



COUNCIL MEETING MINUTES

JULY 14, 16 AND 21, 2026

A Meeting of the Council of the City of Vancouver was held on Tuesday, July 14, 2026, at 9:30 am, in the Council Chamber, Third Floor, City Hall. Subsequently the meeting recessed and reconvened on Thursday, July 16, 2026, at 1:04 pm and on Tuesday, July 21, 2026, at 9:30 am. This Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law*.

PRESENT:	Mayor Ken Sim* (Leave of Absence – Civic Business – July 16, 2026 and Leave of Absence – Personal Reasons – July 21, 2026) Councillor Rebecca Bligh* (Leave of Absence – Personal Reasons – from 1 pm to 2 pm on July 21, 2026) Councillor Lisa Dominato* Councillor Pete Fry (Leave of Absence – Civic Business – July 16, 2026, from 2 pm onwards) Councillor Sarah Kirby-Yung* Councillor Mike Klassen* Councillor Lucy Maloney Councillor Peter Meiszner Councillor Brian Montague* Councillor Sean Orr Councillor Lenny Zhou
CITY MANAGER’S OFFICE:	Donny van Dyk, City Manager Sandra Singh, Deputy City Manager
CITY CLERK’S OFFICE:	Lesley Matthews, Acting Deputy City Clerk Terri Burke, Meeting Coordinator (July 14 and 21, 2026) Alyse Stewart, Meeting Coordinator (July 16, 2026)

* Denotes absence for a portion of the meeting.

WELCOME

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

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

IN CAMERA MEETING

MOVED by Councillor Klassen

SECONDED by Councillor Meiszner

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

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

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

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

- (iii) between the city and a First Nation or between a First Nation and a third party.

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

ADOPTION OF MINUTES

1. Council (City Finance and Services) – May 20 and 21, 2026

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of May 20 and 21, 2026, be approved.

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

2. Council – June 2 and 9, 2026

MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

THAT the Minutes of the Council meeting of June 2 and 9, 2026, be approved.

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

3. Public Hearing – June 2, 2026

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT the Minutes of the Public Hearing of June 2, 2026, be approved.

CARRIED UNANIMOUSLY
(Councillor Dominato absent for the vote)

4. Council (Policy and Strategic Priorities) – June 3, 2026

MOVED by Councillor Meiszner
SECONDED by Councillor Montague

THAT the Minutes of the Council meeting following the Standing Committee on Policy

and Strategic Priorities meeting of June 3, 2026, be approved.

CARRIED UNANIMOUSLY
(Councillor Dominato absent for the vote)

5. Special Council (Amend Election By-law No. 9070) – June 9, 2026

MOVED by Councillor Zhou
SECONDED by Councillor Meiszner

THAT the Minutes of the Special Council (Amend Election By-law No. 9070) meeting of June 9, 2026, be approved.

CARRIED UNANIMOUSLY
(Councillors Dominato and Klassen absent for the vote)

6. Business Licence Hearing – June 10, 2026

MOVED by Councillor Meiszner
SECONDED by Councillor Montague

THAT the Minutes of the Business Licence Hearing of June 10, 2026, be approved.

CARRIED UNANIMOUSLY
(Councillor Dominato absent for the vote)

7. Mayor's Budget Task Force Implementation Oversight Committee – July 6, 2026

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

THAT the Minutes of the Mayor's Budget Task Force Implementation Oversight Committee meeting of July 6, 2026, be approved.

CARRIED UNANIMOUSLY
(Councillor Dominato absent for the vote)

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VARY AGENDA

MOVED by Councillor Montague
SECONDED by Councillor Klassen

THAT Council vary the agenda to deal with Referral Reports, By-laws 1 to 36, and

Administrative Motions immediately following Matters Adopted on Consent;

FURTHER THAT Council vary the agenda to deal with By-law 37 immediately following consideration of Report 3.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Note: For ease of reference the Minutes are recorded in numerical order.

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MATTERS ADOPTED ON CONSENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

THAT Council adopt Comm 2, Reports 6, 8, 10, 14 to 17, 21 to 24, 28 and Referral Reports 2, 4 and 5, on consent.

