



COUNCIL MEETING MINUTES

APRIL 14, 2026

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

PRESENT:

- Mayor Ken Sim
- Councillor Rebecca Bligh* (Leave of Absence – Medical Leave from 11 am onwards)
- Councillor Lisa Dominato
- Councillor Pete Fry
- Councillor Sarah Kirby-Yung* (Leave of Absence – Personal Reasons)
- 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
Sandra Singh, Deputy City Manager

CITY CLERK'S OFFICE: Katrina Leckovic, City Clerk
Bonnie Kennett, 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 paragraphs:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;
- (c) labour relations or other employee relations;
- (g) litigation or potential litigation affecting the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public;

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

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

CARRIED UNANIMOUSLY

(Councillor Kirby-Yung absent for the vote)

ADOPTION OF MINUTES

1. Council – March 31, 2026

MOVED by Councillor Klassen

SECONDED by Councillor Meiszner

THAT the Minutes of the Council meeting of March 31, 2026, be approved.

CARRIED UNANIMOUSLY

(Councillor Kirby-Yung absent for the vote)

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT Council adopt Reports 3 to 5, 7, 9, 12, 14 to 16 and Referral Reports 1 and 3, on consent.

CARRIED UNANIMOUSLY AND REPORTS 3 AND 7
BY THE REQUIRED MAJORITY
(Councillor Kirby-Yung absent for the vote)

REPORTS

1. 2025 Homeless Count – Vancouver April 1, 2026

The General Manager, Arts, Culture and Community Services along with staff from Arts, Culture and Community Services, provided a presentation and responded to questions.

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

- A. THAT Council receive the Report dated April 1, 2026, entitled “2025 Homeless Count – Vancouver” for information.
- B. THAT Council call on the Provincial and Federal Governments to:
 - a. Increase investments in income assistance, disability and rent supports, and resources to address intimate partner violence contributing to homelessness;
 - b. Re-commit to and establish a homeless navigation centre;
 - c. Expand access to mental health and substance use treatment and recovery services across the Metro Vancouver region and throughout British Columbia, including in suburban and smaller municipalities, to ensure a more balanced geographic distribution of services and access close to home and community;
 - d. Strengthen discharge planning requirements across health care, corrections, and child welfare systems to prevent individuals from being discharged into homelessness; and
 - e. Provide support to Local Governments for daytime sheltering.

amended

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Maloney

THAT the words “and housing with supports” be added to the end of e.

CARRIED UNANIMOUSLY (Vote No. 11512)
(Councillor Kirby-Yung absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED
UNANIMOUSLY (Vote No. 11513) with Councillor Kirby-Yung absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council receive the Report dated April 1, 2026, entitled “2025 Homeless Count – Vancouver” for information.
- B. THAT Council call on the Provincial and Federal Governments to:
 - a. Increase investments in income assistance, disability and rent supports, and resources to address intimate partner violence contributing to homelessness;
 - b. Re-commit to and establish a homeless navigation centre;
 - c. Expand access to mental health and substance use treatment and recovery services across the Metro Vancouver region and throughout British Columbia, including in suburban and smaller municipalities, to ensure a more balanced geographic distribution of services and access close to home and community;
 - d. Strengthen discharge planning requirements across health care, corrections, and child welfare systems to prevent individuals from being discharged into homelessness; and
 - e. Provide support to Local Governments for daytime sheltering and housing with supports.

2. 2026 Cultural Grants (Balance of Operating, Cultural Spaces) March 30, 2026

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

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

MOVED by Councillor Fry
SECONDED by Councillor Zhou

- A. THAT Council approve Cultural Operating Funding - Institutions grants totalling \$2,828,160 from the 2026 Cultural Grants Operating Budget to the five organizations listed in Section A of Appendix A of the Report dated March 30,

2026, entitled “2026 Cultural Grants (Balance of Operating, Cultural Spaces),” for the amounts recommended for each organization in the “2026 Grant Recomm” column, which will bring the 2026 total operating grants for those five organizations to \$3,783,680.

