



COUNCIL MEETING MINUTES

JUNE 2 AND 9, 2026

A Meeting of the Council of the City of Vancouver was held on Tuesday, June 2, 2026, at 9:31 am in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Tuesday, June 9, 2026, at 3:02 pm. This Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law*.

PRESENT: Mayor Ken Sim* (Leave of Absence – Personal Reasons – June 9, 2026)
Councillor Lisa Dominato, Acting Mayor
Councillor Sarah Kirby-Yung, Deputy Mayor*
Councillor Rebecca Bligh*
Councillor Pete Fry* (Leave of Absence – Personal Reasons – June 9, 2026)
Councillor Mike Klassen
Councillor Lucy Maloney
Councillor Peter Meiszner*
Councillor Brian Montague*
Councillor Sean Orr
Councillor Lenny Zhou

CITY MANAGER'S OFFICE: Donny van Dyk, City Manager
Armin Amrolia, Deputy City Manager (June 2, 2026)
Sandra Singh, Deputy City Manager (June 9, 2026)

CITY CLERK'S OFFICE: Jason Twa, City Clerk
Lesley Matthews, Acting Deputy City Clerk
David Yim, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

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

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

PROCLAMATION – Italian Heritage Month

The Mayor proclaimed June 2, 2026, as Italian Heritage Month in the City of Vancouver and invited members of the community to the podium to accept the proclamation and say a few words.

IN CAMERA MEETING

MOVED by Councillor Klassen
SECONDED by Councillor Kirby-Yung

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

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

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

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

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Council (Policy and Strategic Priorities) – May 6, 2026

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of May 6, 2026, be approved.

CARRIED UNANIMOUSLY

2. Auditor General Committee – May 7, 2026

MOVED by Councillor Bligh
SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Auditor General Committee of May 7, 2026, be approved.

CARRIED UNANIMOUSLY

3. Special Council (Business Licence Hearing) – May 12, 2026

MOVED by Councillor Zhou
SECONDED by Councillor Klassen

THAT the Minutes of the Special Council (Business Licence Hearing) of May 12, 2026, be approved.

CARRIED UNANIMOUSLY

4. Council – May 19, 2026

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the Minutes of the Council of May 19, 2026, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

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During consideration of the consent items, Councillor Meiszner rose to declare a conflict of interest on Referral Report 5 under Section 145.2(2) of the Vancouver Charter due to having a personal connection with the applicant in the above-noted Referral Report.

Subsequently, Mayor Sim rose to declare a conflict of interest on Report 12 under Section 145.2(2) of the Vancouver Charter due to the proximity of the rezoning application to his residence.

Finally, Councillor Fry rose to declare a conflict of interest on Referral Report 7 under Section 145.2(2) of the Vancouver Charter as his spouse is employed by a firm consulted on the rezoning application.

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MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung
THAT Council adopt Referral Report 5, on consent.

CARRIED UNANIMOUSLY
(Councillor Meiszner absent for the vote due to a conflict of interest)

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT Council adopt Referral Report 7, on consent.

CARRIED UNANIMOUSLY
(Councillor Fry absent for the vote due to a conflict of interest)

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT Council adopt Reports 4, 6, 8, 13, 16, 17, 19, 21 to 24, and Referral Reports 1 to 4, 6, and 8 to 11, on consent.

CARRIED UNANIMOUSLY

REPORTS

1. **Decision Re: Integrity Commissioner Investigation Report May 25, 2026**

* * * * *

Prior to the start of Report 1, Mayor Sim rose to declare a conflict of interest on this item under Section 145.2(2) of the Vancouver Charter, as he is the subject of the investigation in the above-noted report.

At 10 am, Mayor Sim left the meeting and did not return for the remainder of this item.

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The Integrity Commissioner and the investigator from Kingsgate Legal responded to questions.

* * * * *

During questions to staff, it was

*MOVED by Councillor Montague
SECONDED by Councillor Meiszner*

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

*CARRIED UNANIMOUSLY
(Mayor Sim absent for the vote due to a conflict of interest)*

Subsequently, it was

*MOVED by Councillor Montague
SECONDED by Councillor Zhou*

THAT Council suspend section 5.5 of the Procedure By-law to allow for an additional round of questions to staff.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Mayor Sim absent for the vote due to a conflict of interest)*

* * * * *

*MOVED by Councillor Montague
SECONDED by Councillor Klassen*

That Council imposes no sanctions and receives the report for information.

carried

*AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Bligh*

THAT the motion be deleted and replaced with the following:

THAT Council receive the Integrity Commissioner Investigation Report;

FURTHER THAT Council direct that Mayor Sim issues a letter of apology to Councillor Orr for:

- misusing the influence of his office and for his comments at the April 8, 2025 Press Conference, which were harassing of Councillor Orr as they suggested he would incite violence and was antisemitic; and*
- for posting the October 4, 2025 social media post which was a continuation of that harassment, by suggesting Councillor Orr supported terrorism or antisemitism;*

AND FURTHER THAT If an apology is not forthcoming within 14 days of Council directing the apology to be made, Council issue a letter of reprimand to Mayor Sim reprimanding him for:

- misusing the influence of his office and for his comments at the April 8, 2025 Press Conference, which were harassing of Councillor Orr as they suggested he would incite violence and was antisemitic;
- for posting the October 4, 2025 social media post which was a continuation of that harassment, by suggesting Councillor Orr supported terrorism or antisemitism.

LOST (Vote No. 11675)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague and Zhou opposed)
(Mayor Sim absent for the vote due to a conflict of interest)

The amendment having lost, the motion was put and CARRIED (Vote No. 11676) with Councillors Bligh, Fry, Maloney and Orr opposed, and Mayor Sim absent for the vote due to a conflict of interest.

2. Buildings Seismic Risk Reduction Action Plan May 5, 2026

Staff from Development, Buildings and Licensing provided a presentation and, along with staff from the Office of the Chief Safety Officer, responded to questions.

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During questions to staff, it was

*MOVED by Councillor Meiszner
SECONDED by Councillor Maloney*

THAT Council extend past noon to complete questions to staff.

amended

*AMENDMENT MOVED by Councillor Bligh
SECONDED by Councillor Maloney*

THAT the following words "and hearing from speakers." be added to the end.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

The amendment having carried, the motion as amended was put and CARRIED AND BY THE REQUIRED MAJORITY with Councillor Fry opposed.

* * * * *

Council heard from one speaker who spoke to other aspects of the report's recommendation.

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On June 2, 2026, Council recessed at 12:16 pm and reconvened at 3:15 pm.

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MOVED by Councillor Klassen
SECONDED by Councillor Meiszner

THAT Council adopt the Buildings Seismic Risk Reduction Action Plan described within the Report dated May 5, 2026, entitled "Buildings Seismic Risk Reduction Action Plan", and direct staff to report back on its implementation.

amended

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Klassen

THAT the following be added as an additional clause:

FURTHER THAT staff, in implementing and reporting back on the Plan, look to examples in other West Coast cities (including but not limited to San Francisco's PASS, PACE and Soft Storey retrofit programs) and consider opportunities to more robustly integrate affordable housing retention and heritage conservation objectives, through targeted preservation tools like financing, permitting and by-laws, including measures to minimize displacement and support the preservation of existing rental, character buildings and built form, while advancing seismic safety.

CARRIED UNANIMOUSLY (Vote No. 11677)
(Councillors Bligh and Montague absent for the vote)

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Orr

THAT the following words "and on the resources necessary to fast-track the development of the inventory of at-risk buildings as part of the next capital plan", be added to the end of the first clause.

LOST (Vote No. 11678)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Zhou and Mayor Sim opposed)
(Councillors Bligh and Montague absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11679) with Councillors Bligh and Montague absent for the vote.

FINAL MOTION AS APPROVED

THAT Council adopt the Buildings Seismic Risk Reduction Action Plan described within the Report dated May 5, 2026, entitled "Buildings Seismic Risk Reduction Action Plan", and direct staff to report back on its implementation;

FURTHER THAT staff, in implementing and reporting back on the Plan, look to examples in other West Coast cities (including but not limited to San Francisco's PASS, PACE and Soft Storey retrofit programs) and consider opportunities to more robustly integrate affordable housing retention and heritage conservation objectives, through targeted preservation tools like financing, permitting and by-laws, including measures to minimize displacement and support the preservation of existing rental, character buildings and built form, while advancing seismic safety.

3. Vision Zero Safe Mobility Plan May 26, 2026

Staff from Engineering Services provided a presentation and responded to questions.

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On June 2, 2026, during questions to staff, it was

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

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

*CARRIED UNANIMOUSLY
(Councillors Bligh and Montague absent for the vote)*

VARY AGENDA

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

THAT Council complete questions to staff, hear speakers, and debate and decide on Report 3 on June 9, 2026 at 3 pm;

FURTHER THAT Council vary the agenda to complete By-laws, Administrative Motions, Notice of Council Member Motions, New Business, Enquiries and Other Matters, on June 2, 2026, and complete the remainder of the agenda on June 9, 2026.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillors Bligh and Montague absent for the vote)*

For clarity, the minutes are recorded in numerical order.

On June 2, 2026, Council recessed at 4:52 pm and reconvened on June 9, 2026 at 3:02 pm, to continue with Report 3.

Subsequently, due to a technology issue, Council recessed at 3:20 pm and reconvened at 4:05 pm.

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On June 9, 2026, during questions to staff, it was

*MOVED by Councillor Dominato
SECONDED by Councillor Maloney*

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

*CARRIED UNANIMOUSLY
(Mayor Sim absent for the vote)*

At 4:17 pm, Acting Mayor Dominato relinquished the Chair to Deputy Mayor Kirby-Yung and resumed as Chair at 4:24 pm.

During the hearing of speakers, it was

*MOVED by Councillor Maloney
SECONDED by Councillor Zhou*

THAT Council extend the meeting until 5:30 pm and recess until 6:15 pm.

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

Subsequently, it was

*MOVED by Councillor Maloney
SECONDED by Councillor Meiszner*

THAT Council extend the meeting past 5:30 pm to complete hearing from speaker 47 for Report 3.