CARRIED UNANIMOUSLY AND REPORTS 6 AND 8
BY THE REQUIRED MAJORITY

COMMUNICATIONS

1. Changes to the 2026 Council Meetings Schedule

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

- A. THAT Council change the Meeting Reserve on July 16, 2026, from 3 pm to 5 pm to 1 pm to 5 pm.
- B. THAT Council add a Meeting Reserve on July 20, 2026, from 1 pm to 5 pm.
- C. THAT Council cancel the Business Licence Hearing on July 21, 2026, and add a Meeting Reserve from 9:30 am to 5 pm.
- D. THAT Council change the start time of the Special Council Meeting on July 22, 2026, from 3 pm to 5 pm.
- E. THAT Council cancel the Business Licence Hearing on July 22, 2026, and add a Meeting Reserve from 9:30 am to 4 pm.
- F. THAT Council change the Meeting Reserve on July 23, 2026, from 3 pm to 5 pm to 9:30 am to 5 pm.
- G. THAT Council add a Meeting Reserve on July 24, 2026, from 5 pm to 10 pm.

- H. THAT Council add a Meeting Reserve on July 25, 2026, from 9:30 am to 10 pm.
- I. THAT Council add a Meeting Reserve on July 27, 2026, from 9:30 am to 10 pm.
- J. THAT Council cancel the scheduled Public Hearing on July 28, 2026, and add a Meeting Reserve from 6 pm to 10 pm.

amended

AMENDMENT MOVED by Councillor Montague
SECONDED by Councillor Dominato

THAT the following be added as letter K:

- K. THAT Council cancel the scheduled Standing Committee on Policy and Strategic Priorities meeting on July 29, 2026, and designate that date as a Meeting Reserve, in recognition of the extraordinarily high number of agenda items before Council during the July meeting cycle, as identified by the City Clerk, and the fact that the existing Meeting and Reserve Meeting dates scheduled fall significantly short of the total time likely required to reasonably allow Council to complete all agenda items.

carried

* * * * *

Prior to the vote on the amendment, Councillor Orr raised a point of order, questioning whether the amendment was in order under section 8.7(a) of the Procedure By-law, on the basis that it was not compatible with the good rule and government of the City. Following a brief recess, the Mayor ruled that the amendment was in order pursuant to section 2.7 of the Procedure By-law, noting that Council may cancel or change the date, time, or place of any Council meeting.

Councillor Bligh subsequently raised a point of information, asking whether Legal Services had confirmed that the amendment did not contravene the Vancouver Charter. Following a brief recess, the Mayor advised that rulings, including any consultations undertaken by the Chair in reaching a ruling, are at the discretion of the Chair. The Mayor then reaffirmed that the amendment was in order, as previously ruled.

* * * * *

Following the ruling of the Chair it was

MOVED by Councillor Fry
SECONDED by Councillor Bligh

THAT the ruling of the Chair that the amendment to Communication 1 is in order, be

appealed.

LOST HAVING NOT

RECEIVED THE REQUIRED MAJORITY

(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

The challenge to the Chair having lost, the amendment was put and CARRIED (Vote No. 11765), with Councillors Bligh, Fry, Maloney and Orr opposed. The motion as amended was then put and CARRIED (Vote No. 11766), with Councillors Bligh, Fry and Orr opposed, and Councillor Maloney abstaining from the vote.

