



## COUNCIL MEETING MINUTES

**MAY 5, 2026**

A Meeting of the Council of the City of Vancouver was held on Tuesday, May 5, 2026, at 9:30 am in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law*.

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

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

**CITY CLERK'S OFFICE:** Katrina Leckovic, City Clerk  
Terri Burke, 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.

### ACKNOWLEDGEMENT – Red Dress Day

The Mayor acknowledged May 5, 2026, as the National Day of Awareness for Missing and Murdered Indigenous Women, Girls and Two-Spirit+ People, known as Red Dress Day.

## **IN CAMERA MEETING**

MOVED by Councillor Klassen  
SECONDED by Councillor Dominato

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

- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;
- (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;
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 [*disclosure harmful to business interests of a third party*] of the *Freedom of Information and Protection of Privacy Act*; and
- (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. Council (Policy and Strategic Priorities) – April 1, 2026

MOVED by Councillor Meiszner  
SECONDED by Councillor Bligh

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of April 1, 2026, be approved.

CARRIED UNANIMOUSLY

2. Nomination Subcommittee – April 7, 2026

MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

THAT the Minutes of the Nomination Subcommittee meeting of April 7, 2026, be approved.

CARRIED UNANIMOUSLY

3. Council – April 14, 2026

MOVED by Councillor Zhou  
SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Council meeting of April 14, 2026, be approved.

CARRIED UNANIMOUSLY

4. Public Hearing – April 14, 2026

MOVED by Councillor Meiszner  
SECONDED by Councillor Orr

THAT the Minutes of the Public Hearing of April 14, 2026, be approved.

CARRIED UNANIMOUSLY

5. Business Licence Hearing – April 21, 2026

MOVED by Councillor Zhou  
SECONDED by Councillor Klassen

THAT the Minutes of the Business Licence Hearing of April 21, 2026, be approved.

CARRIED UNANIMOUSLY

### **MATTERS ADOPTED ON CONSENT**

At 9:38 am, Councillor Orr declared a conflict of interest on Report 13, citing his family's ownership of property in the subject area.

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Dominato

THAT Council adopt Communication 1, Reports 4, 7, 9, 13, 14, and Referral Reports 1 and 2, on consent.

CARRIED UNANIMOUSLY AND REPORT 4  
BY THE REQUIRED MAJORITY  
(Councillor Orr ineligible for the vote on Report 13)

## COMMUNICATIONS

### 1. Changes to the 2026 Council Meetings Schedule

THAT Council cancel the Court of Revision (Local Improvements) meeting on May 28, 2026, from 3 pm to 5 pm, and change it to a Meeting Reserve;

FURTHER THAT Council change the Meeting Reserve on July 22, 2026, to a Special Council meeting from 3 pm to 10 pm, for the purposes of dealing with Villages – Zoning By-law Amendments, Apartment Living – Zoning By-law Amendments, and City-wide Design and Development Guidelines;

AND FURTHER THAT Council change the Meeting Reserve on July 23, 2026, to a Public Hearing starting at 6 pm, retaining the 3 to 5 pm Meeting Reserve.

ADOPTED ON CONSENT

## REPORTS

### 1. City of Vancouver Commemoration Framework March 17, 2026

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

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Dominato

- A. THAT Council approve the City of Vancouver Commemoration Framework (“Framework”) attached as Appendix A to the Report dated March 17, 2026, entitled “City of Vancouver Commemoration Framework”, and direct staff to develop internal guidelines and public-facing resources to implement the Framework by Q4 2026.
- B. THAT Council delegate the following authorities to City staff:

- i. the General Manager of the lead Department (typically the Department that owns the applicable asset) may decline Applications where the Assessment Criteria (as defined in Appendix A of the Report dated March 17, 2026, entitled “City of Vancouver Commemoration Framework”) are not adequately met, and
- ii. the General Manager of the lead Department (typically the Department that owns the applicable asset) may approve Applications (as defined in Appendix A of the above-noted report) for fully funded, temporary plaques that will be displayed for up to 10 years and that demonstrate a strong alignment to the Assessment Criteria.

CARRIED UNANIMOUSLY (Vote No. 11564)

**2. 2026 Property Taxation: Development Potential Relief Program By-law, Tax Rating By-laws, and Averaging Resolutions  
April 28, 2026**

Staff from Finance and Supply Chain Management responded to questions.

MOVED by Councillor Dominato  
SECONDED by Councillor Klassen

THAT Council approve, in principle the:

- a. 2026 Development Potential Tax Relief By-law, generally as set out in Appendix I of the Report dated April 28, 2026, entitled “2026 Property Taxation: Development Potential Relief Program By-law, Tax Rating By-laws, and Averaging Resolutions”;
- b. 2026 Rating By-law – General Purpose Tax, generally as set out in Appendix C of the above-noted report, that establishes the 2026 municipal general purpose tax rates;
- c. 2026 Rating By-law – Metro Vancouver Regional District, generally as set out in Appendix D of the above-noted report, that establishes the City’s Metro Vancouver Regional District tax rates;
- d. 2026 Averaging Resolutions, generally as set out in Appendices E, F, G, and H of the above-noted report, that substitute the tax rates established by other taxing authorities to give effect to the City’s land assessment averaging program;

FURTHER THAT the Director of Legal Services, in consultation with the Director of Finance, be instructed to bring forward, for enactment or adoption, the by-laws and resolutions in accordance with this decision.

CARRIED UNANIMOUSLY (Vote No. 11565)

**3. Quarterly Capital Budget Adjustments – May 2026  
April 21, 2026**

Staff from Finance and Supply Chain Management and Engineering Services responded to questions.

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Dominato

THAT Council approve adjustments to the 2023-2026 Capital Plan and the Multi-Year Capital Project Budgets as outlined in the Report dated April 21, 2026, entitled “Quarterly Capital Budget Adjustments – May 2026”, and Appendices A and B of the same report, which will result in:

- a. An increase of \$27 million to the 2023-2026 Capital Plan; and
- b. An increase of \$63 million to Multi-Year Capital Project Budgets.

CARRIED UNANIMOUSLY (Vote No. 11566)

**4. Operator Appointment and Lease Approval for Social Facility at #300 - 485 West  
42nd Avenue  
April 7, 2026**

- A. THAT Council appoint Disability Alliance BC Society (“DABC”) as the non-profit operator and lead tenant of a new social facility to be owned by the City, with a civic address of #300 - 485 West 42nd Avenue, and a legal description of: Parcel Identifier: 032-742-789, Air Space Parcel 4 Block 857 District Lot 526 Group 1 New Westminster District Air Space Plan EPP146681 (the “Premises”).
- B. THAT Council delegate its authority to the Director of Real Estate Services to negotiate and execute a lease agreement with DABC for the Premises (the “Lease”), on the following basic terms and as further set out in Appendix A of the Report dated April 7, 2026, entitled “Operator Appointment and Lease Approval for Social Facility at #300 - 485 West 42nd Avenue”, and upon such other terms and conditions satisfactory to the General Manager of Real Estate, Environment and Facilities Management, the General Manager of Arts, Culture and Community Services, and the Director of Legal Services;

**Term and Renewals:** Five (5) years initial with two (2) options to renew, each for a further five (5) years for a maximum term of fifteen (15) years;

Each renewal option is conditional upon the City being satisfied that DABC has the capacity to operate, maintain and program the Premises in accordance with the Lease terms and public service requirements for the duration of the renewal term contemplated; and

**Base Rent:** Ten dollars (\$10.00) for each term or renewal term, inclusive of payment of rent in lieu of property taxes, payable in advance.