*CARRIED UNANIMOUSLY
(Councillor Kirby-Yung and Mayor Sim absent for the vote)*

On June 9, 2026, Council recessed at 5:30 pm and reconvened at 6:16 pm.

* * * * *

On June 9, 2026, Council heard from 32 speakers who spoke in support of the report's recommendations.

MOVED by Councillor Maloney
SECONDED by Councillor Zhou

THAT Council approve the Vision Zero Safe Mobility Plan, as outlined in this Report dated May 26, 2026, entitled "Vision Zero Safe Mobility Plan", and presented in Appendix A of the same report.

amended

AMENDMENT MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

THAT the following words "with the exception of Near Term Action 2, which begins to reduce speeds on major streets to 30km/hr or 40km/hr", be added to the end of A;

FURTHER THAT the following be added as B:

THAT Council direct staff not to proceed with speed reductions on major streets;

FURTHER THAT Council direct staff to ensure implementation of the Vision Zero Safe Mobility Plan reflects a balanced approach that advances transportation safety while supporting mobility, reducing congestion, and maintaining the efficient movement of people, goods, transit, and emergency services throughout Vancouver.

CARRIED (Vote No. 11729)
(Councillors Bligh, Maloney and Orr opposed)
(Councillor Fry and Mayor Sim absent for the vote)

In order to participate in debate on the amended motion, Acting Mayor Dominato relinquished the Chair to Deputy Mayor Kirby-Yung, and resumed the Chair once finished.

Prior to the vote, Council agreed to separate the components of the amended motion. The motion as amended was put with A having CARRIED (Vote No. 11732) with Councillors Bligh and Malony opposed and Councillor Fry and Mayor Sim absent for the vote, and B having CARRIED (Vote No. 11733) with Councillors Bligh, Malony, and Orr opposed and Councillor Fry and Mayor Sim absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council approve the Vision Zero Safe Mobility Plan, as outlined in this Report dated May 26, 2026, entitled "Vision Zero Safe Mobility Plan", and

presented in Appendix A of the same report, with the exception of Near-Term Action 2, which begins to reduce speeds on major streets to 30 km per hour or 40 km per hour;

- B. THAT Council direct staff not to proceed with speed reductions on major streets;

FURTHER THAT Council direct staff to ensure implementation of the Vision Zero Safe Mobility Plan reflects a balanced approach that advances transportation safety while supporting mobility, reducing congestion, and maintaining the efficient movement of people, goods, transit, and emergency services throughout Vancouver.

**4. Sign By-law Amendment – 677 Davie Street (The Dance Centre)
May 11, 2026**

- A. THAT Council approve, in principle, the application to amend the Sign By-law, as generally outlined in Appendix “A” of the Report dated May 11, 2026, entitled “Sign By-law Amendment – 677 Davie Street (The Dance Centre)”, to authorize a proposed electronic static image sign by Pattison Outdoor Advertising on behalf of The Dance Centre the registered owner of the building having a civic address of 677 Davie Street.
- B. THAT Council instruct the applicant to work with staff at the time of sign permit application to provide design modifications to improve the fit in the Granville Street Entertainment District through the provision of the details which better reflect the District’s themed traditional historic neon signage.
- C. That Council instruct the Director of Legal Services to bring forward for enactment an amendment to the Sign By-law generally in accordance with Appendix “A” of the Report dated May 11, 2026, entitled “Sign By-law Amendment – 677 Davie Street (The Dance Centre).”

ADOPTED ON CONSENT (Vote No. 11680)

**5. Proposed Amendments to the Election By-law
April 6, 2026**

Staff from the City Clerk’s Office responded to questions.

Council heard from one speaker who spoke to other aspects of the report’s recommendations.

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

- A. THAT Council approve, in principle, the proposed amendments to the Election By-law, generally as set out in Appendix A of the Report dated April 6, 2026, entitled "Proposed Amendments to the Election By-law."
- B. THAT the Director of Legal Services be instructed to bring forward for enactment an amending by-law substantially in the form of the by-law attached as Appendix A of the Report dated April 6, 2026, entitled "Proposed Amendments to the Election By-law."

amended

AMENDMENT MOVED BY Councillor Maloney
SECONDED BY Councillor Orr

THAT the motion be deleted and replaced by the following:

THAT Report 5 dated April 6, 2026, entitled "Proposed Amendments to the Election By-law", be referred back to staff to explore adding four voting locations where voters who require the use of an assisted voting device can cast their ballot, in addition to the proposed number of voting days at the Election Office;

FURTHER THAT in selecting recommended locations, staff take into account of the geographic spread of the additional locations to maximize accessibility, convenience and privacy for voters who require the use of an assisted voting device;

AND FURTHER THAT staff recommend a communications plan to effectively alert voters to the options available for assisted voting.

amended

AMENDMENT TO THE AMENDMENT MOVED BY Councillor Klassen
SECONDED BY Councillor Kirby-Yung

THAT the motion be deleted and replaced by the following:

- A. THAT Council approve, in principle, the proposed amendments to the Election By-law, generally as set out in Appendix A of the Report dated April 6, 2026, entitled "Proposed Amendments to the Election By-law."
- B. THAT the Director of Legal Services be instructed to bring forward for enactment an amending by-law substantially in the form of the by-law attached as Appendix A of the Report dated April 6, 2026, entitled "Proposed Amendments to the Election By-law."
- C. THAT staff explore adding four voting locations at which voters who require the use of an assisted voting device can cast their ballot, in

addition to the proposed number of voting days at the Election Office, and report back to Council as soon as possible;

FURTHER THAT in selecting recommended locations, staff take into account the geographic spread of the additional locations to maximize accessibility, convenience and privacy for voters who require the use of an assisted voting device;

AND FURTHER THAT staff recommend a communications plan to effectively alert voters to the options available for assisted voting.

CARRIED UNANIMOUSLY (Vote No. 11734)
(Councillor Fry and Mayor Sim absent for the vote)

The amendment to the amendment having carried, the amendment as amended was CARRIED UNANIMOUSLY (Vote No. 11735) with Councillor Fry and Mayor Sim absent for the vote.

The amended amendment having carried, the motion as amended was CARRIED UNANIMOUSLY (Vote No. 11736) with Councillor Fry and Mayor Sim absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council approve, in principle, the proposed amendments to the Election By-law, generally as set out in Appendix A of the Report dated April 6, 2026, entitled "Proposed Amendments to the Election By-law."
- B. THAT the Director of Legal Services be instructed to bring forward for enactment an amending by-law substantially in the form of the by-law attached as Appendix A of the Report dated April 6, 2026, entitled "Proposed Amendments to the Election By-law."
- C. THAT staff explore adding four voting locations at which voters who require the use of an assisted voting device can cast their ballot, in addition to the proposed number of voting days at the Election Office, and report back to Council as soon as possible;

FURTHER THAT in selecting recommended locations, staff take into account the geographic spread of the additional locations to maximize accessibility, convenience and privacy for voters who require the use of an assisted voting device;

AND FURTHER THAT staff recommend a communications plan to effectively alert voters to the options available for assisted voting.

**6. 2026 Cultural Grants (Projects, Cultural Spaces, Capacity) and SRO Upgrading Grant
May 19, 2026**

- A. THAT Council approve Communities and Artists Shifting Culture (CASC) grants totalling \$525,533 from the 2026 Cultural Grants Operating Budget to the 61 organizations listed in Appendix A of the Report dated May 19, 2026, entitled “2026 Cultural Grants (Projects, Cultural Spaces, Capacity) and SRO Upgrading Grant” for the amounts recommended for each organization in the “Recomm” column.
- B. THAT Council approve Affordable Spaces Grants totalling \$335,000 from the 2026 Cultural Grants Operating Budget to the 25 cultural organizations listed in the table titled "Affordable Spaces Grant" in Appendix B of the Report dated May 19, 2026, entitled “2026 Cultural Grants (Projects, Cultural Spaces, Capacity) and SRO Upgrading Grant” for the amounts recommended for each organization in the “Recomm” column.
- C. THAT Council approve 11 Cultural Infrastructure Grants and 32 Small Grants for Cultural Spaces totalling \$1,607,000 from the 2026 Cultural Spaces Capital Budget and the 2026 Chinatown Cultural Partnership Program Capital Budget to the organizations listed in the tables titled "Cultural Infrastructure Grant" and "Small Grants for Cultural Spaces" in Appendix B of the Report dated May 19, 2026, entitled “2026 Cultural Grants (Projects, Cultural Spaces, Capacity) and SRO Upgrading Grant” for the amounts recommended for each organization in the “Recomm” column.
- D. THAT Council approve one Capacity Building grant of \$8,000 from the 2026 Cultural Grants Operating Budget to Vantage Point Strategies Society for the Vantage Point Leadership Development Bursary Program.
- E. THAT Council approve an SRO Upgrading Grant of \$170,000 from the 2026 SRO Upgrading Grant Capital Budget to Yin Ping Benevolent Society for capital upgrades to the property located at 414 Columbia Street, subject to the conditions described in Appendix C of the Report dated May 19, 2026, entitled “2026 Cultural Grants (Projects, Cultural Spaces, Capacity) and SRO Upgrading Grant”.
- F. THAT Council delegate authority to the City’s General Manager of Arts, Culture and Community Services to negotiate and execute agreements to disburse the grants described in A to E on the terms and conditions set out herein or such other terms and conditions as are satisfactory to the General Manager of Arts, Culture and Community Services and the Director of Legal Services.
- G. THAT pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any

organization listed in Appendix A to C of the Report dated May 19, 2026, entitled “2026 Cultural Grants (Projects, Cultural Spaces, Capacity) and SRO Upgrading Grant” that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the culture of Vancouver.