FINAL MOTION AS APPROVED

- A. THAT Council change the Meeting Reserve on July 16, 2026, from 3 pm to 5 pm to 1 pm to 5 pm.
- B. THAT Council add a Meeting Reserve on July 20, 2026, from 1 pm to 5 pm.
- C. THAT Council cancel the Business Licence Hearing on July 21, 2026, and add a Meeting Reserve from 9:30 am to 5 pm.
- D. THAT Council change the start time of the Special Council Meeting on July 22, 2026, from 3 pm to 5 pm.
- E. THAT Council cancel the Business Licence Hearing on July 22, 2026, and add a Meeting Reserve from 9:30 am to 4 pm.
- F. THAT Council change the Meeting Reserve on July 23, 2026, from 3 pm to 5 pm to 9:30 am to 5 pm.
- G. THAT Council add a Meeting Reserve on July 24, 2026, from 5 pm to 10 pm.
- H. THAT Council add a Meeting Reserve on July 25, 2026, from 9:30 am to 10 pm.
- I. THAT Council add a Meeting Reserve on July 27, 2026, from 9:30 am to 10 pm.
- J. THAT Council cancel the scheduled Public Hearing on July 28, 2026, and add a Meeting Reserve from 6 pm to 10 pm.
- K. THAT Council cancel the scheduled Standing Committee on Policy and Strategic Priorities meeting on July 29, 2026, and designate that date as a Meeting Reserve, in recognition of the extraordinarily high number of agenda items before Council during the July meeting cycle, as identified by the City Clerk, and the fact that the existing Meeting and Reserve Meeting dates scheduled fall significantly short of the total time likely required to reasonably allow Council to complete all agenda item

2. Re-Appointment of City of Vancouver Representative to UBCM Executive Board

THAT Councillor Lisa Dominato be re-appointed as the City of Vancouver's representative to the Union of British Columbia Municipalities (UBCM) Executive Board for an additional term, from October 1, 2026, to September 30, 2027.

ADOPTED ON CONSENT (Vote No. 11822)

REPORTS

1. 2026 Community Services, Childcare and Other Grants June 16, 2026

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

The Committee heard from one speaker who spoke in support of the recommendations.

MOVED by Councillor Klassen

SECONDED by Councillor Kirby-Yung

Operating and Capital Grants

- A. THAT Council approve 22 Core Support Grants totalling \$589,899 from the 2026 Social Policy Grants Operating budget to the organizations listed in Appendix A-1 of the Report dated June 16, 2026, entitled "2026 Community Services, Childcare and Other Grants", for the amounts recommended to each organization in the "2026 Recommend" column.
- B. THAT Council approve four One-Time Project Grants totalling \$120,000 from the 2026 Social Policy Grants Operating budget to the organizations listed in Appendix B-1 of the Report dated June 16, 2026, entitled "2026 Community Services, Childcare and Other Grants", for the amounts recommended to each organization in the "2026 Recommend" column;

FURTHER THAT, following the discontinuation of operations and early termination of the Multi-Year Funding grant agreement with the Providing Alternatives Counselling & Education Society ("PACE"), Council approve the reallocation of \$15,900 previously approved for PACE for the 2026 Multi-Year Funding Grant, to WISH Drop-In Centre Society as listed in Appendix B-2 of the above-noted report for the amount recommended in the "2026 Recommend" column.
- C. THAT Council approve 44 Childcare Enhancement Grants totalling \$1,032,688 from the 2026 Social Policy Operating Grants Budget – Childcare to the organizations listed in Appendix C-1 of the Report dated June 16, 2026, entitled

"2026 Community Services, Childcare and Other Grants", for the amounts recommended to each organization in the "2026 Recommend" column.

- D. THAT Council approve five Childcare Project Grants totalling \$169,493 from the 2026 Social Policy Operating Grants Budget – Childcare to the organizations listed in Appendix D of the Report dated June 16, 2026, entitled "2026 Community Services, Childcare and Other Grants", for the amounts recommended to each organization in the "2026 Recommend" column.
- E. THAT Council approve 17 Childcare Reserve Grants totalling \$514,800 from the Childcare Reserve to the organizations listed in Appendix E of the Report dated June 16, 2026, entitled "2026 Community Services, Childcare and Other Grants", for the amounts recommended to each organization in the "2026 Recommend" column.
- F. THAT Council approve 10 Childcare Small Capital Grants totalling \$168,710 from the 2026 Small Capital Grants for Non-City Owned Childcare budget (\$124,835), and the 2026 Social Infrastructure Grants - Climate budget (\$43,875) to the organizations listed in Appendices F-1 and F-2 of the Report dated June 16, 2026, entitled "2026 Community Services, Childcare and Other Grants", for the amounts recommended to each organization in the "2026 Recommend" column.
- G. THAT Council approve 11 Social Policy Small-Medium Capital Grants totalling \$256,514 from the 2026 Social Policy Capital Grants budget (\$224,020) from the 2026 Social Infrastructure Grants - Climate budget (\$32,494) to the organizations listed in Appendices G-1 and G-2 of the Report dated June 16, 2026, entitled "2026 Community Services, Childcare and Other Grants", for the amounts recommended to each organization in the "2026 Recommend" column;