- C. THAT as the base rent for the Premises will be below the applicable market rate and includes payment of rent in lieu of property taxes, B above constitutes approval of an in-kind grant estimated at approximately \$667,000 per annum, or \$3.35M for the initial 5-year term, based on the first year of the term.
- D. THAT as the capital maintenance/renewal cost will be waived (see Financial Implications section in the Report dated April 7, 2026, entitled “Operator Appointment and Lease Approval for Social Facility at #300 - 485 West 42nd Avenue”), this constitutes an in-kind grant estimated at approximately \$172,550 per annum, or \$862,750 for the initial 5-year term, based on the first year of the term.
- E. THAT no legal rights or obligations be created or arise by Council’s adoption of the A to D above until the Lease has been executed by all parties.
- F. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems the organization listed in A above that is not otherwise a registered charity with Canada Revenue Agency, to be contributing to the health and welfare of the City.

ADOPTED ON CONSENT AND B TO D  
BY THE REQUIRED MAJORITY (Vote No. 11582)

**5. Closure and Sale or Lease of Lane Adjacent to 1750 Franklin Street and 1717-1771 East Hastings Street  
March 27, 2026**

Staff from Engineering Services, Planning, Urban Design and Sustainability and Real Estate Services, responded to questions.

\* \* \* \* \*

*Prior to hearing from speakers, it was*

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

*THAT per section 5.5 of the Procedure By-law, Council suspend the rule of order and permit members of Council to ask questions of speakers on Item 5.*

**CARRIED UNANIMOUSLY AND BY  
THE REQUIRED MAJORITY**

\* \* \* \* \*

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

\* \* \* \* \*

*Subsequently, it was*

*MOVED by Councillor Maloney  
SECONDED by Councillor Meiszner*

*THAT per section 5.4 (e) of the Procedure By-law, Council be permitted to ask a second round of questions to staff on Item 5.*

*CARRIED UNANIMOUSLY*

\* \* \* \* \*

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

- A. THAT Council close, stop-up and convey to Hallmark Poultry Processing Ltd. ("Hallmark"), the owner of the Abutting Lands, as legally described in Appendix B of the Report dated March 27, 2026, entitled "Closure and Sale or Lease of Lane Adjacent to 1750 Franklin Street and 1717-1771 East Hastings Street", that approximately 805.3 square metre (8668 square feet) portion of lane (the "Lane Portion"), the same as generally shown outlined in bold on the plan attached as Appendix A of the same report, subject to the terms and conditions noted in Appendix C of the same report.
- B. THAT, upon any approval of A above, the sale proceeds of \$6,000,000 be credited to the Capital Fund.

CARRIED (Vote No. 11567)  
(Councillor Fry opposed)  
(Councillor Orr abstained from the vote)

**6. Development Approval Procedure By-law: Amendments to include Consultation Requirements for Inclusionary Zoning and Density Bonus Provisions  
April 9, 2026**

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

MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

THAT Council approve, in principle, amendments to the Development Approval Procedure By-law to include additional consultation requirements as set out in Appendix A of the Report dated April 9, 2026, entitled "Development Approval Procedure By-law: Amendments to include Consultation Requirements for Inclusionary Zoning and Density Bonus Provisions";

FURTHER THAT Council instructs the Director of Legal Services to bring forward for enactment amendments to the Development Approval Procedure By-law, generally as set out in Appendix A of the above-noted report.

CARRIED UNANIMOUSLY (Vote No. 11568)  
(Councillor Kirby-Yung absent for the vote)

**7. CD-1 (908) Text Amendment: 185-193 Southwest Marine Drive and 7980 Manitoba Street  
April 21, 2026**

A. THAT the application by DAE Design Architecture Everyday Inc., on behalf of 1034903 B.C. Ltd<sup>1</sup>, the registered owner of the lands located at 185-193 Southwest Marine Drive and 7980 Manitoba Street [*PID 032-678-886; Lot A Blocks 6 and 7 District Lot 322 Group 1 New Westminster District Plan EPP105848*] to amend the text of CD-1 (908) (Comprehensive Development) District By-law No. 14498 to increase the maximum floor space ratio (FSR) from 2.4 to 3.05 and the maximum building height from 17.4 m (57 ft.) to 20.4 m (67 ft.) to permit the development of a six-storey residential rental building containing 61 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 by-law to amend CD-1 (908) By-law No. 14498 contained in Appendix A of the Report dated April 21, 2026, entitled "CD-1 (908) Text Amendment: 185-193 Southwest Marine Drive and 7980 Manitoba Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by DAE Design Architecture Everyday Inc., received August 5, 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 April 21, 2026, entitled

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<sup>1</sup> Represented by Krista Chand.

“CD-1 (908) Text Amendment: 185-193 Southwest Marine Drive and 7980 Manitoba Street”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the amendment to the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted 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. 11583)

**8. CD-1 Rezoning: 6012-6088 Cambie Street  
April 21, 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 8 – CD-1 Rezoning: 6012-6088 Cambie Street.*

*CARRIED UNANIMOUSLY*

\* \* \* \* \*

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

MOVED by Councillor Zhou  
SECONDED by Councillor Dominato

- A. THAT the application by GBL Architects Inc., on behalf of Cambie & 45th Development Holding Ltd., the registered owner of the lands located at:
- 6012-6038 Cambie Street [*Lots 1 and 2 of Block 862 District Lot 526 Plan 7737; PIDs 010-546-405 and 010-546-430*],
  - 6062-6068 Cambie Street [*Strata Lots 1 and 2 of District Lot 526 Strata Plan Vr. 2643; PIDs 016-007-379 and 016-007-387*], and
  - 6088 Cambie Street [*PID 010-546-481; Lot 4 Block 862 District Lot 526 Plan 7737*],

to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.6 to 8.67 and increase the maximum building height from 9.2 m (30 ft.) to 83 m (272 ft.) to permit the development of a 25-storey strata-titled residential building and a 15-storey strata hotel building, both atop a three-storey podium, including a floor of non-profit organization social services space, be approved in principle;

FURTHER THAT the draft CD-1 By-law, in accordance with Appendix A of the Report dated April 21, 2026, entitled "CD-1 Rezoning: 6012-6088 Cambie 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 November 25, 2024;

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

- B. THAT subject to approval 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 Report dated April 21, 2026, entitled "CD-1 Rezoning: 6012-6088 Cambie Street", be approved.

- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Report dated April 21, 2026, entitled "CD-1 Rezoning: 6012-6088 Cambie Street";

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

- 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;
- (i) 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
- (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. 11569)

**9. CD-1 Rezoning: 5635-5655 Cambie Street and 511 West 41st Avenue  
April 21, 2026**

- A. THAT the application by Polygon Elysee Homes Ltd., on behalf of the 5655 Cambie Developments Ltd., the registered owner of the lands located at 5635-5655 Cambie Street and 511 West 41st Avenue [*PID 006-854-982; Lot B, Except Part in Plan LMP12404 Block 874 District Lot 526 Plan 20145*] to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.2 to 9.7 and increase the maximum building height from 10.7 m (35 ft.) to 95.2 m (312 ft.) to permit the development of a 31-storey mixed-use building containing 176 strata residential units, office space, in-kind 49-space childcare facility, 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 Report dated April 21, 2026, entitled "CD-1 Rezoning: 5635-5655 Cambie Street and 511 West 41st Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by NSDA Architects, received March 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 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 Report dated April 21, 2026, entitled "CD-1 Rezoning: 5635-5655 Cambie Street and 511 West 41st 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 Report dated April 21, 2026, entitled "CD-1 Rezoning: 5635-5655 Cambie Street and 511 West 41st 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 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. 11584)

**10. CD-1 Rezoning: 320 (318-346) East 2nd Avenue  
April 21, 2026**

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

The Applicant provided brief comments.

Subsequently, staff from Planning, Urban Design and Sustainability responded to questions.

MOVED by Councillor Dominato  
SECONDED by Councillor Zhou

- A. THAT the application by RR Planning, on behalf of 338 Raphael Holdings Ltd., the registered owners of the lands located at 320 (318-346) East 2nd Avenue [*PID 031-320-325; Lot 1 District Lot 200A Group 1 New Westminster District Plan EPP106802*], to rezone the lands from IC-3 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 7.0 and increase the maximum building height from 18.3 m (60 ft.) to 64.9 m (213 ft.) to permit the development of a 19-storey mixed-use

residential building, containing 162 rental units with 20% of the residential floor area for below-market rental units, commercial space on the ground floor, and office space on the second floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Council meeting in accordance with Appendix A of the Report dated April 21, 2026, entitled "CD-1 Rezoning: 320 (318-346) East 2nd Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Chris Dikeakos Architects, received August 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated April 21, 2026, entitled "CD-1 Rezoning: 320 (318-346) East 2nd Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report dated April 21, 2026, entitled "CD-1 Rezoning: 320 (318-346) East 2nd Avenue", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Report dated April 21, 2026, entitled "CD-1 Rezoning: 320 (318-346) East 2nd 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.
- 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. 11570)

**11. CD-1 (892) Text Amendment: 1290 Hornby Street and 889 Drake Street  
April 21, 2026**

\* \* \* \* \*

*At this point in the meeting, it was*

*MOVED by Councillor Dominato  
SECONDED by Councillor Klassen*

*THAT, as per section 2.8 (a) of the Procedure By-law, Council extend the meeting past noon in order to complete Item 11.*

*CARRIED AND  
BY THE REQUIRED MAJORITY  
(Councillor Kirby-Yung opposed)*

*Subsequently, it was*

*MOVED by Councillor Dominato  
SECONDED by Councillor Meiszner*

*THAT Council waive the staff presentation for Report 11 – CD-1 (892) Text Amendment: 1290 Hornby Street and 889 Drake Street.*

*CARRIED  
(Councillors Maloney and Orr opposed)*

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Staff from Planning, Urban Design and Sustainability, Arts, Culture and Community Services and Real Estate Services, responded to questions.

MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

- A. THAT the application by Buttjes Architecture Inc., on behalf of W.F.C. Properties Inc., the registered owner of the lands located at 1290 Hornby Street and 889 Drake Street [*PID 032-184-701; Lot 1 Block 101 District Lot 541 Group 1 New*

*Westminster District Plan EPP135018*], to amend CD-1 (Comprehensive Development) District (892) By-law No. 14261 to convert the previously secured cultural amenity space into 14 strata-titled residential units and 258 sq. m (2,778 sq. ft.) of commercial space and to increase the maximum floor space ratio (FSR) from 11.96 to 13.0;

FURTHER THAT the draft by-law to amend CD-1 (892) No. 14261, prepared for the Council meeting in accordance with Appendix A of the Report dated April 21, 2026, entitled "CD-1 (892) Text Amendment: 1290 Hornby Street and 889 Drake Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Buttjes Architecture Inc., received on August 5, 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 A 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. 11571)  
(Councillor Orr opposed)

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*Council recessed at 12:02 pm and reconvened at 3:29 pm.*

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**12. CD-1 Rezoning: 531-595 West 27th Avenue  
April 21, 2026**

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

MOVED by Councillor Meiszner

SECONDED by Councillor Montague

- A. THAT the application by Zail Properties, on behalf of Zail Developments – Cambie and 27th Nominee Ltd., the registered owners of the lands located at 531-595 West 27th Avenue [*Lots 12 to 18 Block 700 District Lot 526 Plan 6539; PIDs 010-878-696, 004-412-231, 010-878-751, 003-203-263, 010-878-769, 010-878-807 and 010-878-823 respectively*] to rezone the lands from RM-8A (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.2 to 3.0 and increase the maximum building height from 11.5 m (38 ft.) to 26 m (85 ft.) to permit the development of two six-storey residential buildings containing 222 rental units be approved in principle;
- FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated April 21, 2026, entitled “CD-1 Rezoning: 531-595 West 27th Avenue”, be approved in principle;
- FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Ciccozzi Architecture, received July 31, 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 April 21, 2026, entitled “CD-1 Rezoning: 531-595 West 27th 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.

CARRIED UNANIMOUSLY (Vote No. 11572) (*reconsidered*)  
(Councillor Dominato absent for the vote)

RECONSIDERATION MOVED by Councillor Zhou  
SECONDED by Councillor Maloney

THAT Council reconsider the above vote.

CARRIED UNANIMOUSLY

The reconsideration having carried, the motion was put and CARRIED UNANIMOUSLY (Vote No. 11573).