- H. THAT no legal rights or obligations will arise or be created by Council's adoption of A to G unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT (Vote No. 11681) AND A to E and G
BY THE REQUIRED MAJORITY

**7. Theatre Rental Grant Allocations – Fall 2026 and Spring 2027
May 5, 2026**

The General Manager of Arts, Culture, and Community Services responded to questions.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

- A. THAT Council approve Theatre Rental Grants totaling \$1,152,410 from the 2026 Cultural Grants Operating Budget to the 46 organizations listed in Table A of Appendix A of the Report dated May 5, 2026, entitled “Theatre Rental Grant Allocations – Fall 2026 and Spring 2027,” for the amounts recommended in the “Sept 1 – Dec 31, 2026 Recommendation” column to allow organizations to use the Civic Theatres for the September 1, 2026 to December 31, 2026 season.
- B. THAT Council approve, in advance of the 2027 operating budget, Theatre Rental Grants totaling \$1,904,695 from the 2027 Cultural Grants Operating Budget to the 53 organizations listed in Table B of Appendix A of the Report dated May 5, 2026, entitled “Theatre Rental Grant Allocations – Fall 2026 and Spring 2027,” for the amounts recommended in the “Jan 1- Aug 31, 2027 Recommendation” column to allow organizations to use the Civic Theatres for the January 1, 2027 to August 31, 2027 season.
- C. THAT Council delegate 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 City’s General Manager of Arts, Culture, and Community Services (or their designate).
- D. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A of the Report dated May 5, 2026, entitled “Theatre Rental Grant Allocations – Fall 2026 and Spring 2027,” that is not

otherwise a registered charity with the Canada Revenue Agency to be contributing to the culture of Vancouver.

- E. THAT no legal rights or obligations will arise or be created by Council's adoption of these Recommendations unless and until all legal documentation has been executed and delivered by the respective parties.

CARRIED UNANIMOUSLY AND A, B, AND D
BY THE REQUIRED MAJORITY (Vote No. 11737)
(Councillor Fry and Mayor Sim absent for the vote)

**8. Metro West Inter-Municipal Business Licence (IMBL) - Expanding to include the Township of Langley
May 7, 2026**

- A. THAT Council approve, in principle, the participation of Township of Langley in the Metro West Inter-Municipal Business Licence (IMBL) as described in the Report dated May 7, 2026, entitled "Metro West Inter-Municipal Business Licence (IMBL) - Expanding to include the Township of Langley."
- B. THAT Council instruct the Director of Legal Services to prepare and bring forward for enactment the by-laws necessary to include the Township of Langley as a partner to the Metro West IMBL, generally as outlined in Appendix A and Appendix B of the Report dated May 7, 2026, entitled "Metro West Inter-Municipal Business Licence (IMBL) - Expanding to include the Township of Langley."

ADOPTED ON CONSENT (Vote No. 11682)

9. Below Market Lease and Grant to Rising Star Housing Co-op at 1556 East 5th Avenue - WITHDRAWN

**10. Maintaining the Fairness & Effectiveness of the Empty Homes Tax
June 2, 2026**

Staff from Finance and Supply Chain Management responded to questions.

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

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During debate, it was

MOVED by Councillor Maloney

SECONDED by Councillor Orr

THAT, per section 8.8 of the Procedure By-law, Council permit Councillor Maloney one five-minute extension to speak to the motion.

CARRIED

*(Councillors Kirby-Yung, Klassen, Meiszner and Montague opposed)
(Councillor Fry and Mayor Sim absent for the vote)*

* * * * *

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

- A. THAT Council approve, in principle, an amendment to Vacancy Tax By-law to expand eligibility for the Vacant New Inventory exemption, currently limited to residential properties that are part of a residential development of 5 or more residential properties, to include residential properties that are part of a residential development of 2 or more residential properties;

FURTHER THAT the Director of Legal Services, be instructed to bring forward for enactment a by-law in accordance with this decision.

- B. THAT Council request that the Mayor write a letter to the Province to seek amendments to the *Speculation and Vacancy Tax Act* to provide for a comparable update to the Province's Vacant New Inventory exemption in order to ensure consistent treatment, reduce unintended barriers to housing delivery, and support shared housing supply objectives.

CARRIED UNANIMOUSLY (Vote No. 11738)
(Councillor Fry and Mayor Sim absent for the vote)

**11. Auditor General Committee Recommendations Transmittal Report
May 7, 2026**

MOVED by Councillor Zhou
SECONDED by Councillor Klassen

THAT Council approve the recommendations from the meeting of the Auditor General Committee held on May 7, 2026, as follows:

THAT Council endorse the ten recommendations in the Auditor General's Report dated April 30, 2026, entitled "Audit of Community Grants";

FURTHER THAT Council direct staff to report back to Council by Spring 2027 on the implementation work of the recommendations with specific attention to changes and improvements to achieve demonstrable alignment to Council priorities as a best practice ongoing and at the commencement of each term, adoption of mid-term reviews to report to Council on key outcomes and alignment with Council priorities, defining best practice metrics with regard to efficiency and

costs of grant administration, potential to adopt strategies such as time bound streams and other practices that allow the grants program to effectively support ongoing and emerging needs in the City, and achieving greater transparency for the public and potential grantees through practices such as publishing evaluation assessment criteria for clear and improved transparency.

CARRIED UNANIMOUSLY (Vote No. 11739)
(Councillor Fry and Mayor Sim absent for the vote)

**12. CD-1 Rezoning: 3731-3743 West 4th Avenue and 1975 Alma Street
May 12, 2026**

* * * * *

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT Council waive the staff presentation for Report 12 – CD-1 Rezoning: 3731-3743 West 4th Avenue and 1975 Alma Street.

CARRIED (Vote. 11740)
(Councillors Maloney and Orr opposed)
(Councillors Bligh and Kirby-Yung abstained)
(Councillor Fry and Mayor Sim absent for the vote)

* * * * *

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

The applicant responded to questions.

MOVED by Councillor Orr
SECONDED by Councillor Klassen

A. THAT the application by Third Space Properties on behalf of:

- West Point Grey Jericho (Lot 9) Investments Ltd., the registered owner of 1975 Alma Street [PID 004-248-805; Amended Lot 9 (see 241428L) Block 218 District Lot 538 Plan 4581],
- West Point Grey Jericho (Lot 11) Investments Ltd, the registered owner of 3731 West 4th Avenue [PID 011-483-032; Amended Lot 11 (see 57317L) Block 218 District Lot 538 Plan 4581], and
- West Point Grey Jericho (Lot 12) Investments Ltd, the registered owners of 3743 West 4th Avenue [PID 011-483-067; Lot 12 Block 218 District Lot 538 Plan 4581],

to rezone the lands from C-2A (Commercial and Mixed-use) District and RM-3A (Residential) District, respectively, all to CD-1 (Comprehensive Development) District; to increase the maximum floor space ratio (FSR) from 3.5 or 3.7 (on corner sites) and 1.0, respectively, all to 3.9; and to increase the maximum building height from 23.0 m (75 ft) and 10.7 m (35.1 ft.), respectively, all to 24 m (78.7 ft.), to permit the development of a six-storey mixed-use building containing 100 rental units with commercial space at 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 May 12, 2026, entitled "CD-1 Rezoning: 3731-3743 West 4th Avenue and 1975 Alma Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture, received May 9, 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 May 12, 2026, entitled "CD-1 Rezoning: 3731-3743 West 4th Avenue and 1975 Alma 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 May 12, 2026, entitled "CD-1 Rezoning: 3731-3743 West 4th Avenue and 1975 Alma 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 May 12, 2026, entitled "CD-1 Rezoning: 3731-3743 West 4th Avenue and 1975 Alma 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.

CARRIED UNANIMOUSLY (Vote No. 11741)
(Councillors Bligh, Fry and Mayor Sim absent for the vote)

**13. CD-1 Rezoning: 2170 West 3rd Avenue
May 12, 2026**

- A. THAT the application by Studio One Architecture Inc., on behalf of the Porte Industries Ltd. and Romana Investments Ltd., the registered owners of the lands located at 2170 West 3rd Avenue [*Lots 3 to 8 Block 234 District Lot 526 Plan 590; PIDs 015-364-046, 015-364-241, 015-364-259, 015-364-267, 015-364-291 and 015-364-305, respectively*] to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 6.5 and increase the maximum building height from 27.5 m (90 ft.) to 62.5 m (205 ft.) to permit the development of a 19-storey residential building with 20% of the residential floor area for 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 May 12, 2026, entitled "CD-1 Rezoning: 2170 West 3rd Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Studio One Architecture, received May 6, 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 May 12, 2026, entitled "CD-1 Rezoning: 2170 West 3rd 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. 11683)

**14. CD-1 Rezoning: 2245-2283 West Broadway
June 2, 2026**

* * * * *

*MOVED by Councillor Zhou
SECONDED by Councillor Klassen*

THAT Council waive the staff presentation for Report 14. CD-1 Rezoning: 2245-2283 West Broadway.

*CARRIED
(Councillors Maloney and Orr opposed)
(Councillors Bligh, Fry and Mayor Sim absent for the vote)*

* * * * *

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

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

- A. THAT the application by Frame Properties on behalf of Dayhu Investments Ltd., the registered owner of the lands located at:
- 2245 West Broadway [*PID 007-261-314; Lot F Block 323 District Lot 526 Plan 17692*],

- 2255-2257 West Broadway [*PID 015-193-489; Lot 16 Block 323 District Lot 526 Plan 590*], and
- 2283 West Broadway [*PID 013-937-472; Lot 17 Block 323 District Lot 526 Plan 590*],

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 9.06 and increase the maximum building height from 9.2 m (30 ft.) to 82 m (269 ft.) to permit the development of a 25-storey mixed-use rental building with commercial uses at grade and on Levels 2 and 3, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated June 2, 2026, entitled “CD-1 Rezoning: 2245-2283 West Broadway”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Proscenium Architecture & Interiors, received January 13, 2026;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated June 2, 2026, entitled “CD-1 Rezoning: 2245-2283 West Broadway”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report dated June 2, 2026, entitled “CD-1 Rezoning: 2245-2283 West Broadway”, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Report dated June 2, 2026, entitled “CD-1 Rezoning: 2245-2283 West Broadway”;

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

- E. THAT A to D above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any

expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted 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. 11742)
(Councillors Bligh, Fry and Mayor Sim absent for the vote)

**15. CD-1 Rezoning: 1668 West Broadway
June 2, 2026**

* * * * *

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT Council waive the staff presentation for Report 15 – CD-1 Rezoning: 1668 West Broadway.