- B. THAT Council approve Cultural Operating Funding – Annual grants totalling \$709,760 from the 2026 Cultural Grants Operating Budget to the 26 organizations listed in Section B of Appendix A of the Report dated March 30, 2026, entitled “2026 Cultural Grants (Balance of Operating, Cultural Spaces),” for the amounts recommended for each organization in the “2026 Grant Recomm” column, which will bring the 2026 total operating grants for those 26 organizations to \$1,097,000.
- C. THAT Council approve Cultural Operating Funding – Multi-year grants of \$1,897,550 each year for three years (2026, 2027, 2028) totalling \$5,692,650 from the Annual Cultural Grants Operating Budget to the 52 cultural organizations listed in Section C of Appendix A of the Report dated March 30, 2026, entitled “2026 Cultural Grants (Balance of Operating, Cultural Spaces),” for the amounts recommended for each organization in the “2026 Grant Recomm” column, which totals \$1,168,850 for the same report.
- D. THAT Council approve amended conditions as further described on page 6 under the section titled “Recommendations D to F: Making Space for Arts and Culture Grant” of the Report dated March 30, 2026, entitled “2026 Cultural Grants (Balance of Operating, Cultural Spaces),” for the disbursement of the Making Space for Arts and Culture grant of \$175,000 approved by Council on December 10, 2025, (Council Report RTS 18091) to the Vancouver Concert Hall and Theatre Society to support development of Phase II of their Cultural Precinct Feasibility Study.
- E. THAT Council approve a Making Space for Arts and Culture grant of an additional \$75,000 to the Vancouver Concert Hall and Theatre Society to support additional site assessment needs for the development of Phase II of their Cultural Precinct Feasibility Study to be funded from the Coal Harbour Arts Complex Reserve.
- F. THAT, subject to the approval of E above, Council approve an increase to the 2023-2026 Capital Plan and the Multi-year Capital Project Budget for the Cultural Spaces program by \$75,000, to be funded from the Coal Harbour Arts Complex Reserve.
- G. THAT Council approve a one-time grant of \$728,000 (\$428,000 to be funded from the 2026 Capital Budget for Joy Kogawa House Renewal, RTS 14879, and \$300,000 to be funded from the 2026 REFM approved Capital budget) to Historic Joy Kogawa House Society to support hazardous materials abatement and accessibility upgrades.
- H. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with this report, that satisfy the City’s Director of Legal Services, and that disburse the grants described in this report to the satisfaction of the City’s General Manager of Arts, Culture, and Community

Services (or their designate).

- I. THAT pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A of the Report dated March 30, 2026, entitled “2026 Cultural Grants (Balance of Operating, Cultural Spaces),” that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the culture of Vancouver.

amended

AMENDMENT MOVED by Councillor Zhou
SECONDED by Councillor Meiszner

THAT the words “and that an additional \$25,000 be added to this grant stream from reserves and allocated to The Dr. Sun Yat-Sen Garden Society of Vancouver” be added to the end of B.

CARRIED UNANIMOUSLY (Vote No. 11514)
(Councillor Bligh absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY AND A to C, E and G BY THE REQUIRED MAJORITY (Vote No. 11515).

FINAL MOTION AS APPROVED

- A. THAT Council approve Cultural Operating Funding - Institutions grants totalling \$2,828,160 from the 2026 Cultural Grants Operating Budget to the five organizations listed in Section A of Appendix A of the Report dated March 30, 2026, entitled “2026 Cultural Grants (Balance of Operating, Cultural Spaces),” for the amounts recommended for each organization in the “2026 Grant Recomm” column, which will bring the 2026 total operating grants for those five organizations to \$3,783,680.
- B. THAT Council approve Cultural Operating Funding – Annual grants totalling \$709,760 from the 2026 Cultural Grants Operating Budget to the 26 organizations listed in Section B of Appendix A of the Report dated March 30, 2026, entitled “2026 Cultural Grants (Balance of Operating, Cultural Spaces),” for the amounts recommended for each organization in the “2026 Grant Recomm” column, which will bring the 2026 total operating grants for those 26 organizations to \$1,097,000, and that an additional \$25,000 be added to this grant stream from reserves and allocated to The Dr. Sun Yat-Sen Garden Society of Vancouver.
- C. THAT Council approve Cultural Operating Funding – Multi-year grants of \$1,897,550 each year for three years (2026, 2027, 2028) totalling \$5,692,650 from the Annual Cultural Grants Operating Budget to the 52 cultural organizations listed in Section C of Appendix A of the Report dated March 30, 2026, entitled “2026 Cultural Grants (Balance of Operating, Cultural Spaces),” for the amounts recommended for each organization in the “2026 Grant Recomm” column, which totals \$1,168,850 for the same report.