**13. CD-1 Rezoning: 354-380 East 10th Avenue  
April 21, 2026**

*During Matters Adopted on Consent, Councillor Orr declared a conflict of interest on Report 13, citing his family's ownership of property in the subject area.*

- A. THAT the application by LPI Management Ltd., on behalf of T Living Trinity Property Inc., the registered owner of the lands located at:
- 354-362 East 10th Avenue [*PID 032-625-090; Lot A Block 117 District Lot 301 Group 1 New Westminster District Plan EPP147253*], and
  - 380 East 10th Avenue [*PID 008-497-672; Lot C Block 117 District Lot 301 Plan 13745*]

to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.0 to 8.57 and increase the maximum building height from 9.2 m (30 ft.) to 79.9 m (262 ft.) to permit the development of a 25-storey mixed-use building containing 243 rental units of which 20% of the residential floor area will be secured as below-market rental units, commercial space on the ground floor, and a four-storey public utility building for telecommunications purposes, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated April 21, 2026, entitled "CD-1 Rezoning: 354-380 East 10th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arcadis, received November 21, 2024 and supplemental plans received June 16, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated April 21, 2026, entitled "CD-1 Rezoning: 354-380 East 10th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report dated April 21, 2026, entitled "CD-1 Rezoning: 354-380 East 10th Avenue", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Report dated April 21, 2026, entitled "CD-1 Rezoning: 354-380 East 10th 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.

- 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 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. 11585)  
(Councillor Orr ineligible to vote due to conflict of interest)

**14. CD-1 Rezoning: 1728-1738 Alberni Street and 1706 Alberni Street and 735 Bidwell Street  
April 21, 2026**

A. THAT the application by Henriquez Partners Architects, on behalf of Bosa-Kingswood Properties (Alberni) Inc., the registered owners of the lands located at:

- 1728-1738 Alberni Street [*PID 031-715-877; Lot 1 Block 55 District Lot 185 Group 1 New Westminster Plan EPP118391*], and
- 1706 Alberni Street and 735 Bidwell Street [*PID 031-715-842; Lot 1 Block 55 District Lot 185 Group 1 New Westminster Plan EPP118390*],

to rezone the lands from RM-5C (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.2 to 16.11 for the east tower and 14.6 FSR for the west tower and increase the maximum building height from 18.3 m (60 ft.) to 117.3 m (385 ft.) to permit the development of a 41-storey mixed-use building containing 377 rental units of which 20% of the residential floor area will be secured as below-market rental and a 38-storey residential building containing 236 strata residential units be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated April 21, 2026, entitled "CD-1 Rezoning: 1728-1738 Alberni Street and 1706 Alberni Street and 735 Bidwell Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Partners Architects, received September 4, 2024;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated April 21, 2026, entitled "CD-1 Rezoning: 1728-1738 Alberni Street and 1706 Alberni Street and 735 Bidwell Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report dated April 21, 2026, entitled "CD-1 Rezoning: 1728-1738 Alberni Street and 1706 Alberni Street and 735 Bidwell Street", be approved.

- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Report dated April 21, 2026, entitled "CD-1 Rezoning: 1728-1738 Alberni Street and 1706 Alberni Street and 735 Bidwell 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 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. 11586)

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

\* \* \* \* \*

*At this point in the meeting, it was*

*MOVED by Councillor Meiszner  
SECONDED by Councillor Zhou*

*THAT Council waive the staff presentation for Report 11 – CD-1 (892) Text Amendment:  
1290 Hornby Street and 889 Drake Street.*

*CARRIED  
(Councillors Maloney and Orr opposed)*

\* \* \* \* \*

The Applicant provided brief comments.

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

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

- 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 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 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 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 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. 11574)  
(Councillor Orr abstained from the vote)

## REFERRAL REPORTS

### 1. **2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning March 23, 2026**

THAT the General Manager of Planning, Urban Design and Sustainability (PDS) be instructed to bring forward the Downtown Official Development Plan and zoning by-law amendment applications, described below, and that the applications be referred to Public Hearing together with the recommendations set out below;

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

#### **Recommendations for Public Hearing**

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to remove density bonus provisions, remove heritage amenity share provisions, add inclusionary zoning provisions, and consequential amendments to various district schedules in accordance with Appendix A of the Referral Report dated March 23, 2026, entitled “2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning”, to be effective as of June 30, 2026;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment, before June 30, 2026, amendments to the Zoning and Development By-law generally in accordance with Appendix A of the above-noted report.

- B. THAT Council approve, in principle, the application to amend the Downtown Official Development Plan in accordance with Appendix B of the Referral Report dated March 23, 2026, entitled “2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning”, to be effective as of June 30, 2026, including:
  - i. removal of the density bonus provisions and replacing them with inclusionary zoning requirements in sub-areas L1, L2, M, and C2;

- ii. removal of the heritage amenity share provision in Section 15;
- iii. amendment of the hotel amenity bonus and adding up to a 20% floor area exclusion for specific amenity areas accessory to hotel use in sub-areas 'A', 'B', 'C1', 'C3', 'F', 'O' and sites fronting Georgia Street in sub-area 'G' as indicated in Map 1 of the DODP;
- iv. update to the relaxation and exclusion provisions;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment, before June 30, 2026, amendments to the Downtown Official Development Plan generally in accordance with Appendix B of the above-noted report.

- C. THAT, at the time of enactment of the amended Zoning and Development By-law in A above, the Council approve the consequential amendments to various policies generally in accordance with Appendix C of the Referral Report dated March 23, 2026, entitled "2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning".
- D. THAT Council approve the Scope of Work for a comprehensive review and update of Vancouver's inclusionary zoning approach, generally as set out in Appendix E of the Referral Report dated March 23, 2026, entitled "2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning".
- E. THAT, subject to approval of D above, and being aware of its obligation to provide at least one opportunity for consultation with the persons, public authorities, and organizations it considers affected, Council direct staff to consult at least once on proposed inclusionary zoning amendments to the Zoning and Development By-law with the stakeholders listed in the Stakeholder Engagement table in Appendix E of the Referral Report dated March 23, 2026, entitled "2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning".
- F. THAT A to C above be adopted on the following conditions:
  - i. THAT passage of the above resolutions creates no legal rights for any 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 any zoning by-laws; and
  - iii. THAT the City and all its officials 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. 11587)

**2. CD-1 (847) Text Amendment: 133-159 West 49th Avenue (Formerly 131-163 West 49th Avenue)  
April 21, 2026**

THAT the rezoning application and plans, to amend the Zoning and Development By-law as described below, be referred to a Council meeting together with the recommendations set out below, because the application is consistent with all relevant official development plans, including the Vancouver Official Development Plan and does not require a Public Hearing, 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 Council meeting.