CARRIED
(Councillors Maloney and Orr opposed)
(Councillors Bligh, Fry and Mayor Sim absent for the vote)

* * * * *

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

The applicant responded to questions.

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

- A. THAT the application by W.T. Leung Architects, on behalf of Unicorn Properties Ltd., the registered owner of the lands located at 1668 West Broadway [*PID 011-854-421; Lot A Block 349 District Lot 526 Plan 21894*], 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 8.7 and increase the maximum building height from 9.2 m (30 ft.) to 84 m (274 ft.) to permit the development of a 26-storey mixed-use building containing 208 residential rental

units, commercial space on the ground floor, and office space on the second floor of the podium, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated June 2, 2026, entitled “CD-1 Rezoning: 1668 West Broadway”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by W.T. Leung Architects, received April 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 June 2, 2026, entitled “CD-1 Rezoning: 1668 West Broadway”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report dated June 2, 2026, entitled “CD-1 Rezoning: 1668 West Broadway”, be approved.
- D. THAT, subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Report dated June 2, 2026, entitled “CD-1 Rezoning: 1668 West Broadway”;

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

- E. THAT A to D above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted 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. 11743)
(Councillor Orr abstained for the vote)
(Councillors Bligh, Fry and Mayor Sim absent for the vote)

**16. CD-1 Rezoning: 1230 West 12th Avenue
May 12, 2026**

- A. THAT the application by BFA Studio Architects on behalf of 1220570 B.C. Ltd.¹, the registered owner of the lands located at 1230 West 12th Avenue [*Lots 7 and 8 Block 413 District Lot 526 Plan 1276; PIDs 014-678-349 and 014 678-373*], to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.4 to 6.56 and the maximum building height from 27.5 m (90 ft.) to 63 m (207 ft.), to permit a 20-storey residential building, containing 110 rental units with a minimum of 20% of the residential floor area for 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 May 12, 2026, entitled "CD-1 Rezoning: 1230 West 12th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by BFA Studio Architects received January 29, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated May 12, 2026, entitled "CD-1 Rezoning: 1230 West 12th 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

¹ Beneficially owned and controlled by Sophie Chen.

any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

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

ADOPTED ON CONSENT (Vote No. 11684)

**17. CD-1 Rezoning: 602-646 Kingsway and 603-619 East 16th Avenue
May 12, 2026**

A. THAT the application by Perkins + Will Canada Architects Co., on behalf of Bonnis Development King Inc., the registered owner of the lands located at:

- 602 Kingsway [*PID 004-696-760; Lot A Block 101 District Lot 301 Plan 20943*],
- 610-612 Kingsway [*PID 014-234-521; Amended Lot 3 (See 224853L) Block 101 District Lot 301 Plan 1888*],
- 624-626 Kingsway [*PID 025-565-613; Lot D Block 101 District Lot 301 Group 1 New Westminster District Plan BCP1286*],
- 630-636 Kingsway [*PID 014-234-599; Amended Lot 5 (Explanatory Plan 3722) Block 101 District Lot 301 Plan 1888*],
- 638-642 Kingsway [*PID 014-234-611; Lot 6 Block 101 District Lot 301 Plan 1888*],
- 644-646 Kingsway [*PID 014-234-629; Lot 7 Block 101 District Lot 301 Plan 1888*],
- 603 East 16th Avenue [*Lots B and C of Block 101 District Lot 301 Plan 20943; PIDs 004-696-786 and 004-696-808, respectively*], and
- 615-619 East 16th Avenue [*PID 009-429-905; Lot 18 Block 101 District Lot 301 Plan 1888*],

to rezone the lands from C-2A (Commercial and Mixed-use) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.7 to 8.6 and increase the maximum building height from 23.0

m (75 ft.) to 46.3 m (152 ft.) and 79.3 m (260 ft.), to permit the development of two mixed-use buildings of 14 and 25 storeys, containing 330 rental units, of which 20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor, a private 20-space childcare facility and the delivery of public open space, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated May 12, 2026, entitled “CD-1 Rezoning: 602-646 Kingsway and 603-619 East 16th Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins + Will Canada Architects Co., received March 6, 2025 and supplemental plans received September 5, 2025 and September 23, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated May 12, 2026, entitled “CD-1 Rezoning: 602-646 Kingsway and 603-619 East 16th 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 May 12, 2026, entitled “CD-1 Rezoning: 602-646 Kingsway and 603-619 East 16th 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 May 12, 2026, entitled “CD-1 Rezoning: 602-646 Kingsway and 603-619 East 16th 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. 11685)

**18. CD-1 Rezoning: 1827 West 5th Avenue
May 12, 2026**

* * * * *

*MOVED by Councillor Klassen
SECONDED by Councillor Zhou*

THAT Council waive the staff presentation for Report 18 – CD-1 Rezoning: 1827 West 5th Avenue.

*CARRIED
(Councillors Maloney and Orr opposed)
(Councillors Bligh, Fry and Mayor Sim absent for the vote)*

* * * * *

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

The applicant responded to questions.

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

- A. THAT the application by NSDA Architects, on behalf of 1827 West 5th Avenue Ltd., the registered owners of the lands located at 1827 West 5th Avenue [*Lots 25 to 28 of Block 247 District Lot 526 Plan 590; PIDs 015-245-047, 015-245-055, 015-245-063, and 015-245-071*], to rezone the lands from R3-3 (Residential) and C3-A (Commercial) Districts to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.70 and 1.0 respectively to 4.5 and increase the maximum building height from 23.0 m (75 ft.) and 9.3 m (31 ft.) respectively to 40.7 m (134 ft.) to permit the development of a 12-storey mixed-use building containing ground-level commercial space and 37 strata-titled units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated May 12, 2026, entitled "CD-1 Rezoning: 1827 West 5th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by NDSA Architects, received September 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 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 May 12, 2026, entitled "CD-1 Rezoning: 1827 West 5th 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 May 12, 2026, entitled "CD-1 Rezoning: 1827 West 5th 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.

CARRIED UNANIMOUSLY (Vote No. 11744)
(Councillor Bligh, Fry and Mayor Sim absent for the vote)

**19. CD-1 Rezoning: 1030 and 1056 Burnaby Street
May 12, 2026**

- A. THAT the application by GWA Architecture, on behalf of:

- The Society for the Christian Care of the Elderly, Inc., the registered owner of the lands located at 1030 Burnaby Street [*PID 008-477-426; Lot 2 Block 12 District Lot 185 Plan 14172*], and
- 1056 Burnaby Holdings Ltd., Inc., the registered owner of the lands located at 1056 Burnaby Street [*PID 015-749-100; Lot 7 Block 12 District Lot 185 Plan 92*],

to rezone the lands from RM-5A (Residential) District to CD-1 (Comprehensive Development) District to establish two sub-areas within the site with a combined total floor area of 15,075.9 sq. m (162,276 sq. ft.) and increase the maximum building height from 18.3 m (60 ft.) to 22.0 m (72 ft.) and 40.9 m (134 ft.) to permit the development of an additional six-storey residential building containing 90 rental units of which 20% of the residential floor area will be secured as below-market rental units, and retain an existing development containing 215 rental units, all of which will thereafter be secured as market rental housing units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated May 12, 2026, entitled “CD-1 Rezoning: 1030 and 1056 Burnaby Street”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GWA Architecture, received August 12, 2025, and later revised on April 9, 2026;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated May 12, 2026, entitled “CD-1 Rezoning: 1030 and 1056 Burnaby 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. 11686)

**20. CD-1 Rezoning: 4338 and 4362 Cambie Street
May 12, 2026**

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

MOVED by Councillor Zhou
SECONDED by Councillor Klassen

- A. THAT the application by Tera Development, on behalf of Cambie Terra Development Ltd., the register owner of the lands located at 4338 and 4362 Cambie Street [*Lots 2 and 3 Block 721 District Lot 526 Plan 6539; PIDs 010-869-638 and 010-869-654 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.7 to 5.4 and increase the maximum building height from 11.5 m (38 ft.) to 43.9 m (144 ft.) to permit the development of a 12-storey mixed-use building containing 101 strata-titled residential units with 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 Report dated May 12, 2026, entitled "CD-1 Rezoning: 4338 and 4362 Cambie Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arno Matis Architecture and Urbanism, received July 23, 2025;

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

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report dated May 12, 2026, entitled "CD-1 Rezoning: 4338 and 4362 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 May 12, 2026, entitled "CD-1 Rezoning: 4338 and 4362 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 subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Report dated May 12, 2026, entitled "CD-1 Rezoning: 4338 and 4362 Cambie Street";

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

- 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.