- D. THAT Council approve amended conditions as further described in the section titled “Recommendations D to F” on page 6 of this Report dated March 30, 2026, entitled “2026 Cultural Grants (Balance of Operating, Cultural Spaces),” for the disbursement of the Making Space for Arts and Culture grant of \$175,000 approved by Council on December 10, 2025, (Council Report RTS 18091) to the Vancouver Concert Hall and Theatre Society to support development of Phase II of their Cultural Precinct Feasibility Study.
- E. THAT Council approve a Making Space for Arts and Culture grant of an additional \$75,000 to the Vancouver Concert Hall and Theatre Society to support additional site assessment needs for the development of Phase II of their Cultural Precinct Feasibility Study to be funded from the Coal Harbour Arts Complex Reserve.
- F. THAT, subject to the approval of E above, Council approve an increase to the 2023-2026 Capital Plan and the Multi-year Capital Project Budget for the Cultural Spaces program by \$75,000, to be funded from the Coal Harbour Arts Complex Reserve.
- G. THAT Council approve a one-time grant of \$728,000 (\$428,000 to be funded from the 2026 Capital Budget for Joy Kogawa House Renewal, RTS 14879, and \$300,000 to be funded from the 2026 REFM approved Capital budget) to Historic Joy Kogawa House Society to support hazardous materials abatement and accessibility upgrades.
- H. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with this report, that satisfy the City’s Director of Legal Services, and that disburse the grants described in this report to the satisfaction of the City’s General Manager of Arts, Culture, and Community Services (or their designate).
- I. THAT pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A of the Report dated March 30, 2026, entitled “2026 Cultural Grants (Balance of Operating, Cultural Spaces),” that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the culture of Vancouver.

**3. Vancouver Community Sport Event Grants – Spring 2026 Intake
March 10, 2026**

- A. THAT Council approve 19 new Vancouver Community Sport Event Grants totalling \$89,000 as outlined in the body of the Report dated March 10, 2026, entitled “Vancouver Community Sport Event Grants – Spring 2026 Intake,” to each organization listed in Table 1 of the same report, under the column entitled “Organization” and for the amount set out beside their name in the column entitled “Grant Recommended”; source of funding is the 2026 Vancouver Community Sport Hosting Program Budget.
- B. THAT the grants in A above be subject to each grant recipient agreeing to the terms and conditions of the community sport hosting grant program as generally

outlined in this report and otherwise satisfactory to the Director, Tourism and Destination Events and the City Solicitor.

- C. THAT no legal rights or obligations are created by the approval of the A and B above unless and until the grant agreement letter is executed and delivered by the grant recipient.
- D. THAT pursuant to the Section 206(1)(i) of the *Vancouver Charter*, the organizations listed in Table 1 of the Report dated March 10, 2026, entitled "Vancouver Community Sport Event Grants – Spring 2026 Intake," which are not otherwise a registered charity with Canada Revenue Agency are deemed by Council to be an organization contributing to the culture, beautification, health, or welfare of the City.

ADOPTED ON CONSENT AND A
BY THE REQUIRED MAJORITY (Vote No. 11523)
(Councillor Kirby-Yung absent for the vote)

4a. Budget Resolution

THAT WHEREAS section 219 of the *Vancouver Charter* requires that the Director of Finance submit to Council each year the detailed estimates of revenues and expenditures of the City for the year;

AND WHEREAS section 372 of the *Vancouver Charter* requires that Council adopt the estimates of revenues and expenditures for the City as soon thereafter as possible after considering the report submitted under section 219 and receiving the revised assessment roll;

AND WHEREAS the total estimated gross expenditures of the City to pay all debts and obligations of the City falling due in the year 2026, exclusive of the amounts required for school, Greater Vancouver Regional District, Greater Vancouver Transportation Authority, British Columbia Assessment Authority and Municipal Finance Authority purposes and not otherwise provide for, as amended by Council, amount to \$2,392,516,008;

AND WHEREAS the total estimated expenditures as aforesaid is the sum of the appropriation requests of all departments and boards properly supported by detailed analysis of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 2025 from sources other than real property taxes, as amended by Council, amounts to \$1,168,266,008;

AND WHEREAS the amount of the General Purposes Tax Levy so required is \$1,224,250,000;

THEREFORE BE IT RESOLVED THAT the said estimates of the Director of Finance as amended by Council, both as to totals and individual items pertaining thereto, are hereby adopted by Council.

ADOPTED ON CONSENT (Vote No. 11524)
(Councillor Kirby-Yung absent for the vote)

**4b. 2026 Property Taxation: Distribution of Property Tax Levy
April 7, 2026**

THAT Council instruct the Director of Finance to calculate the 2026 general purpose tax rates for all property classes to achieve a tax share of approximately 57.5% residential and approximately 42.5% non-residential.

ADOPTED ON CONSENT (Vote No. 11525)
(Councillor Kirby-Yung absent for the vote)

**5. 2025 Property Tax Exemptions
April 7, 2026**

THAT Council receive the Report dated April 7, 2026, entitled "2025 Property Tax Exemptions," for information.

