Housing Rezoning Policy; Transfer of Density Policy and Procedure; Transit-Oriented Areas Rezoning Policy; and the Villages Interim Rezoning Policy, generally as presented in Appendix E of the Referral Report dated January 20, 2026, entitled Summary of Proposed Consequential Amendments to Council-Approved Policies, subject to enactment of the Vancouver Official Development Plan By-law;

AND WHEREAS the Vancouver Official Development Plan By-law has now been enacted.

THEREFORE BE IT RESOLVED THAT the Vancouver Plan adopted in July 2022 hereby be rescinded;

FURTHER THAT amendments to the various land use documents as described below entitled “Consequential Amendments to Council-Approved Policies” are hereby adopted and are to come into effect on March 31, 2026.

CARRIED UNANIMOUSLY (Vote No. 11495)
(Councillor Klassen absent for the vote)

NOTICE OF COUNCIL MEMBER’S MOTIONS

- 1. Enabling a Process for a Major Sports Initiative in Vancouver**

Mayor Sim submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of April 22, 2026, as a Council Members' Motion.

2. Back to Community: Establishing Strategic Priorities and Consolidating Council Direction for the 2027–2030 Capital Plan

Councillor Kirby-Yung submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of April 22, 2026, as a Council Members' Motion.

3. Holodomor Memorial Statue: Honouring Ukrainian-Canadians

Councillor Zhou submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of April 22, 2026, as a Council Members' Motion.

4. Renewal of British Columbia Board Position with the Federation of Canadian Municipalities (FCM)

Councillor Dominato submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of April 22, 2026, as a Council Members' Motion.

5. Reconciling Provincial Housing Funding with Mandated Housing Targets

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of April 22, 2026, as a Council Members' Motion.

6. No Penalties for Vehicle Shelter During FIFA

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of April 22, 2026, as a Council Members' Motion.

7. Recognising the International Day of Older Persons as an Official Celebration and Observance

Councillor Maloney submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of April 22, 2026, as a Council Members' Motion.

8. Supporting Community Stewardship for Eco-Corridors and Neighbourhood Greenspaces

Councillor Fry submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of May 6, 2026, as a Council Members' Motion.

9. Encouraging Compact Community-Serving Options to Boost Zero Waste

Councillor Fry submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of May 6, 2026, as a Council Members' Motion.

10. Scaled Up Response with Small Rapid Shelter Systems

Councillor Fry submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of May 6, 2026, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Zhou
SECONDED by Councillor Bligh

THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on March 31, 2026, from 10 am to 10 pm, April 8, 2026, from 3 pm onwards, April 14, 2026, from 5 pm onwards, and May 5, 2026, from 5 pm onwards, and May 6, 2026, from 11 am to 1 pm;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for personal reasons from meetings on April 2, 2026, from 3 pm onwards, April 9, 2026, from 5 pm onwards, and April 14 and 15, 2026;

FURTHER THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on April 21 to 23, 2026;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on April 8, 2026, from 3 pm onwards, and April 22, 2026, from 5:30 pm onwards;

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

FURTHER THAT Councillor Orr be granted a Leave of Absence for personal reasons from meetings on April 2, 2026, from 6 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on April 8, 2026, from 3 pm onwards, and April 22, 2026;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on April 1, 2026, from 6 pm onwards;

AND FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for personal reasons from meetings on April 14, 16, and 21, 2026.

CARRIED UNANIMOUSLY (Vote No. 11496)
(Councillor Klassen absent for the vote)

ENQUIRIES AND OTHER MATTERS

1. Condolences

Mayor Sim acknowledged the passing of Howard Grant, a respected Musqueam elder, and extended condolences to his family and community.

2. FWC26 Traffic Impacts

Councillor Fry enquired about the media release of projected FIFA traffic impacts in the City. The City Manager agreed to follow-up.

3. Sex Worker Safety, MMIWG, Gender Safety Action Plan, and FWC26

Councillor Fry enquired about the status of work on sex worker safety, gender-based violence, and the murdered and missing women and Indigenous girls work, and its integration with FIFA and the Human Rights Action Plan. The City Manager agreed to follow-up.

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Bligh

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillor Klassen absent for the vote)

Council adjourned at 4:24 pm.

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