CARRIED UNANIMOUSLY (Vote No. 11745)
(Councillor Orr in opposition)
(Councillors Bligh, Fry and Mayor Sim absent for the vote)

**21. CD-1 Rezoning: 1188 Cardero Street
May 12, 2026**

- A. THAT the application by Cardero Street Limited Partnership, on behalf of Cardero Street Holdings Ltd., the registered owner of the lands located at 1188 Cardero Street [*PID 030-597-579; Lot A District Lot 185 Group 1 Plan New Westminster District Plan EPP86650*] to rezone the lands from RM-5D (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 7.0 to 8.83 and increase the maximum building height from 58 m (190 ft.) to 75 m (246 ft.) to permit the development of a 24-storey rental residential building, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared, in accordance with Appendix A of the Report dated May 12, 2026, entitled "CD-1 Rezoning: 1188 Cardero Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by *Boniface, Oleksiuk, Politano Architects*, received December 20, 2023 as amended by revised drawings prepared 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 subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated May 12, 2026, entitled "CD-1 Rezoning: 1188 Cardero 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. 11687)

**22. CD-1 Rezoning: 360 East 14th Avenue
May 12, 2026**

- A. THAT the application by Stuart Howard Architects Inc, on behalf of CZB Apartments Ltd., the registered owner of the lands located at 360 East 14th Avenue [*PID 009-014-799; Lot H Block 109 District Lot 301 Plan 11770*] 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 6.5 FSR and increase the maximum building height from 23 m (75 ft) to 56.9 m (187 ft.), to permit the development of an 18-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 May 12, 2026, entitled "CD-1 Rezoning: 360 East 14th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Stuart Howard Architects Inc., received June 10, 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 May 12, 2026, entitled "CD-1 Rezoning: 360 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 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. 11688)

**23. CD-1 Rezoning: 1220 Station Street and 201-213 Terminal Avenue
May 12, 2026**

- A. THAT the application by GWL Realty Advisors Inc., on behalf of 1296 Station Street Properties Ltd., the registered owners of the land located at 1220 Station Street and 201-213 Terminal Avenue [*PID 015-081-575; Lot D Block G District Lot 2037 Group 1 New Westminster District Plan 22488 Except Plan 22525*] to rezone the land from FC-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 7.0 to 11.2 and increase the maximum building height from 22.9 m (75 ft.) to 111 m (364 ft.) to permit a mixed-use development with a 28-storey (west tower) and a 36-storey (east tower) building connected by an eight-storey podium with 470 rental units, of which 20% of the residential floor area will be secured as below-market, with commercial and office uses, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated May 12, 2026, entitled "CD-1 Rezoning: 1220 Station Street and 201-213 Terminal Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCM Architects, received December 20, 2024 and supplemental plans received August 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 Report dated May 12, 2026, entitled "CD-1 Rezoning: 1220 Station Street and 201-213 Terminal 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 May 12, 2026, entitled "CD-1 Rezoning: 1220 Station Street and 201-213 Terminal 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 May 12, 2026, entitled "CD-1 Rezoning: 1220 Station Street and 201-213 Terminal 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 subject to approval of the CD-1 By-law, a consequential amendment to Schedule C of the Zoning and Development By-law regarding Streets Requiring Landscaped Setbacks, generally as set out in Appendix C of the Report dated May 12, 2026, entitled “CD-1 Rezoning: 1220 Station Street and 201-213 Terminal Avenue”, be approved.
- 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. 11689)

**24. CD-1 Rezoning: 455-485 Great Northern Way, Portion of 565 Great Northern Way and 1850 Thornton Street
May 12, 2026**

- A. THAT the application by PCI Developments, on behalf of:
- 1165767 B.C. Ltd.², the registered owner of 455 Great Northern Way [*PID 030-517-516; Lot 7 District Lot 264A Group 1 New Westminster District Plan EPP58103*],
 - 515-521 Great Northern Way Holdings Ltd. and 515-521 Great Northern Way Holdings (No. 2) Ltd., the registered owners of 485 Great Northern Way [*PID 029-920-060; Lot 8 District Lots 2037 and 264A Group 1 New Westminster District Plan EPP58102*],
 - 565 Great Northern Way Holdings Ltd., the registered owner of 565 Great Northern Way [*PID 029-920-078; Lot 9 District Lots 2037 and 264A Group 1 New Westminster District Plan EPP58102*], and

² Represented by PCI Developments

- 1165772 B.C. Ltd.¹, the registered owner of 1850 Thornton Avenue [*PID 030-517-508; Lot 6 District Lots 264A and 2037 Group 1 New Westminster District Plan EPP58103*],

to rezone the lands from CD-1 (Comprehensive Development) District (402) By-law No. 8131 to a new CD-1 (Comprehensive Development) District to allow for a maximum floor area of 89,000 sq. m (957,988 sq. ft.) and maximum building height of 116 m (381 ft.), to permit a mixed-use development including a 20-storey office building, two 36-storey mixed-use buildings connected with a podium, with 572 rental units with 20% of the residential floor area for below-market units, a 90-space turn-key childcare facility for City ownership and a 0.49 hectare privately-owned public open space, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated May 12, 2026, entitled "CD-1 Rezoning: 455-485 Great Northern Way, Portion of 565 Great Northern Way and 1850 Thornton Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins & Will, received May 24, 2024 with a resubmission received October 24, 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 May 12, 2026, entitled "CD-1 Rezoning: 455-485 Great Northern Way, Portion of 565 Great Northern Way and 1850 Thornton 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 the approval of the new CD-1 By-law, an amendment to remove the lands from CD-1 (402) Great Northern Way Campus By-law No. 8131 be approved, generally as set out in Appendix C of the Report dated May 12, 2026, entitled "CD-1 Rezoning: 455-485 Great Northern Way, Portion of 565 Great Northern Way and 1850 Thornton Street";

FUTHER THAT the Director of Legal Services be instructed to bring forward the amendment to By-law CD-1(402) Great Northern Way Campus By-law No. 8131 at the time of enactment of the new 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 Report dated May 12, 2026, entitled "CD-1 Rezoning: 455-485 Great

Northern Way, Portion of 565 Great Northern Way and 1850 Thornton 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 set out in Appendix C of the Report dated May 12, 2026, entitled “CD-1 Rezoning: 455-485 Great Northern Way, Portion of 565 Great Northern Way and 1850 Thornton 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. 11690)

**25. CD-1 Rezoning: 1500-1580 West 3rd Avenue
May 5, 2026**

* * * * *

*MOVED by Councillor Montague
SECONDED by Councillor Klassen*

THAT Council waive the staff presentation for Report 25 – CD-1 Rezoning: 1500-1580 West 3rd Avenue.

*CARRIED
(Councillor Maloney opposed)
(Councillors Bligh, Fry and Mayor Sim absent for the vote)*

* * * * *

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

MOVED by Councillor Zhou
SECONDED by Councillor Klassen

- A. THAT the application by Arno Matis Architecture + Urbanism Inc., on behalf of the ICX Holdings Inc., the registered owners of the lands located at 1500-1580 West 3rd Avenue [*Lots 3 and 4 Block 240 District Lot 526 Group 1 New Westminster District Plan 590; PIDs 023-793-805 and 023-793-813 respectively*] to rezone the lands from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 16.4 and increase the maximum building height from 30.5 m (100 ft.) to 53.6 m (176 ft.) to permit the development of a 17-storey building containing 160 hotel units be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated May 5, 2026, entitled "CD-1 Rezoning: 1500-1580 West 3rd Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arno Matis Architecture Inc., received December 16, 2024 and supplemental plans received May 6, 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 May 5, 2026, entitled "CD-1 Rezoning: 1500-1580 West 3rd 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 May 5, 2026, entitled "CD-1 Rezoning: 1500-1580 West 3rd 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.

CARRIED (Vote No. 11746)
(Councillor Orr opposed)
(Councillors Bligh, Fry, and Mayor Sim absent for the vote)

REFERRAL REPORTS

**1. Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments
May 26, 2026**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward applications as 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.

Recommendations for Public Hearing

- A. THAT Council approve, in principle, the application to amend the *Vancouver Official Development Plan* to change the Generalized Land Use designations for the Village areas and amend a reference map, generally in accordance with Appendix A of the Referral Report dated May 26, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and *Vancouver Official Development Plan* Amendments”;

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

- B. THAT subject to the approval of recommendation A, Council approve the Villages Plan, in principle, generally in accordance with Appendix B of the Referral Report dated May 26, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and *Vancouver Official Development Plan* Amendments”, to be brought forward for approval by Council following enactment of the by-law amendments in A above.
- C. THAT subject to the approval of A and B above, Council approve, in principle, the application to amend the Zoning and Development By-law, generally in accordance with Appendix C of the Referral Report dated May 26, 2026, entitled

“Villages Planning Program – Villages Plan, City-initiated Rezoning and *Vancouver Official Development Plan* Amendments”, as follows:

- i. amend the R3 Districts Schedule to add the R3-4 district, and amend the C-2A District Schedule to add the C-2D and C-2E districts,
- ii. rezone certain parcels from R1-1, RT-2, RT-5, RT-10, RT-11, RM-1, RM-7, RM-8, RM-8A, RM-11 and RM-12 to R3-1, R3-4, C-2D and C-2E districts,
- iii. amend Schedule J - Affordable Housing Schedule to add the R3-4 and C-2E districts and the associated social housing cash in lieu contribution and Below-Market Rental discount rate, and
- iv. repeal the RM-12 District Schedule;

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 C of the above-noted report.

- D. THAT subject to approval of C above, the Sign By-law be amended to include districts R3-4, C-2D and C-2E and remove the RM-12 district, generally in accordance with Appendix D of the Referral Report dated May 26, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and *Vancouver Official Development Plan* Amendments”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the 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 amendment in C above.

- E. THAT subject to approval of C above, the Noise Control By-law be amended to include the R3-4, C-2D and C-2E districts, generally in accordance with Appendix E of the Referral Report dated May 26, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and *Vancouver Official Development Plan* Amendments”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendment 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 amendment in C above.

- F. THAT subject to approval of C above, the Subdivision By-law be amended to include the R3-4, C-2D and C-2E districts and remove the RM-12 district, and to delete properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law, generally in accordance with Appendix F of the Referral Report dated May 26, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and *Vancouver Official Development Plan* Amendments”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Subdivision 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 amendment in C above.

- G. THAT subject to approval of C above, the Parking By-law be amended to add the C-2D and C-2E districts and remove the RM-12 district, generally in accordance with Appendix G of the Referral Report dated May 26, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and *Vancouver Official Development Plan* Amendments”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Parking 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 amendment in C above.