ADOPTED ON CONSENT (Vote No. 11526)
(Councillor Kirby-Yung absent for the vote)

**6. Coastal Flood Management Policy
March 17, 2026**

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

MOVED by Councillor Maloney
SECONDED by Councillor Meiszner

THAT Council adopt the Coastal Flood Management Policy, generally as presented in Appendix A of the Report dated March 17, 2026, entitled "Coastal Flood Management Policy," which articulates the City's role and supports planning, implementation, and management of structural and non-structural coastal flood management measures in Vancouver.

carried

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Orr

- A. THAT Council adopt the Coastal Flood Management Policy, generally as presented in Appendix A to the Report dated March 17, 2026, entitled “Coastal Flood Management Policy.”
- B. THAT Council directs staff to report back on the scope of work, governance options, resource requirements, and timeline necessary for the City to take the steps necessary to convene, or cause to be convened, an intergovernmental and inter-agency task force for the False Creek floodplain, for the purpose of:
 1. identifying major publicly owned, utility, transportation, health, and civic assets at risk from coastal flooding and sea level rise;
 2. assessing whether a coordinated, area-wide structural flood management approach would be more effective and cost-efficient than fragmented site-by-site measures;
 3. identifying the appropriate roles of the City, Province, Government of Canada, First Nations, agencies, utilities, and other major landowners and infrastructure owners, including, but not limited to, Canada Mortgage and Housing Corporation in respect of Granville Island, the Department of National Defence and/or the Canadian Coast Guard in respect of the Kitsilano Coast Guard Station, Fisheries and Oceans Canada in respect of the False Creek Harbour Authority, PAVCo in respect of B.C. Place, Providence Health Care in respect to St. Paul's Hospital, Vancouver Fraser Port Authority, Vancouver Airport Authority, TransLink, BC Hydro, Creative Energy, and such other affected public or regulated entities as staff may determine;
 4. identifying advocacy, research, technical, and partnership work required to support any future funding strategy or senior-government engagement; and
 5. reporting back on options for a fiscally prudent convening and coordination role for the City that does not prejudice future Council decisions on capital commitments.
- C. THAT the report back in B above also assesses whether similar multi-jurisdictional coordination challenges exist in the Burrard Inlet and Fraser River floodplains, or whether differences in land ownership, infrastructure ownership, and distribution of benefits mean that a False Creek-specific approach is warranted.

LOST (Vote No. 11516)

(Councillors Dominato, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)
(Councillors Bligh and Kirby-Yung absent for the vote)

The amendment having lost, the motion was put and CARRIED UNANIMOUSLY (Vote No. 11517) with Councillors Bligh and Kirby-Yung absent for the vote.

**7. Vancouver Heritage Foundation Board – Annual Report 2025
March 6, 2026**

- A. THAT Council approve the 2025 Annual Report of the Vancouver Heritage Foundation (VHF) as attached at Appendix A of the Report dated March 6, 2026, entitled “Vancouver Heritage Foundation Board – Annual Report 2025.”
- B. THAT Council approve payment of a grant from the 2026 Operating Budget to the Vancouver Heritage Foundation in the amount of \$152,375.00 to be used as operating funds for the first year of the three-year operating agreement (2026-2028).

ADOPTED ON CONSENT AND B
BY THE REQUIRED MAJORITY (Vote No. 11527)
(Councillor Kirby-Yung absent for the vote)

**8. Sites for 2026-2029 Alcohol Consumption in Public Plazas Program
March 17, 2026**

Council heard from one speaker who spoke in opposition to the report recommendations.

Staff from Engineering Services responded to questions.

MOVED by Councillor Klassen
SECONDED by Councillor Fry

- A. THAT Council approve, in principle, amendments to the City Land Regulation By-law No. 8735 to designate certain public places over which the City has jurisdiction as places where liquor may be consumed, to conclude in 2028.
- B. THAT the Director of Legal Services be instructed to bring forward for enactment by Council a By-law to amend the City Land Regulation By-law to designate these places, generally as set out in Appendix A of the Report dated March 17, 2026, entitled “Sites for 2026-2029 Alcohol Consumption in Public Plazas Program.”

CARRIED UNANIMOUSLY (Vote No. 11518)
(Councillors Bligh and Kirby-Yung absent for the vote)

**9. Funding Application to Local Government Development Approvals Program
March 17, 2026**

- A. THAT Council endorse a funding application in the amount of \$200,000 submitted to the Union of BC Municipalities Local Government Development Approvals Program for the project Vancouver Housing Service Redesign:

Streamlined Processes and Reusable Blueprints.

- B. THAT subject to the execution of a contribution agreement, Council approve the related adjustments to the 2026 Operating Budget for the Development, Building & Licensing (DBL) department as described in the Report dated March 17, 2026, entitled "Funding Application to Local Government Development Approvals Program."