**Recommendations for Council**

- A. THAT the application by Alabaster Developments Ltd., on behalf of 1327278 B.C. Ltd. , the registered owner of the lands located at 133-159 West 49th Avenue [legally described as set out in Appendix F] to amend CD-1 (847) (Comprehensive Development) District By-law No. 13626 to increase the maximum floor space ratio (FSR) from 2.5 to 2.62 to permit mezzanines within existing double height spaces in ground-floor commercial spaces, be approved in principle;

FURTHER THAT the draft by-law to amend the text of CD-1 (847) By-law No. 13626, prepared in accordance with Appendix A of the Referral Report dated April 21, 2026, entitled "CD-1 (847) Text Amendment: 133-159 West 49th Avenue (Formerly 131-163 West 49th Avenue)", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture, received November 7, 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 A 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. 11588)

### BY-LAWS

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

MOVED by Councillor Dominato  
SECONDED by Councillor Kirby-Yung

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

CARRIED UNANIMOUSLY

1. A By-law to amend the City Land Regulation By-law No. 8735 regarding consumption of liquor on City Land (2026) (By-law No. 14672)
2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2110 West 5th Avenue) (By-law No. 14673)  
*(Mayor Sim ineligible to vote)*
3. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from R1-1 to RR-2B (5889-5925 Dunbar Street) (By-law No. 14674)  
*(Councillors Maloney, Orr and Mayor Sim ineligible to vote)*
4. A By-law to enact a Housing Agreement for 1111 Broughton Street (By-law No. 14675)
5. A By-law to enact a Housing Agreement for 648-680 East Broadway and 2505 Fraser Street (By-law No. 14676)
6. A By-law to enact a Housing Agreement for 4615 Arbutus Street (By-law No. 14677)
7. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 12181 for 2221-2223 Main Street (By-law No. 14678)

8. A By-law to enact a Housing Agreement for 2158 – 2170 West 1st Avenue (By-law No. 14679)
9. A By-law to provide for tax relief from development potential for 2026 (By-law No. 14680)
10. A By-law to levy rates on all taxable real property in the City of Vancouver, to raise a sum which added to the estimated revenue of the City of Vancouver from other sources, will be sufficient to pay all debts and obligations of the City of Vancouver falling due within the year 2026 and not otherwise provided for (By-law No. 14681)
11. A By-law to levy a rate on property to raise monies required to be paid to the Metro Vancouver Regional District (By-law No. 14682)
12. A By-law to amend Subdivision By-law No. 5208 regarding 6486 Chester Street (By-law No. 14683)
13. A By-law to amend Sign By-law No. 11879 regarding 1710-1730 East Pender Street (By-law No. 14684)  
*(Councillors Maloney, Orr and Mayor Sim ineligible to vote)*
14. A By-law to amend Noise Control By-law No. 6555 regarding 1710-1730 East Pender Street (By-law No. 14685)
15. A By-law to amend Sign By-law No. 11879 regarding 1302-1318 East 12th Avenue (By-law No. 14686)  
*(Councillors Maloney, Orr and Mayor Sim ineligible to vote)*
16. A By-law to amend Noise Control By-law No. 6555 regarding 1302-1318 East 12th Avenue (By-law No. 14687)
17. A By-law to amend Building By-law No. 14343 regarding housekeeping and miscellaneous amendments (By-law No. 14688)
18. A By-law to amend Electrical By-law No. 5563 Regarding BC Electrical Safety Regulation Changes and Miscellaneous Amendments (By-law No. 14689)
19. A By-law to amend the Ticket Offences By-law No. 9360 regarding miscellaneous amendments (By-law No. 14690)

#### **ADMINISTRATIVE MOTIONS**

1. **Resolution - Closure and Sale of Lane Adjacent to 1750 Franklin Street and 1717-1771 East Hastings Street**

MOVED by Councillor Zhou  
SECONDED by Councillor Montague

THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The owner of the following described parcels intends to redevelop:
  - a) [PID: 025-876-716] Parcel C of Lot 4 Block D District Lot 183 Group 1 New Westminster District Plan BCP9894;
  - b) [PID: 029-771-994] Lot 1 of Lot 4 Block D District Lot 183 Group 1 New Westminster District Plan EPP55683;
  - c) [PID: 015-164-489] Lot 12 of Lot 4 Block D District Lot 183 Plan 729;
  - d) [PID: 015-164-306] Lot 11 of Lot 4 Block D District Lot 183 Plan 729;
  - e) [PID: 025-165-011] Parcel "B" of Lot 4 Block D District Lot 183 Group 1 New Westminster District Plan LMP51529;
  - f) [PID: 015-164-233] Lot 1, Except the West 7 Feet Now Road, of Lot 4 Block D District Lot 183 Plan 729; and
  - g) [PID: 015-164-241] Lot 2 of Lot 4 Block D District Lot 183 Plan 729,  
collectively, the "Abutting Lands";
3. The owner of the said Abutting Lands has made application to purchase the 805.3 square metre portion of lane abutting said Abutting Lands;
4. The said portion of lane to be closed was dedicated by the deposit of Plan 729 in 1894;
5. The said portion of lane to be closed is no longer required for municipal purposes;
6. The said portion of lane to be closed will be conveyed to the abutting owner and subdivided with the Abutting Lands to form two new parcels.

THEREFORE BE IT RESOLVED THAT all that portion of lane adjacent to the said Abutting Lands, the same as shown in heavy outline on the Reference Plan prepared by Kelsey C. Mitchell, B.C.L.S., completed on the 6<sup>th</sup> day of March, 2026, and numbered Plan EPP151854, a copy of which is attached to the Administrative Motion entitled "Resolution - Closure and Sale of Lane Adjacent to 1750 Franklin Street and 1717-1771 East Hastings Street", be closed, stopped-up and conveyed to the owner of the said Abutting Lands; and

BE IT FURTHER RESOLVED THAT the said portion of lane to be closed is to be subdivided with the said Abutting Lands to form two parcels, as shown within the heavy bold outline on the Subdivision Plan prepared by Kelsey C. Mitchell, B.C.L.S., completed on the 6<sup>th</sup> day of March, 2026, and numbered Plan EPP151855, a copy of which is

attached to the above-noted motion, to the satisfaction of the Director of Legal Services and the Approving Officer.

CARRIED  
(Councillor Fry opposed)

## 2. Resolution - 2026 Tax Levies for Provincial Schools

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Dominato

### WHEREAS

1. Pursuant to Section 119(3) of the *School Act*, the Lieutenant Governor in Council determines the tax rate on the net taxable value of all land and improvements in the City of Vancouver;
2. Pursuant to *Order in Council No. 122 and No. 124* approved on April 7, 2026, the Lieutenant Governor in Council determined the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.97910
Class 5 Light Industry	4.04000
Class 6 Business & Other	4.04000

being dollars of tax for each one thousand dollars of taxable value, for the 2026 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver would raise the following sums:

Class 1 Residential	\$356,156,821
Class 5 Light Industry	\$7,584,559
Class 6 Business & Other	\$279,191,901

3. Pursuant to provisions of the *Vancouver Charter*, on March 10, 2026, Council enacted By-law No. 14627 (*2026 Land Assessment Averaging By-law*) which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 14627, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *School Act* for the year 2026 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$363,759,392,039	\$363,421,380,191
Class 5 Light Industry	\$1,877,366,000	\$1,874,379,995
Class 6 Business & Other	\$69,106,906,200	\$68,783,456,511

5. Council is obliged to vary the tax rates set by the Administrator in Council to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED THAT in the case of Class 1 Residential, the rate of 0.98001 is hereby substituted for the rate of 0.97910; in the case of Class 5 Light Industry, the rate of 4.04644 is substituted for the rate of 4.0400; and in the case of Class 6 Business & Other, the rate of 4.05900 is substituted for the rate of 4.04000 for taxation pursuant to the School Act in the City of Vancouver for the 2026 taxation year.