- H. THAT subject to approval of B above, Council approve, in principle, the proposed amendments to the Cambie Corridor Plan, Cambie Corridor Public Realm Plan, Marpole Community Plan, Norquay Village Neighbourhood Centre Plan, Norquay Village Public Realm Plan, Norquay Village Public Benefits Strategy, Grandview-Woodland Community Plan, and Rupert and Renfrew Station Area Plan, generally in accordance with Appendix H of the Referral Report dated May 26, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and *Vancouver Official Development Plan* Amendments”, to be brought forward for approval by Council following enactment of the by-law amendments in A above.
- I. THAT Council approve, in principle, amendments to various land use documents, including the repeal of the RM-12 Guidelines, generally in accordance with Appendix I of the Referral Report dated May 26, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and *Vancouver Official Development Plan* Amendments”, to be brought forward for approval by Council following enactment of the by-law amendments in A and C above.
- J. THAT Council approve, in principle, the repeal of the Villages Interim Rezoning Policy, to be brought forward for Council approval at the time of the adoption of the Villages Plan in accordance with B above.
- K. THAT Council approve, in principle, the application to amend the *Vancouver Official Development Plan* to make minor editorial changes, generally in accordance with Appendix J of the Referral Report dated May 26, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and *Vancouver Official Development Plan* Amendments”;

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

- L. THAT Council approve, in principle, amendments to the *Vancouver Official Development Plan* to add language clarifying how to consider whether a proposed development is consistent with Generalized Land Use designations, generally in accordance with Appendix M of the Referral Report dated May 26, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and *Vancouver Official Development Plan* Amendments”;

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

- M. THAT A through L 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 rezoning by-laws; 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. 11691)

**2. Vancouver Official Development Plan and Regional Context Statement
Amendments for Former Molson Brewery Site
May 19, 2026**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the application to amend the *Vancouver Official Development Plan* described below, and that the amendment 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 *Vancouver Official Development Plan* amendment by-law, in accordance with the recommendations set out below, for consideration at the Public Hearing;

AND FURTHER THAT staff be directed to make an application to Metro Vancouver to amend the Metro 2050: Regional Growth Strategy to re-designate the former Molson Brewery site at 1550 Burrard Street [PID 007-960-646; Lot 2, Block D, Plan VAP13996, District Lot 3610, New Westminster Land District, Exp Pp 46467(Leasehold Over Portion Of Roof)] and 1655 West 1st Avenue [PID 015-875-831; Lot 1, Block D, Plan VAP4358, District Lot 3610, Group 1, New Westminster Land District, Except Plan 47235, (Ref PI 4358), (Ref PI 3640)] from “Industrial” to “General Urban.”

Recommendations for Public Hearing

- A. THAT Council approve, in principle, the amendments to the *Vancouver Official Development Plan* generally as presented in Appendix A of the Referral Report dated May 19, 2026, entitled "*Vancouver Official Development Plan and Regional Context Statement Amendments for Former Molson Brewery Site*" to change the Generalized Land Use designation of 1550 Burrard Street and 1655 West 1st Avenue ("former Molson Brewery site") from "Industrial and Employment" to "Mixed-Use High-Rise 2" and to change the regional land use designation from "Industrial" to "General Urban" in the Regional Context Statement;

FURTHER THAT the amendment to the Regional Context Statement contained in the *Vancouver Official Development Plan* be referred to the Board of Metro Vancouver for their acceptance or refusal;

AND FURTHER THAT, subject to the approval of Metro Vancouver to re-designate the former Molson Brewery site from "Industrial" to "General Urban" and amend the Regional Context Statement, the Director of Legal Services be instructed to bring forward for enactment amendments to the *Vancouver Official Development Plan* By-law generally in accordance with Appendix A of the above-noted report.

- B. THAT subject to the approval of A above, Council approve the "Former Molson Brewery Site: Guiding Principles and Rezoning Guidelines," generally as presented in Appendix B of the Referral Report dated May 19, 2026, entitled "*Vancouver Official Development Plan and Regional Context Statement Amendments for Former Molson Brewery Site*" to guide future development of the site.
- 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 landowner 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 by-laws, and any costs incurred in fulfilling requirements to proceed with enactment are at the risk of the person making the expenditure or incurring the cost; 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. 11692)

**3. Vancouver ODP Amendment and CD-1 Rezoning: 6333-6369 Yukon Street
May 19, 2026**

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

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

Recommendations for Public Hearing

- A. THAT the application by Soheil Khosravi Kermani Architecture Inc., on behalf of the Cielle Yukon BT Ltd., the registered owners of the land located at 6333 Yukon Street [*Lot 15 of Lot 2 Block 999 District Lot 526 Plan 5531; PID 011-138-637*], to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Residential Mid-Rise to Residential High-Rise 1 be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A of the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 6333-6369 Yukon Street", be approved in principle.

- B. THAT subject to the approval of A above, the application to rezone the lands located at 6333-6369 Yukon Street [*Lots 15, 14, and 13 of Lot 2 Block 999 District Lot 526 Plan 5531; PIDs 011-138-637, 011-138-629, and 011-138-611 respectively*], from R1-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.6 to 6.55 and increase the maximum building height from 11.5 m (37.72 ft.) to 70 m (230 ft.) to permit the development of a 23-storey residential building be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix B of the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 6333-6369 Yukon Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Soheil Khosravi Kermani Architecture Inc., received June 18, 2025;

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

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C of the above-noted report for the enactment of the CD-1 By-law are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the CD-1 By-law for enactment following the enactment of the *Vancouver Official Development Plan* amendment by-law.

- C. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, rezoning and the Housing Agreement described in Part 2 of Appendix C of the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 6333-6369 Yukon 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.
- D. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix D of the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 6333-6369 Yukon Street";

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

- 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 to amend the *Vancouver Official Development Plan* or rezone 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. 11693)

**4. CD-1 (59) Text Amendment: Vancouver General Hospital
May 19, 2026**

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 the Council meeting and not a Public Hearing because the proposal is consistent with all relevant official development plans including the *Vancouver Official Development Plan*.

Recommendations for Council

- A. THAT the application by Kasian Architecture Interior Design And Planning Ltd., on behalf of Vancouver Coastal Health Authority, to amend the text of CD-1 (Comprehensive Development) District (59) By-law No. 4472, which applies to lands as set out in Appendix F of the Referral Report dated May 19, 2026, entitled "CD-1 (59) Text Amendment: Vancouver General Hospital", to increase the maximum floor space ratio (FSR) from 2.60 to 2.65, increase the maximum site coverage from 55% to 60%, amend floor space ratio exclusions and update parking space requirements, to permit the development of an 11-storey institutional building with hospital uses on the lands located at 818-990 West 10th Avenue and 803-899 West 12th Avenue and a temporary cycling centre on the lands located at 2785 Ash Street, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, prepared in accordance with Appendix A of the above-noted report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Kasian Architecture Interior Design And Planning Ltd., received December 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 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. 11694)

**5. Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive
May 19, 2026**

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

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

Recommendations for Public Hearing

- A. THAT the application by Cressey (East Pender) Development LLP, on behalf of Cressey East Pender Holdings Ltd., the registered owner of the lands located at 1683-1691 East Pender Street and 485 Commercial Drive [*PID 030-565-448; Lot A Blocks C And D District Lot 183 New Westminster District Group 1 Plan EPP82425*] to amend the Generalized Land Use designation in the *Vancouver Official Development Plan* for a portion of the lands to Residential High-Rise 1 be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A of the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive", be approved in principle.

- B. THAT subject to the approval of A above, the application to rezone the lands from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District, permit the development of a 21-storey residential rental building with 236 rental units and a total floor area of 14,326 sq. m (154,204 sq. ft.), and a six-storey mixed-use building containing 40 social housing units and a social service centre and a total floor area of 3,585 sq. m (38,589 sq. ft.), be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix B of the Referral Report dated May 19, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by dys architecture, received on August 25, 2025, and revised drawings received March 26, 2026;

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

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C of the above-noted report for the enactment of the CD-1 By-law are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the CD-1 By-law for enactment following the enactment of the *Vancouver Official Development Plan* amendment by-law.

- C. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, rezoning and the Housing Agreements described in Part 2 of Appendix C of the Referral Report dated May 19, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws 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.
- 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 D of the Referral Report dated May 19, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive”, 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 set out in Appendix D of the Referral Report dated May 19, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive”;

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 to amend the *Vancouver Official Development Plan* or rezone 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. 11695)

**6. Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue
May 19, 2026**

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

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

Recommendations for Public Hearing

- A. THAT the application by the General Manager of Real Estate Services, on behalf of the City of Vancouver, the registered owner of the lands located at:
 - 2396 Kingsway [PID 012-997-978; Lot 8, Except Part in reference Plan 2407, Now Kingsway, of Lots 3 and 4 Block 11 District Lot 393 Plan 3283];
 - 2400 Kingsway:
 - [Lots 2 to 7, 10 and 11 Block L District Lot 393 Plan 6423; PIDs 010-895-906, 010-895-914, 010-895-922, 010-895-931, 010-895-949, 010-895-957, 010-895-990, and 010-896-007, respectively];

- [Lots 5 and 6, Except portions in reference plans 2407 and 7825, Block 11 District Lot 393 Plan 780; PIDs 015-106-756 and 015-106-764, respectively];
- [PID 012-997-994; Lot 9 of Lots 3 and 4 Block 11 District Lot 393 Plan 3283];
- [PID 012-998-028; Lot 10, Except the West 20 feet now lane, of Lots 3 and 4 Block 11 District Lot 393 Plan 3283]; and
- 2441-2493 East 33rd Avenue [Lot 9 and 8 Block L District Lot 393 Plan 6423; PIDs 010-895-981 and 010-895-965, respectively];

to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Mixed-Use High-Rise 1 to Mixed-Use High-Rise 2 be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A of the Referral Report dated May 19, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue”, be approved in principle.

- B. THAT subject to approval of A above, the application to rezone the lands from C-2 (Commercial) District, RT-2 (Residential) District and R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to allow for a maximum floor area of 68,150 sq. m (733,560 sq. ft.) and a maximum building height of 97 m (318 ft.), to permit a mixed-use development with four residential towers, with 863 secured rental units and ground floor commercial space, and social service centre and childcare facility be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix B of the Referral Report dated May 19, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Acton Ostry Architects Inc., received August 6, 2025;

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

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C of the above-noted report for the enactment of the CD-1 By-law are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the CD-1 By-law for enactment following the enactment of the *Vancouver Official Development Plan* amendment by-law.