ADOPTED ON CONSENT (Vote No. 11528)
(Councillor Kirby-Yung absent for the vote)

**10. Miscellaneous Amendments Concerning Various Housing Rezoning Conditions
April 2, 2026**

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

MOVED by Councillor Zhou
SECONDED by Councillor Montague

- A. THAT Council approve the amendments to the housing rezoning conditions generally as presented in Appendix A of the Report dated April 2, 2026, entitled "Miscellaneous Amendments Concerning Various Housing Rezoning Conditions," and instruct the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to integrate the amended conditions into the respective Housing Agreements for the developments listed in Appendix A of the same report, subject to the agreement by the respective owner.
- B. THAT subject to approval of A above, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws for enactment, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A and B above be adopted on the following conditions:
 - i. THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost; and
 - ii. 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. 11519)
(Councillor Orr abstained from the vote)
(Councillors Bligh and Kirby-Yung absent for the vote)

* * * * *

At this point in the meeting, it was

*MOVED by Councillor Klassen
SECONDED by Councillor Zhou*

THAT under Section 2.8(a) of the Procedure By-law Council extend the meeting past noon in order to complete the agenda.

*CARRIED AND BY
THE REQUIRED MAJORITY
(Councillor Maloney opposed)
(Councillors Bligh and Kirby-Yung absent for the vote)*

* * * * *

**11. CD-1 (839) Text Amendment: 5590 Victoria Drive and 2005 East 40th Avenue
March 10, 2026**

* * * * *

At this point in the meeting, it was

*MOVED by Councillor Klassen
SECONDED by Councillor Zhou*

THAT Council waive the staff presentation for Report 11 - CD-1 (839) Text Amendment: 5590 Victoria Drive and 2005 East 40th Avenue.

*CARRIED UNANIMOUSLY
(Councillors Bligh and Kirby-Yung absent for the vote)*

* * * * *

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

The Applicant provided comments on the application.

*MOVED by Councillor Klassen
SECONDED by Councillor Zhou*

- A. THAT the application by JTA Development Consultants, on behalf of Nicolaou Properties Ltd., the registered owners of the lands located at 5590 Victoria Drive and 2005 East 40th Avenue [PID 031-730-329; Lot A Block 16 District Lot 394 Group 1 New Westminster District Plan EPP119357] to amend CD-1 (Comprehensive Development) District (839) By-law No. 13493 to increase the floor space ratio (FSR) from 3.49 to 3.5 and to change the secured rental housing from for-profit affordable rental housing to be leased by a non-profit corporation, with 30% of the dwelling units to be occupied by households with incomes below housing income limits (HILs) and each rented at a rate no higher than 30% of the aggregate household income, to secured market rental housing,

be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (839) By-law No. 13493, prepared in accordance with Appendix A of the Report dated March 10, 2026, entitled CD-1 (839) Text Amendment: 5590 Victoria Drive and 2005 East 40th Avenue," be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Studio One Architecture Inc., received July 18, 2025, and amended plans received on October 29, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated March 10, 2026, entitled CD-1 (839) Text Amendment: 5590 Victoria Drive and 2005 East 40th Avenue," the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the amended CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted 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 (Vote No. 11520)
(Councillor Orr opposed)
(Councillors Bligh and Kirby-Yung absent for the vote)

**12. CD-1 Rezoning: 4088 Granville Street
March 10, 2026**

- A. THAT the application by Matthew Cheng Architect Inc., on behalf of Kirin Investment Ltd., the registered owners of the lands located at 4088 Granville Street [PID 006 448 496; Lot 10 Block 69 District Lot 526 Plan 4502], to rezone

the lands from FSD (First Shaughnessy) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.5 to 1.2 and increase the maximum building height from 11.5 m (38 ft.) to 13.4 m (44 ft.) to permit the development of three three-storey residential rental buildings, containing 31 units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared generally in accordance with Appendix A of the Report dated March 10, 2026, entitled "CD-1 Rezoning: 4088 Granville Street," be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Matthew Cheng Architect Inc., received February 12, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated March 10, 2026, entitled "CD-1 Rezoning: 4088 Granville Street," the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11529)
(Councillor Kirby-Yung absent for the vote)

**13. CD-1 Rezoning: 3803-3823 West 10th Avenue and 2553 Highbury Street
March 10, 2026**

* * * * *

At this point in the meeting, it was

*MOVED by Councillor Montague
SECONDED by Councillor Zhou*

*THAT Council waive the staff presentation for Report 13 – CD-1 Rezoning: 3803-3823
West 10th Avenue and 2553 Highbury Street.*