FURTHER THAT, to correct a grant recipient's name in a previous report (RTS18412), Council approve the reallocation of \$12,500 that was previously approved from the 2026 Social Policy Capital Grants budget and approve a \$12,500 grant to the Reach Centre Association as listed in Appendix G-3 of the above-noted report using the reallocated funds.

- H. THAT Council approve a grant totalling \$355,443 from the 2026 General Government Operating budget (\$315,443) and from the 2026 Social Policy Grants Operating budget (\$40,000) to Collingwood Neighbourhood House Society to support operations of the Collingwood Gymnasium and Collingwood Annex from January 1, 2026, to December 31, 2026, as further described in Appendix H of the Report dated June 16, 2026, entitled "2026 Community Services, Childcare and Other Grants".
- I. THAT Council approve one Hastings Legacy Fund grant totalling \$52,706 from the Hastings Social Responsibility Reserve to the organization listed in Appendix I of the Report dated June 16, 2026, entitled "2026 Community Services,

Childcare and Other Grants", for the amount recommended in the "2026 Recommend" column.

- J. THAT Council approve 16 Homelessness Services grants totalling \$43,000 from the 2026 Social Policy Operating Grants Budget to the organizations listed in Appendix J-1 of the Report dated June 16, 2026, entitled "2026 Community Services, Childcare and Other Grants", for the amounts recommended in the "2026 Recommend" column.
- K. THAT Council approve, in advance of the 2027 operating budget, one grant of \$7,951,269 to Vancouver Coastal Health Authority (VCH) as described in Appendix K of the Report dated June 16, 2026, entitled "2026 Community Services, Childcare and Other Grants", from the 2027 Social Policy Grants Operating Budget, to continue implementation of VCH's *Urgent Mental Health and Substance Use Service Enhancements Framework Program*.

Other Applicable Recommendations

- L. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization described in Appendices A to K of the Report dated June 16, 2026, entitled "2026 Community Services, Childcare and Other Grants", that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the health and welfare of the City.
- M. THAT Council delegate authority to the General Manager of Arts, Culture and Community Services to negotiate and execute agreements to disburse the grants described in A to K above 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.
- N. THAT no legal rights or obligations will arise or be created by Council's adoption of A to M above unless and until all legal documentation has been executed and delivered by the respective parties.

CARRIED UNANIMOUSLY (Vote No. 11767) AND A TO K BY
THE REQUIRED MAJORITY

**2. Vancouver General Hospital (VGH) Campus – Broadway Plan Policy Update
June 30, 2026**

Staff from Planning, Urban Design and Sustainability, along with representatives from Vancouver Coastal Health and Kasian Architecture Interior Design and Planning Ltd., provided a presentation and responded to questions.

* * * * *

During questions to staff, it was

MOVED by Councillor Klassen

SECONDED by Councillor Meiszner

THAT under section 2.8(a) of the Procedure By-law, Council extend the meeting past noon in order to complete questions to staff for Report 2.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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At 11:59 am on July 14, 2026, Mayor Sim left the meeting and relinquished the Chair to Acting Mayor Klassen. Following the recess, Mayor Sim resumed the Chair.

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Council recessed at 12:17 pm and reconvened at 3 pm.

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Council heard from five speakers in support of the report recommendations and one speaker who addressed other aspects of the report.