- C. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, rezoning and the Housing Agreement described in Part 2 of Appendix C of the Referral Report dated May 19, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd 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.
- D. THAT subject to approval in principle of the rezoning, the existing 2400 Motel Sign (the "heritage sign") at 2400 Kingsway [Lot 6, Except Portions in Reference Plans 2407 and 7825, Block 11 District Lot 393 Plan 780; PID:015-106-764] be added to the Vancouver Heritage Register.
- E. 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 D of the Referral Report dated May 19, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue”, be approved.
- F. 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 D of the Referral Report dated May 19, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd 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.

- G. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix D of the Referral Report dated May 19, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue”;

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

- H. THAT A to G 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 to amend the *Vancouver Official Development Plan* or rezone 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. 11696)

**7. Vancouver ODP Amendment and CD-1 (285) Amendment: 940-950 West 41st Avenue (Jewish Community Centre)
May 19, 2026**

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

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

Recommendations for Public Hearing

- A. THAT the application by JWest Foundation, on behalf of Jewish Community Centre of Greater Vancouver, the registered owner of the lands located at 940-950 West 41st Avenue [*PID 009-326-472; Lot 27, Except Part in Plan 13567 of Lot A Block 1008 District Lot 526 Plan 10622*], to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Mixed-Use Mid-Rise and Mixed-Use High-Rise 1 to Mixed-Use Low-Rise and Mixed-Use High-Rise 2, and to alter the boundaries between the two Generalized Land Use designations, be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A of the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment and CD-1 (285) Amendment: 940-950 West 41st Avenue (Jewish Community Centre)", be approved in principle.

- B. THAT subject to the approval of A above, the application to amend CD-1 (285) (Comprehensive Development) District By-Law No. 6963, to increase the maximum floor space ratio (FSR) from 4.49 to 5.77 and to increase the maximum building height from 88.0 m (289 ft.) to 136.0 m (446 ft.), to permit the development of two towers containing 630 rental units, of which at least 20% of the residential floor area will be secured as non-profit operated rental housing, and a private childcare, a six-storey building containing a private school, and a replacement Jewish Community Centre, be approved in principle;

FURTHER THAT the draft CD-1 Amendment By-law, prepared in accordance with Appendix B of the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment and CD-1 (285) Amendment: 940-950 West 41st Avenue (Jewish Community Centre)", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Acton Ostry Architects, received on October, 6, 2026;

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

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C of the above-noted Referral Report for the enactment of the CD-1 Amendment By-law are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the CD-1 Amendment By-law for enactment following the enactment of the *Vancouver Official Development Plan* amendment by-law.

- C. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, zoning amendment and the Housing Agreement described in Part 2 of Appendix C of the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment and CD-1 (285) Amendment: 940-950 West 41st Avenue (Jewish Community Centre)", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 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.
- 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 to amend the *Vancouver Official Development Plan* or rezone 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. 11697)

**8. Vancouver ODP Amendment and CD-1 Rezoning: 809 West 41st Avenue
May 19, 2026**

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

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

Recommendations for Public Hearing

- A. THAT the application by Arno Matis Architecture, on behalf of 809 Projects Holdings Ltd., the registered owner of the lands located at 809 West 41st Avenue [PID 010-075-909; Lot A Block 867 District Lot 526 Plan 8454], to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Mixed-Use Low-Rise to Mixed-Use High-Rise 2 be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A of the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 809 West 41st Avenue", be approved in principle.

- B. THAT subject to the approval of A above, the application to amend CD-1 (34) (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) to 14.32 and increase the maximum building height to 102.2 m (335 ft.) to permit the development of a 32-storey mixed-use building containing 305 rental units, of which 20% of the residential floor area will be secured as below-market rental units, commercial space on the ground floor, seventh floor

office space and seventh floor commercial space that allows for a private childcare facility, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix B of the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 809 West 41st Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arno Matis Architecture, received on April 30, 2025, and revised drawings received February 4, 2026;

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

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C of the above-noted report for the enactment of the CD-1 By-law are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the CD-1 By-law for enactment following the enactment of the *Vancouver Official Development Plan* amendment by-law.

- C. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, rezoning and the Housing Agreement described in Part 2 of Appendix C of the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 809 West 41st Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- 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 D of the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 809 West 41st Avenue", 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 set out in Appendix D of the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 809 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.

- 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 to amend the *Vancouver Official Development Plan* or rezone 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. 11698)

**9. CD-1 Rezoning: 75 East 8th Avenue
May 19, 2026**

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

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

Recommendations for Public Hearing

- A. THAT the application by Musson Cattell Mackey Partnership, on behalf of MacGyver Manor Holdings Ltd., the registered owners of the lands located at 75 East 8th Avenue [*Lots A to C Block 45 District Lot 200A Plan 625; PIDs: 015-161-684, 015-161-706, and 015-161-714*], to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 12.1 and increase the maximum building height from 30.5 m (100 ft.) to 72.0 m (236 ft.) to permit the development of a 21-storey mixed-use hotel with two storeys of industrial use, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 19, 2026, entitled "CD-1 Rezoning: 75 East 8th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell Mackey Partnership, dated October 20, 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 May 19, 2026, entitled “CD-1 Rezoning: 75 East 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 May 19, 2026, entitled “CD-1 Rezoning: 75 East 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.

ADOPTED ON CONSENT (Vote No. 11699)

10. Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue May 19, 2026

THAT the application to modify the Conditions of Approval and the Conditions of By-law Enactment, described below, be referred to a Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below.

Recommendations for Public Hearing

- A. THAT the application by 456 Prior Street Holdings Ltd., and Prior Street Phase II Holdings Ltd., the registered owners of the lands located at 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue [*PID 032-235-089; Lot 1 Block 105 District Lots 196 and 2037 Group 1 New Westminster District Plan EPP 136117*] to amend Appendix B – Part 1: Conditions of Approval of Form of Development and Appendix B - Part 2: Conditions of By-law Enactment of the Referral Reports RTS No. 14915, as set out in Appendix A of the Referral Report dated May 19, 2026, entitled “Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue” hereto, to permit the replacement of the previously secured 6,500 sq. ft. cultural amenity space with a cash CAC be approved, and instructs the Director of Legal Services to make the appropriate modifications to or replacements of legal agreements to give effect to this amendment.
- B. THAT the application by 456 Prior Street Holdings Ltd. and Prior Street Phase II Holdings Ltd., the registered owners of the lands located at 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue [*PID 032-235-089; Lot 1 Block 105 District Lots 196 and 2037 Group 1 New Westminster District Plan EPP 136117*] to amend Condition of Enactment 2.4(c) in Appendix B of the Referral Report dated May 19, 2026, entitled “Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue” – Part 2 of the Referral Reports RTS No. 18421, as set out in Appendix B of the above-noted report hereto, be approved, and instructs the Director of Legal Services to make the appropriate modifications to or replacements of legal agreements to give effect to this amendment.
- 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.

ADOPTED ON CONSENT (Vote No. 11700)

**11. CD-1 Rezoning: 1905 Ogden Avenue
May 19, 2026**

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

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

Recommendations for Public Hearing

- A. THAT the application by the General Manager of Planning, Urban Design and Sustainability, on behalf of the City of Vancouver, the registered owner of the lands located at 1905 Ogden Avenue:

[PID 015-770-028; District Lot 5780 Group 1 New Westminster District];

[PID 015-770-052; District Lot 5594 Group 1 New Westminster District];

[PID 015-770-010; District Lot 5781 Group 1 New Westminster District]; and

[PID 015-770-079; District Lot 5593 Group 1 New Westminster District];

to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the maximum building height from 11.5 m (35 ft.) measured from base surface, to 27.0 m (89 ft.) measured geodetically, to permit a museum and archive use for the existing Vancouver Maritime Museum, and to 12.1 m (40 ft.) above the water line to permit a beauty and wellness centre use in the form of a floating barge, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Referral Report dated May 19, 2026, entitled "CD-1 Rezoning: 1905 Ogden Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by HAVN Saunas Inc., received January 16, 2026;

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

- B. THAT subject to approval 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 May 19, 2026, entitled "CD-1 Rezoning: 1905 Ogden Avenue", be approved.

- C. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated May 19, 2026, entitled "CD-1 Rezoning: 1905 Ogden Avenue";
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.
- D. THAT A to C above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted 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. 11701)

BY-LAWS

On June 2, 2026, Councillors Fry and Kirby-Yung advised they had reviewed the proceedings related to By-laws 6 and 7 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 and 9, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillors Bligh and Montague absent for the vote)

MOVED by Councillor Kirby-Yung
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 2 to 8, and 10 to 42 inclusive,

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

CARRIED UNANIMOUSLY

(Councillors Bligh and Montague absent for the vote)

1. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (Heather Lands (South): 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue) (By-law No.14705)
2. A By-law to Repeal CD-1 (881) By-law No. 14247 (4949-5255 Heather Street and 657 West 37th Avenue) (By-law No.14706)
3. A By-law to repeal By-law No. 14172 authorizing a Housing Agreement for 4949 - 5255 Heather Street and 657 – 707 West 37th Avenue – Parcel B (By-law No.14707)
4. A By-law to repeal By-law No. 14173 authorizing a Housing Agreement for 4949 - 5255 Heather Street and 657 – 707 West 37th Avenue – Parcel F (By-law No.14708)
5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from R1-1 to RR-2B (5238-5262 Granville Street and 1495 West 37th Avenue) (By-law No. 14709)
6. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2158-2170 West 1st Avenue) (By-law No.14710)
(Councillor Bligh ineligible to vote)
7. A By-law to amend CD-1 (915) By-law No. 14566 (450-492 Prior Street, 510-550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue) (By-law No.14711)
(Councillor Bligh and Mayor Sim ineligible to vote)
8. A By-law to amend CD-1 (847) By-law No. 13626 (133-159 West 49th Avenue (Formerly 131-163 West 49th Avenue) (By-law No.14712)
9. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from CD-1 (26) to RR-3B (4615 Arbutus Street) (By-law No.14713)
10. A By-law to amend CD-1 (26) By-law No. 4078 (4615 and 4683-4701 Arbutus Street 4620-4676 Yew Street, and 2105 West 32nd Avenue) (By-law No.14714)
11. A By-law to amend the Vacancy Tax By-law No. 11674 regarding amendment to vacant new inventory exemption (By-law No.14715)
12. A By-law to amend Development Approval Procedure By-law No.14357 regarding miscellaneous amendments (By-law No.14716)
13. A By-law to amend the Zoning and Development By-law No. 3575 regarding the repeal of the RR-2C district and the enactment of a new RR-3C district (By-law No.14717)