*CARRIED UNANIMOUSLY
(Councillors Bligh and Kirby-Yung absent for the vote)*

* * * * *

*MOVED by Councillor Dominato
SECONDED by Councillor Klassen*

- A. THAT the application by Sightline Properties (Highbury Street) Ltd., the registered owner of the lands located at 3803-3823 West 10th Avenue and 2553 Highbury Street [PID 032-300-492; Lot A Block 183 District Lot 176 Group 1 New Westminster District Plan EPP138582], to rezone the lands from RR-3B (Residential Rental) District to CD-1 (Comprehensive Development) District, to permit a six storey mixed-use building containing commercial at grade and 82 secured market rental housing units, including below-market units if a stage one Building Permit for this development has not been issued within two (2) years of this approval, be approved in principle;

FURTHER THAT the draft CD-1 By-law, in accordance with Appendix A of the Report dated March 10, 2026, entitled “CD-1 Rezoning: 3803-3823 West 10th Avenue and 2553 Highbury Street,” be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects Inc., received April 3, 2025 and supplementary drawings received on January 6, 2026;

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

AND FURTHER THAT subject to the approval in principle of the rezoning and any subsequent enactment of the CD-1 By-law, if a stage one Building Permit for the development has not been issued within two (2) years of the approval in principle of the rezoning, the Director of Legal Services be instructed to bring forward the amendment to the CD-1 By-law, generally as set out in Appendix D of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated March 10, 2026, entitled

“CD-1 Rezoning: 3803-3823 West 10th Avenue and 2553 Highbury Street,” the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT subject to approval of the CD-1 By-laws, the application to amend the Sign By law to establish regulations for each of the CD-1s, generally as set out in Appendix C of the Report dated March 10, 2026, entitled “CD-1 Rezoning: 3803-3823 West 10th Avenue and 2553 Highbury Street,” be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally set out in Appendix C of the Report dated March 10, 2026, entitled “CD-1 Rezoning: 3803-3823 West 10th Avenue and 2553 Highbury Street”;

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

- E. THAT A to D above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Council meeting 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. 11521)
(Councillor Orr abstained from the vote)
(Councillors Bligh and Kirby-Yung absent for the vote)

**14. CD-1 Rezoning: 310 East 14th Avenue
March 10, 2026**

- A. THAT the application by Wall Financial Corporation, on behalf of 632668 B.C. Ltd.¹, the registered owner of the lands located at 310 East 14th Avenue

¹ Beneficially owned and controlled by Wall Financial Corporation.

[PID 032-186-347; Lot 1 District Lot 301 Group 1 New Westminster District Plan EPP135539] to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.70 to 6.53 and the maximum building height from 23 m (75 ft.) to 60 m (197 ft.), to permit the development of a 20-storey residential building containing rental residential units, of which 20% of the residential floor area will be secured as below-market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated March 10, 2026, entitled "CD-1 Rezoning: 310 East 14th Avenue," be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Bingham Hill Architects, received May 15, 2024;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated March 10, 2026, entitled "CD-1 Rezoning: 310 East 14th Avenue," the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11530)
(Councillor Kirby-Yung absent for the vote)

**15. Rezoning: 1305-1325 West 13th Avenue
March 24, 2026**

- A. THAT the application by Canderel Pacific Realities Inc., on behalf of:
- Sylton Holding & Management Ltd., the registered owner of 1305 West 13th Avenue [Lot 11 and 12 Block 412 District Lot 526 Plan 1276; PIDs 014-681-471 and 014-681-480]; and
 - South Granville Holdings Ltd., the registered owner of 1325 West 13th Avenue [PID 014-681-498; Lot 13 Block 412 District Lot 526 Plan 1276]; to rezone the lands from R3-3 (Residential) District to R5-4 (Residential) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared in accordance with Appendix A of the Report dated March 24, 2026, entitled "Rezoning: 1305-1325 West 13th Avenue," be approved in principle;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated March 24, 2026, entitled "Rezoning: 1305-1325 West 13th Avenue," the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A to B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11531)
(Councillor Kirby-Yung absent for the vote)

**16. 2026 Financing Growth Update – Required Consultation for Amenity Cost Charge By-law and Bill 16 Density Bonus and Inclusionary Zoning Updates
March 31, 2026**

THAT Council, being aware of its obligation to provide at least one opportunity for consultation, direct staff to consult on the proposed Amenity Cost Charge By-law and Bill 16 Updates to the Zoning and Development By-law with:

- a. the public; and
- b. the following persons, organizations, and authorities it considers will be affected: Development industry stakeholders, including Urban Development Institute (UDI), National Association of Industrial and Office Properties (NAIOP); and Homebuilders Association Vancouver (HAVN).

ADOPTED ON CONSENT (Vote No. 11533)
(Councillor Kirby-Yung absent for the vote)

REFERRAL REPORTS

**1. Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District
March 3, 2026**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the Rental Housing Stock Official Development Plan, Downtown Eastside/Oppenheimer Official Development Plan, and rezoning applications and plans, described below, and that the applications and plans be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at Public Hearing, notwithstanding that rezoning application and plans are consistent with the applicable Official Development Plans.