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Klassen

THAT Council repeal the *Vancouver General Hospital Policy Statement (2000)* and the *Vancouver General Hospital Precinct Public Realm Plan (2006)* and approve the amendments to the *Broadway Plan* as presented in Appendix A and Appendix B, to:

- (i) Add the Vancouver General Hospital (VGH) Campus policies set out in Appendix A of this report as Appendix B to the *Broadway Plan* to guide rezoning and redevelopment of the VGH Campus; and
- (ii) Make minor administrative amendments to the *Broadway Plan* to reference the new Appendix B of the *Broadway Plan* and rename the affected Policy Area from “Large and Unique Site: Vancouver General Hospital (VGH) Campus” to “Large and Unique Site: Vancouver General Hospital Institutional Area”.

amended

AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT the following be added to the end of the motion:

FURTHER THAT Council direct staff to continue discussions with Vancouver General Hospital (VGH) regarding options to mitigate pedestrian/cyclist/emergency vehicle conflicts within the VGH campus, including consideration for a bi-directional bike lane on the north side of West 10th Avenue and one way vehicle traffic.

CARRIED (Vote No. 11768)
(Councillor Maloney opposed)
(Councillor Orr abstained from the vote)

The amendment having carried, the motion as amended was put and CARRIED
UNANIMOUSLY (Vote No. 11769).

FINAL MOTION AS APPROVED

THAT Council repeal the *Vancouver General Hospital Policy Statement (2000)* and the *Vancouver General Hospital Precinct Public Realm Plan (2006)* and approve the amendments to the *Broadway Plan* as presented in Appendix A and Appendix B of the Report dated June 30, 2026, entitled “Vancouver General Hospital (VGH) Campus – Broadway Plan Policy Update”, to:

- (i) Add the Vancouver General Hospital (VGH) Campus policies set out in Appendix A of the above-noted report as Appendix B to the *Broadway Plan* to guide rezoning and redevelopment of the VGH Campus; and
- (ii) Make minor administrative amendments to the *Broadway Plan* to reference the new Appendix B of the *Broadway Plan* and rename the affected Policy Area from “Large and Unique Site: Vancouver General Hospital (VGH) Campus” to “Large and Unique Site: Vancouver General Hospital Institutional Area”;

FURTHER THAT Council direct staff to continue discussions with Vancouver General Hospital (VGH) regarding options to mitigate pedestrian/cyclist/emergency vehicle conflicts within the VGH campus, including consideration for a bi-directional bike lane on the north side of West 10th Avenue and one way vehicle traffic.

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VARY AGENDA

MOVED by Councillor Meiszner
SECONDED by Councillor Fry

THAT Council vary the agenda in order to deal with New Business Item 1 entitled

“Requests for Leaves of Absence”, prior to considering Report 3.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Dominato absent for the vote)

Note: For ease of reference the Minutes are recorded in numerical order.

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VARY AGENDA

MOVED by Councillor Bligh
SECONDED by Councillor Orr

THAT Council vary the agenda in order to deal with other items of New Business, after considering Requests for Leaves of Absence, and prior to considering Report 3.

LOST HAVING NOT
RECEIVED THE REQUIRED MAJORITY
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

* * * * *

3. 2027-2030 Capital Plan July 6, 2026

Staff from Finance and Supply Chain Management, along with staff from the City’s Leadership Team, provided a presentation.

* * * * *

During the presentation, it was

MOVED by Councillor Bligh
SECONDED by Councillor Orr

THAT under Section 2.8(b) of the Procedure By-law, Council extend the meeting past 5 pm in order to complete hearing the staff presentation for Report 3, prior to recessing.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Dominato absent for the vote)

* * * * *

Council recessed on July 14, 2026, at 5:07 pm and reconvened on July 16, 2026, at 1:04 pm, with Deputy Mayor Kirby-Yung in the Chair.

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Staff from Finance and Supply Chain Management, Real Estate, Environment and Facilities Management, Engineering Services, and Parks and Recreation, along with staff from the City's Leadership Team, responded to questions.

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During questions to staff, it was

*MOVED by Councillor Zhou
SECONDED by Councillor Bligh*

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 Montague, Klassen and Mayor Sim absent for the vote)*

* * * * *

*MOVED by Councillor Maloney
SECONDED by Councillor Zhou*

THAT under section 5.5 of the Procedure By-law, Council suspend the rules and be permitted to ask a third round of questions to staff.