CARRIED UNANIMOUSLY

**3. Resolution - 2026 Tax Levies for South Coast British Columbia Transportation Authority (“Translink”)**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Montague

WHEREAS

1. Pursuant to Section 25 of the *South Coast British Columbia Transportation Authority Act*, the South Coast British Columbia Transportation Authority (“TransLink”) in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. Pursuant to the *South Coast British Columbia Transportation Authority Property Tax By-law No. 163-2026* and *Replacement Tax By-law No. 164-2026*, TransLink levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.35860
Class 5 Light Industry	0.93200
Class 6 Business & Other	1.06590

being dollars of tax for each one thousand dollars of taxable value, for the 2026 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$130,439,217
Class 5 Light Industry	\$1,749,705
Class 6 Business & Other	\$73,457,228

3. Pursuant to provisions of the *Vancouver Charter*, on March 10, 2026, Council enacted By-law No. 14627 (*2026 Land Assessment Averaging By-law*) which

authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;

4. Pursuant to By-law No. 14627, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *South Coast British Columbia Transportation Authority Act* for the year 2026 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$363,745,724,039	\$363,407,712,191
Class 5 Light Industry	\$1,877,366,000	\$1,874,379,995
Class 6 Business & Other	\$68,915,684,800	\$68,592,267,111

5. Council is obliged to vary the tax rates set by TransLink in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED THAT, in the case of Class 1 Residential, the rate of 0.35893 is hereby substituted for the rate of 0.35860; in the case of Class 5 Light Industry, the rate of 0.93348 is substituted for the rate of 0.93200; and in the case of Class 6 Business & Other, the rate of 1.07093 is substituted for the rate of 1.06590 for taxation pursuant to the *South Coast British Columbia Transportation Authority Act* in the City of Vancouver for the 2026 taxation year.

CARRIED UNANIMOUSLY

#### 4. Resolution - 2026 Tax Levies for British Columbia Assessment Authority

MOVED by Councillor Montague  
SECONDED by Councillor Kirby-Yung

WHEREAS

1. Pursuant to Section 17(2) of the *Assessment Authority Act*, the British Columbia Assessment Authority ("BC Assessment") in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. Pursuant to the *2026/2027 Assessment Authority By-law No. 69*, BC Assessment levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.03810
Class 5 Light Industry	0.11270
Class 6 Business & Other	0.11300

being dollars of tax for each one thousand dollars of taxable value, for the 2026 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding

property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$13,858,712
Class 5 Light Industry	\$211,579
Class 6 Business & Other	\$7,787,472

3. Pursuant to provisions of the *Vancouver Charter*, on March 10, 2026, Council enacted By-law No. 14627 (*2026 Land Assessment Averaging By-law*) which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 14627, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *Assessment Authority Act* for the year 2026 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$363,745,724,039	\$363,407,712,191
Class 5 Light Industry	\$1,877,366,000	\$1,874,379,995
Class 6 Business & Other	\$68,915,684,800	\$68,592,267,111

5. Council is obliged to vary the tax rates set by BC Assessment in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED THAT, in the case of Class 1 Residential, the rate of 0.03814 is hereby substituted for the rate of 0.03810; in the case of Class 5 Light industry, the rate of 0.11288 is substituted for the rate of 0.11270; and in the case of Class 6 Business & Other, the rate of 0.11353 is substituted for the rate of 0.11300 for taxation pursuant to the *Assessment Authority Act* in the City of Vancouver for the 2026 taxation year.

CARRIED UNANIMOUSLY

#### **5. Resolution - 2026 Tax Levies for Municipal Finance Authority of British Columbia**

MOVED by Councillor Montague  
SECONDED by Councillor Kirby-Yung

WHEREAS

1. Pursuant to Sections 17, 18(2) and 19 of the *Municipal Finance Authority Act*, the Municipal Finance Authority of British Columbia (“MFABC”) in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);

2. Pursuant to the *Municipal Finance Authority of British Columbia Resolution No. 175, 2025*, MFABC levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.00020
Class 5 Light Industry	0.00070
Class 6 Business & Other	0.00050

being dollars of tax for each one thousand dollars of taxable value, for the 2026 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$72,749
Class 5 Light Industry	\$1,314
Class 6 Business & Other	\$34,458

3. Pursuant to provisions of the *Vancouver Charter*, on March 10, 2026, Council enacted By-law No. 14627 (*2026 Land Assessment Averaging By-law*) which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 14627, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *Municipal Finance Authority Act* for the year 2026 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$363,745,724,039	\$363,407,712,191
Class 5 Light Industry	\$1,877,366,000	\$1,874,379,995
Class 6 Business & Other	\$68,915,684,800	\$68,592,267,111

5. Council is obliged to vary the tax rates set by MFABC in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED THAT, in the case of Class 1 Residential, the rate of 0.00020 is hereby substituted for the rate of 0.00020; in the case of Class 5 Light Industry, the rate of 0.00070 is substituted for the rate of 0.00070; and in the case of Class 6 Business & Other, the rate of 0.00050 is substituted for the rate of 0.00050 for taxation pursuant to the *Municipal Finance Authority Act* in the City of Vancouver for the 2026 taxation year.

CARRIED UNANIMOUSLY

## NOTICE OF COUNCIL MEMBER'S MOTIONS

### 1. **Eliminating Regulatory Barriers to Housing Affordability Through Alignment with the Provincial Building Code**

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 May 20, 2026, as a Council Members' Motion.

### 2. **Carrying on Joe Fortes' Legacy: Universal Access to Basic Swimming Lessons and Expansion of Aquatic Infrastructure as Core Public Safety Policy**

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 May 20, 2026, as a Council Members' Motion.

### 3. **Building the Evidence Base for Sustained Investment in Vancouver's Arts and Culture Sector**

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 May 20, 2026, as a Council Members' Motion.

### 4. **Preparing Community Centres for Post-Disaster Use**

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 May 20, 2026, as a Council Members' Motion.

### 5. **Review and Refinement of Multiplex Housing Policies Based on Early Implementation Experience**

Councillor Zhou and Councillor Meiszner co-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 May 20, 2026, as a Council Members' Motion.

### 6. **Supporting Italian Day on Commercial Drive in 2026**

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 May 20, 2026, as a Council Members' Motion.

**7. Understanding and Prioritizing Sex Worker Safety Policies and Resources**

Councillor Fry 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 May 20, 2026, as a Council Members' Motion.

**8. Managing and Mitigating Development Pressure on Existing Small Business, Arts, and Non-Profit Uses**

Councillor Fry 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 May 20, 2026, as a Council Members' Motion.