14. A By-law to amend Parking By-law No. 6059 regarding the repeal of the RR-2C district and the enactment of a new RR-3C district (By-law No.14718)
15. A By-law to amend Sign By-law No.11879 regarding the repeal of the RR-2C district and the enactment of a new RR-3C district (By-law No.14719)
16. A By-law to amend Subdivision By-law No. 5208 regarding the repeal of the RR-2C district and the enactment of a new RR-3C district (By-law No.14720)
17. A By-law to amend Noise Control By-law No. 6555 regarding the repeal of the RR-2C district and the enactment of a new RR-3C district (By-law No.14721)
18. A By-law to enact a Housing Agreement for 3362-3384 Vanness Avenue and 3347 Clive Avenue (By-law No.14722)
19. A By-law to enact a Housing Agreement for 4975 – 4997 Joyce Street (By-law No. 14723)
20. A By-law to enact a Housing Agreement 1770 West 12th Avenue (By-law No.14724)
21. A By-law to levy rates on qualifying real property in the Cambie Village Business Improvement Area (By-law No.14725)
22. A By-law to levy rates on qualifying real property in the Chinatown Business Improvement Area (By-law No.14726)
23. A By-law to levy rates on qualifying real property in the Collingwood Business Improvement Area (By-law No.14727)
24. A By-law to levy rates on qualifying real property in the Commercial Drive Business Improvement Area (By-law No.14728)
25. A By-law to levy rates on qualifying real property in the Downtown Vancouver Business Improvement Area (By-law No.14729)
26. A By-law to levy rates on qualifying real property in the Dunbar Village Business Improvement Area (By-law No.14730)
27. A By-law to levy rates on qualifying real property in the Fraser Street Business Improvement Area (By-law No.14731)
28. A By-law to levy rates on qualifying real property in the Gastown Business Improvement Area (By-law No.14732)
29. A By-law to levy rates on qualifying real property in the Hastings Crossing Business Improvement Area (By-law No.14733)
30. A By-law to levy rates on qualifying real property in the Hastings North Business Improvement Area (By-law No.14734)

31. A By-law to levy rates on qualifying real property in the Kerrisdale Business Improvement Area (By-law No.14735)
32. A By-law to levy rates on qualifying real property in the Kitsilano 4th Avenue Business Improvement Area (By-law No.14736)
33. A By-law to levy rates on qualifying real property in the Marpole Business Improvement Area (By-law No.14737)
34. A By-law to levy rates on qualifying real property in the Mount Pleasant Business Improvement Area (By-law No.14738)
35. A By-law to levy rates on qualifying real property in the Point Grey Village Business Improvement Area (By-law No.14739)
36. A By-law to levy rates on qualifying real property in the Robson Street Business Improvement Area (By-law No.14740)
37. A By-law to levy rates on qualifying real property in the South Granville Business Improvement Area (By-law No.14741)
38. A By-law to levy rates on qualifying real property in the Strathcona Business Improvement Area (By-law No.14742)
39. A By-law to levy rates on qualifying real property in the Victoria Drive Business Improvement Area (By-law No.14743)
40. A By-law to levy rates on qualifying real property in the West Broadway Business Improvement Area (By-law No.14744)
41. A By-law to levy rates on qualifying real property in the West End Business Improvement Area (By-law No.14745)
42. A By-law to levy rates on qualifying real property in the Yaletown Business Improvement Area (By-law No.14746)

ADMINISTRATIVE MOTIONS

1. Fast-Tracking Rental Housing – Updates to Residential Rental Districts

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

WHEREAS on May 19, 2026, Council approved, in principle, amendments to the Zoning and Development By-law, generally as presented in Appendix A of the Council Report dated May 4, 2026, entitled “Fast-Tracking Rental Housing – Updates to Residential Rental Districts”;

WHEREAS on May 19, 2026, Council also directed staff to bring forward for approval by Council amendments to the Secured Rental Policy; Residential Rental Districts Schedules Design Guidelines; Transit-Oriented Areas Rezoning Policy; and Broadway Plan, generally as presented in Appendix R of the Referral Report dated May 4, 2026, entitled “Fast-Tracking Rental Housing – Updates to Residential Rental Districts”;

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

THEREFORE BE IT RESOLVED THAT the amendments to the various land use documents as described in the table 1 below entitled “Summary of Proposed Amendments for Policies and Guidelines Related to the RR-3C District Schedule”, are hereby adopted and are to come into effect on June 2, 2026.

CARRIED UNANIMOUSLY
(Councillors Bligh and Montague absent for the vote)

NOTICE OF COUNCIL MEMBER’S MOTIONS

1. Sustaining Summer 2026 Festivals

Councillors Kirby-Yung and Dominato 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 agenda of July 15, 2026, as a Council Members’ Motion.

2. Securing Space for the Interim Filipino Community Centre

Councillors Kirby-Yung and Zhou 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 agenda of July 15, 2026, as a Council Members’ Motion.

3. Supporting Prioritized Solutions from the Arts and Culture Sector Working Group

Councillors Kirby-Yung and Fry 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 agenda of July 15, 2026, as a Council Members’ Motion.

4. Investigating Traffic & Safety Mitigations & Solutions at Vancouver Firehalls

Councillor Kirby-Yung submitted a notice of Council members’ motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of July 15, 2026, as a Council Members’ Motion.

5. Reviving and Accelerating the Vision for a Central Tech Innovation Hub in Vancouver

Councillor Klassen 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 agenda of July 15, 2026, as a Council Members’ Motion.

6. Addressing the Risks of Digital Infrastructure

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 agenda of July 15, 2026, as a Council Members' Motion.

7. Enabling Community-Led Installation of Temporary Shade for Heat Protection

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 agenda of July 15, 2026, as a Council Members' Motion.

8. Equipping the City to Expand Childcare Capacity

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 agenda of July 15, 2026, as a Council Members' Motion.

9. Prepping for the relocation of St Paul's: Creating a PrEP distribution centre out of Qmunity

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 agenda of July 15, 2026, as a Council Members' Motion.

10. Protecting and Planning for Vancouver's Waterfront Precinct

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 agenda of July 15, 2026, as a Council Members' Motion.

11. Keep the Artists In: Creating a Cultural Land Trust for 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 agenda of July 15, 2026, as a Council Members' Motion.

12. Rising Tides: Governance reform and stewardship of False Creek

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 agenda of July 15, 2026, as a Council Members' Motion.

13. Renewed Renters' Office for Vancouver Residents

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 agenda of July 15, 2026, as a Council Members' Motion.

14. Energy Sovereignty and Grid Resilience

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 agenda of July 15, 2026, as a Council Members' Motion.

15. Passenger Licensing for Electric Micro Vehicles

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 agenda of July 15, 2026, as a Council Members' Motion.

16. Policy Framework for Overdose Prevention and Harm Reduction Facilities

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 agenda of July 15, 2026, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on July 22, 2026;

FURTHER THAT Councillor Fry be granted a Leave of Absence for personal reasons from meetings on June 9, 2026, from 3 pm onwards;

FURTHER THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on June 10, 2026, from 7 pm onwards, and July 15 and 16, 2026;

FURTHER THAT Councillor Orr be granted a Leave of Absence for civic business from meetings on July 16, 2026, from 3:30 pm onwards;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on June 3, 2026, from 12 pm onwards;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for personal reasons from meetings on July 30 and 31, 2026;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on July 16, 2026, from 6 pm onwards, and July 28, 2026, from 4 pm onwards;

FURTHER THAT Councillor Maloney be granted a Leave of Absence for civic business from meetings on July 29, 2026, from 5 pm onwards;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on June 2, 2026, from 5 pm onwards;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for personal reasons from meetings on June 10, 2026, from 3 pm onwards, and July 15, 2026, from 5 pm onwards;

AND FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on July 30 and 31, 2026.

CARRIED UNANIMOUSLY
(Councillors Bligh and Montague absent for the vote)

2. Change to Business Licence Panel

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT Councillor Montague replace Councillor Kirby-Yung as Panel member at the Business Licence Hearing meeting to be held on June 10, 2026.

CARRIED UNANIMOUSLY
(Councillors Bligh and Montague absent for the vote)

3. Changes to Business Licence Panel

MOVED by Councillor Maloney
SECONDED by Councillor Meiszner

THAT Councillor Maloney replace Councillor Bligh as a Panel member at the Business Licence Hearing meeting to be held on June 10, 2026;

FURTHER THAT Councillor Bligh replace Councillor Maloney as the Alternate at the Business Licence Hearing meeting to be held on June 10, 2026.

CARRIED UNANIMOUSLY
(Councillors Bligh and Montague absent for the vote)

4. Requests for Leaves of Absence

MOVED by Councillor Orr
SECONDED by Councillor Meiszner

THAT Councillor Orr be granted a Leave of Absence for personal reasons from meetings on June 10, 2026, from 7 pm onwards.

CARRIED UNANIMOUSLY
(Councillors Bligh and Montague absent for the vote)

5. Requests for Leaves of Absence

MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on July 15 and 16, 2026.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Honouring the Life and Legacy of Mel Zajac

Councillor Dominato paid tribute to Mel Zajac, who passed away at 98 years old, highlighting his devotion to charitable work, most notably through the Zajac Foundation and its support for youth programs and international swimming events, leaving a lasting impact on the community.

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillor Fry and Mayor Sim absent for the vote)

On June 9, 2026, Council adjourned at 9:27 pm.

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