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

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At 2:10 pm, Acting Mayor Klassen joined the meeting and assumed the Chair from Deputy Mayor Kirby-Yung.

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Council heard from three speakers in support of the report recommendations, two speakers in opposition to the recommendations, and six speakers who addressed other aspects of the report.

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

- A. THAT Council approve the 2027-2030 Capital Plan (as outlined in the attached Appendix A) that contemplates \$3.5 billion of capital investment to be delivered by the City and/or its community partners and an additional \$0.1 billion of

Council-approved in-kind infrastructure and amenities to be delivered through development.

- B. THAT the 2027-2030 Capital Plan plebiscite contain three questions outlining borrowing in the following categories:

Transportation and Streets Infrastructure	\$ 292,000,000
Community Serving and Essential Facilities	\$ 438,000,000
<u>Parks and Open Public Spaces Infrastructure</u>	<u>\$ 60,000,000</u>
	\$ 790,000,000

FURTHER THAT the wording of the questions be generally as set out in the draft by-law in Appendix B, subject to any modifications required by the Director of Legal Services to ensure consistency with the requirements of the *Vancouver Charter*;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the draft by-law generally in the form attached as Appendix B.

amended

AMENDMENT MOVED by Councillor Zhou
SECONDED by Councillor Zhou

THAT the following be added as C:

- C. THAT Council direct City staff to review and prioritize the addition of traffic lights and/or crossing signals at 53rd Avenue and Main Street within the work plan and funding envelope for “street lighting and traffic signal rehabilitation and upgrades”.

CARRIED UNANIMOUSLY (Vote No. 11831)
(Mayor Sim absent for the vote)

AMENDMENT MOVED by Councillor Orr
SECONDED by Councillor Bligh

THAT the following be added as D:

- D. THAT Council direct staff to commit that the Kitsilano Pool rehabilitation be a committed program, and not be designated as “planning” in the 2027-2030 Capital Plan;

FURTHER THAT Council direct staff to add the Renfrew Community Centre for renewal in the 2027-2030 Capital Plan;

AND FURTHER THAT Council direct staff from Real Estate, Environment and Facilities Management to intensify its efforts to work with the Ministry

of Education and BC Housing to find solutions to renew jointly operated facilities;

- Britannia Community Centre;
- West End Community Centre;
- RayCam Co-Operative Centre;
- Thunderbird Community Centre; and
- Strathcona Community Centre.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT D be amended as follows:

- Strike the THAT and FURTHER THAT clause.

withdrawn

MOVED by Councillor Dominato
SECONDED by Councillor Fry

THAT under section 8.4 of the *Procedure By-law*, the amendment to the amendment be withdrawn.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

AMENDMENT TO THE AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT in the THAT clause in D, the words “and not be designated as “planning” in the 2027-2030 Capital Plan”, be struck, and the words “and report back to Council as part of the 2027-2030 Mid-term Capital Plan Update.”, be added after the word “program”.

FURTHER THAT the FURTHER THAT clause be struck.

carried

Prior to the vote, Council requested that the vote be separated on the components of the amendment to the amendment. The amendment to the THAT clause was put and CARRIED UNANIMOUSLY (Vote No. 11832), with Mayor Sim absent for the vote, and the amendment to the FURTHER THAT clause was put and CARRIED (Vote No. 11834), with Councillors Bligh, Fry, Maloney and Orr opposed, and Mayor Sim absent for the vote.

The amendment to the amendment having carried, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 11836) with Mayor Sim absent for the vote.

AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT the following be added at the end of A:

FURTHER THAT Council direct staff to include an uncoded line-item for means prevention fencing on the Granville Street Bridge in the 2027-2030 Capital Plan, as previously directed in June 2026, and to report back to Council with a coded capital adjustment recommendation as soon as the conceptual design and costing work is complete.