**9. Work to Live, Live Near Work: Affordable Workforce Housing for Healthcare Workers**

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 May 20, 2026, as a Council Members' Motion.

**10. You Just Made the List: Creating a Local Landlord Registry for the City of Vancouver**

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 May 20, 2026, as a Council Members' Motion.

**11. Pride in Vancouver: Strengthening and Celebrating the Vancouver Pride Festival**

Councillor Bligh 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 May 20, 2026, as a Council Members' Motion.

**NEW BUSINESS**

**1. Requests for Leaves of Absence**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on May 28, 2026, from 3 pm to 5 pm, June 2, 2026, from 5 pm onwards, and July 28, 2026, from 12:30 pm to 2:30 pm;

FURTHER THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on July 14, 2026, from 1 pm to 4 pm, and July 15, 2026, from 1 pm to 4 pm;

FURTHER THAT Councillor Maloney be granted a Leave of Absence for civic business from meetings on May 12, 2026, from 3 pm onwards, and May 27, 2026, from 5 pm onwards;

FURTHER THAT Councillor Maloney be granted a Leave of Absence for personal reasons from meetings on May 21, 2026, from 6 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on May 12, 2026, from 5 pm onwards, May 14, 2026, from 5 pm onwards, May 25 to 27, 2026, all day, and June 2, 2026, from 5 pm onwards;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on May 12 and 13, 2026, from 3 pm onwards, May 26, 2026, from 3 pm onwards, and June 3, 2026, from 12 pm onwards;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on May 5, 2026, from 11 am to 1:30 pm, May 7, 2026, from 6 pm onwards, May 12, 2026, from 5 pm onwards, May 25 to 27, 2026, all day, and June 3, 2026, from 4 pm to 7 pm;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on June 3, 2026, from 5 pm to 7 pm;

FURTHER THAT Councillor Orr be granted a Leave of Absence for civic business from meetings on May 12, 2026, from 6 pm onwards;

FURTHER THAT Councillor Orr be granted a Leave of Absence for personal reasons from meetings on May 5, 2026, from 6 pm onwards;

FURTHER THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on May 19, 2026, from 6 pm to 8 pm;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on May 7, 2026, from 6 pm onwards, May 12, 2026, from 5 pm onwards, May 21, 2026, from 3 pm onwards, May 26, 2026, from 6 pm onwards, and June 3 and 4, 2026, all day;

AND FURTHER THAT Councillor Bligh be granted a Leave of Absence for personal reasons from meetings on May 12, 2026, from 3 pm to 5 pm, and May 26, 2026, from 3 pm to 5 pm.

CARRIED UNANIMOUSLY

\* \* \* \* \*

*Prior to the start of New Business 2, Mayor Sim ceded the Chair to Acting Mayor Meiszner in order to introduce motions and participate in debate.*

\* \* \* \* \*

## **2. Stopping the Proposed Overdose Prevention Site at 900 Helmcken**

\* \* \* \* \*

*Mayor Sim moved the above motion as urgent business.*

*Following a brief recess, under section 9.6 (a) of the Procedure By-law, Acting Mayor Meiszner ruled that the motion qualifies as urgent business as it requires the urgent attention of Council in connection with public health or safety.*

\* \* \* \* \*

MOVED by Mayor Sim  
SECONDED by Councillor Montague

### WHEREAS

1. Vancouver Coastal Health has advised of its intention to open an overdose prevention site at 900 Helmcken Street commencing June 1, 2026;
2. The proposed site is located in a dense mixed-use area of downtown Vancouver, in proximity to residential buildings, seniors, local businesses, hotels, and significant pedestrian activity;
3. Council has received concerns from residents and business operators regarding potential impacts on public safety, neighbourhood conditions, and business operations associated with the proposed site;
4. Previous overdose prevention sites operating in the immediate area generated documented concerns related to public disorder, open drug use, and impacts on surrounding residents and businesses, and were subsequently closed;
5. The proposed site is intended to be operated by the same non-profit organization responsible for prior sites in the area;
6. Council recognizes the seriousness of the ongoing overdose crisis and the need for effective responses, including prevention, treatment, and recovery supports, alongside consideration of appropriate siting and community impacts; and

7. The City of Vancouver has a responsibility to maintain public order, safety, and the reasonable enjoyment of neighbourhoods, and to take appropriate steps within its authority to address uses that may materially impact surrounding residents and businesses.

THEREFORE BE IT RESOLVED THAT Council direct staff to use all tools available to the City, including but not limited to permitting, licensing, servicing, and previous legal settlements, to take all lawful steps to prevent the opening of the proposed overdose prevention site at 900 Helmcken Street, including:

- i. A comprehensive review of all required permits, licences, and approvals to ensure strict compliance with City by-laws and regulations;
- ii. Consideration of enforcement actions, including the refusal, suspension, or revocation of permits or business licences where legally supportable; and
- iii. Review of any prior agreements or settlements related to overdose prevention sites in the area, and to report back promptly to Council on available legal options and recommended actions.

carried

\* \* \* \* \*

*At 4:02 pm, during discussion on the motion above, Councillor Orr rose on a point of order under section 8.7(a) and (b) of the Procedure By-law, noting the motion is not compatible with the purposes and objects of the Vancouver Charter including the good rule and government of the City, or the health, safety, and welfare of its inhabitants and it conflicts with a law, specifically Executive Order 4.88 of the Emergency Health and Safety Act and the Health Authorities Act, and asked Acting Mayor Meiszner to rule on whether the motion is in order.*

*Following a brief recess and after consulting with staff, Acting Mayor Meiszner ruled the motion in order as it does not fall outside of Council's power and the authority of good government to discuss and it is not considered as conflicting with any law or by-law as the motion is not prescriptive about what tools specifically would be used.*

*Subsequently, at 4:10 pm, Councillor Fry rose on a point of order under section 8.7(a) and (b) of the Procedure By-law, noting the motion conflicts with a law, specifically section 7 the Canadian Charter of Rights and Freedom, Landmark Case – Canada vs. PHS in 2011, which ruled it was unlawful to try and block overdose prevention services, and section 3.1 of the Vancouver Charter, the obligation to give due notice and allow the public to participate and debate on this matter, and asked Acting Mayor Meiszner to rule on whether the motion is in order.*

*Following a brief recess and after consulting with staff, Acting Mayor Meiszner ruled the motion in order as it notes "to take all lawful steps", meaning that this motion does not advocate or stipulate that the City take unlawful steps.*

REFERRAL MOVED by Councillor Orr  
SECONDED by Councillor Bligh

THAT Council defer this motion in order to hear from Vancouver Coastal Health.

lost

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Montague

THAT, under section 11.5 of the *Procedure By-law*, Council call for the vote on the referral motion above.

LOST HAVING NOT RECEIVED  
THE REQUIRED MAJORITY (Vote No. 11575)  
(Councillors Bligh, Fry, Maloney and Orr opposed)

The call for the vote motion having lost, Council continued to discuss the referral motion.