Recommendations for Council

- A. THAT Council approve the application to amend the Zoning and Development By-law in accordance with Appendix A of the Referral Report dated March 3, 2026, entitled “Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District,” as follows:
 - (i) add a new commercial district schedule C-2A;
 - (ii) rezone certain parcels from C-2, C-2B, C-2C and C-2C1 districts to new C-2A district; and
 - (iii) update wording for consistency of regulations;

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

- B. THAT, subject to approval of A above, Council approve the amendments to the Rental Housing Stock Official Development Plan By-law to include the C-2A district generally in accordance with Appendix B of the Referral Report dated March 3, 2026, entitled “Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Rental Housing Stock Official Development Plan By-law generally in accordance with Appendix B of the above-noted report at the time of enactment of the Zoning and Development By-law amendments in A above.

- C. THAT, subject to approval of A above, Council approve the amendments to the Subdivision By-law to include the C-2A district generally in accordance with Appendix C of the Referral Report dated March 3, 2026, entitled “Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District”;

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

- D. THAT, subject to approval of A above, Council approve the amendments to the Sign By-law to include the C-2A district generally in accordance with Appendix D of the Referral Report dated March 3, 2026, entitled “Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District”;

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

- E. THAT, subject to approval of A above, Council approve the amendments to the Noise Control By-law to include the C-2A district generally in accordance with Appendix E of the Referral Report dated March 3, 2026, entitled “Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District”;

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

- F. THAT, subject to approval of A above, Council approve the amendments to the Parking By-law to include the C-2A district generally in accordance with Appendix F of the Referral Report dated March 3, 2026, entitled “Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District”;

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

- G. THAT, subject to approval of A above, Council approve the amendments to the Downtown Eastside/Oppenheimer Official Development Plan By-law to update wording for consistency of regulations, generally in accordance with Appendix G of the Referral Report dated March 3, 2026, entitled “Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Downtown Eastside/Oppenheimer Official Development Plan By-law generally in accordance with Appendix G of the above-noted report at the time of enactment of the Zoning and Development By-law amendments in A above.

- H. THAT, at the time of enactment of the amendments to the Zoning and Development By-law, Council approve the amendments to various land use documents generally in accordance with Appendix H of the Referral Report dated March 3, 2026, entitled “Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District”.

ADOPTED ON CONSENT (Vote No. 11534)
(Councillor Kirby-Yung absent for the vote)

2. CD-1 Rezoning: 888 West 8th Avenue March 31, 2026

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

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT the rezoning application and plans, described below, be referred to a Council meeting 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 a Council meeting and not a Public Hearing because the proposal is consistent all relevant official development plans including the Vancouver Official Development Plan.

Recommendations for Council

- A. THAT the application by Formosis Architecture, on behalf of A.L. Sott (Laurel Medical) Inc., the registered owners of the lands located at 888 West 8th Avenue [Lots 3 and 4, Except Part in Plan 4654, Block 337 District Lot 526 Plan 590; PIDs 015-189-911 and 015-189-783] to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 8.1 and increase the maximum building height from 9.2 m (30 ft.) to 50.6 m (166 ft.) to permit the development of a 16 storey commercial building containing 152 hotel rooms and commercial on

the ground floor be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Referral Report dated March 31, 2026, entitled "CD-1 Rezoning: 888 West 8th Avenue," be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Formosis Architecture Inc., received May 1, 2025;

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

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated March 31, 2026, entitled "CD-1 Rezoning: 888 West 8th Avenue," be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated March 31, 2026, entitled "CD-1 Rezoning: 888 West 8th Avenue";

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

- D. THAT A to C above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Council meeting 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. 11522)
(Councillors Bligh and Kirby-Yung absent for the vote)

**3. CD-1 Rezoning: 888-896 Cambie Street and 111-191 Smithe Street
March 31, 2026**

THAT the rezoning application and plans and the heritage designation by-law, described

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

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

Recommendations for Council

A. THAT the application by Nonni Property Group, on behalf of:

- A J Six Holdings Ltd., the registered owner of 888 Cambie Street [Lots 27 and 28 Block 68 District Lot 541 Plan 2565 and Lot 29 Except the East 2 Feet Block 68 District Lot 541 Plan 2565; PIDs 011-209-453, 011-209-470 and 011-209-488, respectively]; and
- 888 Cambie Holdings Ltd., the registered owner of 896 Cambie Street and 111 191 Smithe Street [Lots 25 and 26 Block 68 District Lot 541 Plan 2565; PIDs 008-407-193 and 008-407-215, respectively];

to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 5.0 to 19.5 to permit the development of a 29 storey mixed-use building containing 165 rental units, 246 hotel rooms, and commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Referral Report dated March 31, 2026, entitled "CD-1 Rezoning: 888-896 Cambie Street and 111-191 Smithe Street," be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by McKinely Studios, received May 21, 2025 with supplemental plans submitted November 18, 2025;

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

B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated March 31, 2026, entitled "CD-1 Rezoning: 888-896 Cambie Street and 111-191 Smithe Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

C. THAT the heritage designation of the Cambie Street facade of the existing building known as the "Stanley Brock Building", located at 888 Cambie Street [Lots 27 and 28 Block 68 District Lot 541 Plan 2565 and Lot 29, Except the East

2 Feet Block 68 District Lot 541 Plan 2565; PIDs 011-209-453, 011 209-470 and 011-209-488, respectively], as protected heritage property, be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward the Heritage Designation By-law, generally as set out in Appendix C of the Referral Report dated March 31, 2026, entitled "CD-1 Rezoning: 888-896 Cambie Street and 111-191 Smithe Street", prior to enactment of the CD-1 By-law.

- D. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated March 31, 2026, entitled "CD-1 Rezoning: 888-896 Cambie Street and 111-191 Smithe Street," be approved.
- E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Referral Report dated March 31, 2026, entitled "CD-1 Rezoning: 888-896 Cambie Street and 111-191 Smithe Street";

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

- F. THAT A to E 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 shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11536)
(Councillor Kirby-Yung absent for the vote)

BY-LAWS

Councillor Klassen advised he had reviewed the proceedings related to By-law 1 and would therefore be voting on the enactment.

Councillor Fry advised he had reviewed the proceedings related to By-law 2 and would

therefore be voting on the enactment.

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

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 8 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

1. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1302 - 1318 East 12th Avenue) (By-law No. 14663)
(Councillors Maloney, Montague, Orr and Mayor Sim ineligible to vote)
2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (6486 Chester Street) (By-law No. 14664)
(Councillor Bligh and Mayor Sim ineligible to vote)
3. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1710-1730 East Pender Street) (By-law No. 14665)
(Councillors Maloney, Orr and Mayor Sim ineligible to vote)
4. A By-law to amend CD-1 (198) By-law No. 6254 (1700-1750 West 75th Avenue) (By-law No. 14666)
(Councillor Montague ineligible to vote.)
5. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 14507 (450 – 496 Prior Street, 550 Malkin Avenue and 1002 Station Street) (By-law No. 14667)
6. A By-law to enact a Housing Agreement for 320-360 West 2nd Avenue (By-law No. 14668)
7. A By-law to assess real property to defray 2025 costs for the East Hastings Street Collective Parking Project (By-law No. 14669)
8. A By-law to assess real property to defray 2025 maintenance costs for the Trounce Alley and Blood Alley Square Local Improvement Project (By-law No. 14670)

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. Proactively Protecting Residents from Dangerous Heat

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

2. Evaluating Vancouver’s Waste Collection System’s Potential to Adapt as Our City Grows

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

3. Sound Investment: Re-instating the Vancouver Music Fund

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

4. Supporting Vancouver’s BIAs and Growing VANSTAT

Councillor Meiszner 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.

5. Keeping the Session Rolling: Renewal of the Hastings Park Skateboard Facility

Councillor Klassen 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.

6. Implementing a Robotic Food Delivery Pilot in the City of Vancouver

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

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on May 7, 2026, from 5 pm onwards, May 21, 2026, from 3 to 6 pm, and May 26, 2026, all day;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on May 21, 2026, from 4:30 pm onwards;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on May 5, 2026, from 5 pm onwards;

AND FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic

business from meetings on May 5, 2026, from 5 pm onwards.

CARRIED UNANIMOUSLY
(Councillors Bligh and Kirby-Yung absent for the vote)

ENQUIRIES AND OTHER MATTERS

1. Condolences – Dr. V. Setty Pendaku

Mayor Sim expressed condolences on the passing of former Councillor Dr. V. Setty Pendaku.

2. 10 Year Anniversary

Councillor Fry acknowledged the 10-year anniversary of the declaration of the toxic drug crisis in British Columbia.

3. Community Dinner of Remembrance

Councillor Klassen acknowledged the Community Dinner of Remembrance held by the Cebuano Society, that honoured the lives lost in the Lapu Lapu Festival tragedy.

4. Vaisakhi Parade

Councillor Klassen acknowledged the efforts of the Khalsa Diwan Society, the organizers of the annual Vaisakhi Festival in South Vancouver.

5. Condolences – Dennis Rouse

Councillor Orr expressed condolences on the passing of Dennis Rouse, the “sweeper” on Commercial Drive.

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillors Bligh and Kirby-Yung absent for the vote)

Council adjourned at 12:13 pm.

* * * * *