*At 4:37 pm, Acting Mayor Meiszner ceded the Chair to Deputy Mayor Kirby-Yung in order to participate in debate on the amendment and returned as Chair once completed.*

\* \* \* \* \*

MOVED by Councillor Montague  
SECONDED by Councillor Dominato

*THAT Council extend the meeting past 5 pm in order to complete New Business 2 – Stopping the Proposed Overdose Prevention Site at 900 Helmcken.*

CARRIED AND  
BY THE REQUIRED MAJORITY  
(Councillor Orr opposed)

\* \* \* \* \*

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

THAT the amendment be amended as follows:

- After the word “motion” add the words “to the next scheduled Standing Committee (May 20)”; and
- Add the words “Vancouver Police, neighbourhood stakeholders and planning and

permitting staff, in order to have an informed discussion and decision.”, to the end.

lost

*At 4:51 pm, Acting Mayor Meiszner ceded the Chair to Deputy Mayor Kirby-Yung in order to participate in debate on the amendment to the amendment and returned as Chair once completed.*

*At 4:52 pm, during Councillor Meiszner’s comments, Councillor Maloney rose on a point of order under section 6.1(c) of the Procedure By-law noting that the motives of Council members are being questioned, and Deputy Mayor Kirby-Yung reminded Council to remain aware of this.*

\* \* \* \* \*

*MOVED by Councillor Dominato  
SECONDED by Councillor Zhou*

*THAT Council extend the meeting in order to complete the remainder of the business on the agenda.*

*CARRIED AND  
BY THE REQUIRED MAJORITY  
(Councillors Fry and Orr opposed)  
(Councillor Maloney abstained from the vote)*

\* \* \* \* \*

*At 5:03 pm, Acting Mayor Meiszner ceded the Chair to Councillor Dominato in order to participate in debate on the amendment to the amendment and returned as Chair once completed.*

The amendment to the amendment was put and LOST (Vote No. 11577) with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed.

The amendment to the amendment having lost, the amendment was put and LOST (Vote No. 11578) with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed.

The amendment having lost, the motion was put and CARRIED (Vote No. 11579) with Councillors Bligh, Fry, Maloney and Orr opposed.

**FINAL MOTION AS APPROVED**

WHEREAS

1. Vancouver Coastal Health has advised of its intention to open an overdose prevention site at 900 Helmcken Street commencing June 1, 2026;
2. The proposed site is located in a dense mixed-use area of downtown Vancouver, in proximity to residential buildings, seniors, local businesses, hotels, and significant pedestrian activity;
3. Council has received concerns from residents and business operators regarding potential impacts on public safety, neighbourhood conditions, and business operations associated with the proposed site;
4. Previous overdose prevention sites operating in the immediate area generated documented concerns related to public disorder, open drug use, and impacts on surrounding residents and businesses, and were subsequently closed;
5. The proposed site is intended to be operated by the same non-profit organization responsible for prior sites in the area;
6. Council recognizes the seriousness of the ongoing overdose crisis and the need for effective responses, including prevention, treatment, and recovery supports, alongside consideration of appropriate siting and community impacts; and
7. The City of Vancouver has a responsibility to maintain public order, safety, and the reasonable enjoyment of neighbourhoods, and to take appropriate steps within its authority to address uses that may materially impact surrounding residents and businesses.

THEREFORE BE IT RESOLVED THAT Council direct staff to use all tools available to the City, including but not limited to permitting, licensing, servicing, and previous legal settlements, to take all lawful steps to prevent the opening of the proposed overdose prevention site at 900 Helmcken Street, including:

- i. A comprehensive review of all required permits, licences, and approvals to ensure strict compliance with City by-laws and regulations;
- ii. Consideration of enforcement actions, including the refusal, suspension, or revocation of permits or business licences where legally supportable; and
- iii. Review of any prior agreements or settlements related to overdose prevention sites in the area, and to report back promptly to Council on available legal options and recommended actions.

### **3. Securing a Home for the Defence, Security and Resilience Bank in Vancouver**

MOVED by Mayor Sim  
SECONDED by Councillor Kirby-Yung

THAT Council formally endorse Vancouver as the preferred location for Canada's Defence, Security and Resilience Bank and approve an allocation of up to \$100,000 from available reserves for city staff to engage in a coordinated advocacy campaign involving key stakeholders in the Vancouver business community and British Columbia;

FURTHER THAT Council endorse the Greater Vancouver Board of Trade to lead this campaign as a whole to advance Vancouver's candidacy, consistent with similar efforts undertaken by other major Canadian cities;

AND FURTHER THAT the Mayor, on behalf of Council, be empowered to communicate this endorsement to the Prime Minister and relevant federal ministers, highlighting Vancouver's strategic advantages as the preferred location.

CARRIED UNANIMOUSLY (Vote No. 11580)  
(Councillor Orr absent for the vote)

#### **4. Travel Expenses**

MOVED by Mayor Sim  
SECONDED by Councillor Dominato

THAT Council approve the allocation of funds to cover travel and accommodation expenses for Councillor Sarah Kirby-Yung, Councillor Lisa Dominato, and the City's Senior Director of Intergovernmental Relations and Strategic Partnerships, to accompany Mayor Ken Sim to Ottawa from May 24 to 26, 2026, for the purpose of meeting with federal government officials to advance matters of interest to the City of Vancouver.

CARRIED UNANIMOUSLY (Vote No. 11581)  
(Councillor Orr absent for the vote)

\* \* \* \* \*

*Prior to the start of New Business 5, Mayor Sim resumed the Chair.*

\* \* \* \* \*

#### **5. Change to Acting Mayor Roster**

MOVED by Councillor Dominato  
SECONDED by Councillor Zhou

THAT Councillor Klassen replace Councillor Dominato as Acting Mayor for June 22,

2026, evening and June 23, 2026, all day.

CARRIED UNANIMOUSLY  
(Councillor Orr absent for the vote)

#### **6. Travel Expense – Councillor Klassen**

MOVED by Councillor Klassen  
SECONDED by Councillor Dominato

THAT Council approve a travel expense allocation of up to \$480 for Councillor Mike Klassen to attend meetings of the BC Urban Mayors' Caucus at the B.C. Legislature on May 26, 2026, as the designated representative of Mayor Ken Sim.

CARRIED UNANIMOUSLY  
(Councillor Orr absent for the vote)

#### **7. Change to Business Licence Hearing Panel**

MOVED by Councillor Klassen  
SECONDED by Councillor Dominato

THAT Councillor Montague replace Councillor Klassen as a Panel member at the Business Licence Hearing to be held on May 13, 2026.

CARRIED UNANIMOUSLY  
(Councillor Orr absent for the vote)

### **ENQUIRIES AND OTHER MATTERS**

None.

### **ADJOURNMENT**

MOVED by Councillor Klassen  
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY  
(Councillor Orr absent for the vote)

Council adjourned at 6:10 pm.

\* \* \* \* \*