CARRIED UNANIMOUSLY (Vote No. 11837)
(Mayor Sim absent for the vote)

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Dominato

THAT the following be added as E:

- E. THAT Council expedite planning for a year-round, 50 metre indoor swimming and diving pool suitable for training, competition and water polo, thereby ensuring timely consultation, design, and location decisions can take place to ensure the inclusion of the construction stage of the project in the 2031–2034 Capital Plan, recognizing the pool's significance for families, swimming and water polo competitions and high-level training in the city.

CARRIED UNANIMOUSLY (Vote No. 11838)
(Mayor Sim absent for the vote)
AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Bligh

THAT the following be added as F:

- F. THAT Council allocate additional investments in the Capital Budget to expedite the seismic retrofit of high-risk firehalls by adding supplementary resources for one more firehall in the 2027–2030 Capital Plan, resulting in a total of three high-risk firehalls being renewed or fully seismically retrofitted by 2030, and recognizing the importance of upgrading more firehalls to strengthen the seismic preparedness of emergency services;

FURTHER THAT Council direct staff to prioritize maintenance and rehabilitation of firehalls' HVAC systems, to ensure proper cooling of emergency facilities, by adding or reallocating funding in the Capital Plan Mid-term Update in 2028.

LOST (Vote No. 11839)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague and Zhou opposed)
(Mayor Sim absent for the vote)

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Bligh

THAT the following be added as F:

- F. THAT Council direct staff to add \$15 million to the Transportation Safety Management and Accessibility Program, with a particular emphasis on increasing the allocation for new traffic signals to address the installation outstanding queue and enhance pedestrian safety measures in the event of a crash, on maintaining traffic calming initiatives at levels consistent with the previous capital plan, and ensuring the continued expansion of Vancouver's School Travel Planning program as last year committed by this Council;

FURTHER THAT Council direct staff to prioritize active transportation projects to be funded in the Capital Budget which deliver the highest impact through:

1. significant safety upgrades at known high-crash intersections;
2. large net new expansion of the protected active transportation network on useful and direct corridors; and
3. speedy delivery through quick-build or interim construction methods;

AND FURTHER THAT Council direct staff, as part of the Capital Plan Mid-term Update, to prioritize funding for road safety and active transportation initiatives, including dedicating staff time to advance these programs – particularly when opportunities arise to secure additional cost-share funding from TransLink or senior levels of government.

LOST (Vote No. 11840)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Fry

THAT the following be added as F:

- F. THAT Council add \$1 million in the Capital Budget for capital investments to the City Buildings Seismic Upgrade Program, ensuring greater prioritization of seismic upgrades for City-owned buildings.

LOST (Vote No. 11841)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague and Zhou opposed)
(Mayor Sim absent for the vote)

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Orr

THAT the following be added as F:

- F. THAT Council direct staff to report back to Council on the opportunity to accelerate and expand the delivery of sidewalk rehabilitation wherever accessibility improvements are needed, as well as accessibility improvements of park buildings and infrastructure, through the addition or reallocation of funding in the Capital Plan Mid-term Update in 2028.

LOST (Vote No. 11842)

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

The amendments having either lost or carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11843).

FINAL MOTION AS APPROVED

- A. THAT Council approve the 2027-2030 Capital Plan (as outlined in the attached Appendix A of the Report dated July 6, 2026, entitled "2027-2030 Capital Plan") that contemplates \$3.5 billion of capital investment to be delivered by the City and/or its community partners and an additional \$0.1 billion of Council-approved in-kind infrastructure and amenities to be delivered through development;

FURTHER THAT Council direct staff to include an uncoded line-item for means prevention fencing on the Granville Street Bridge in the 2027-2030 Capital Plan, as previously directed in June 2026, and to report back to Council with a coded capital adjustment recommendation as soon as the conceptual design and costing work is complete.

- B. THAT the 2027-2030 Capital Plan plebiscite contain three questions outlining borrowing in the following categories:

Transportation and Streets Infrastructure	\$ 292,000,000
Community Serving and Essential Facilities	\$ 438,000,000
Parks and Open Public Spaces Infrastructure	\$ 60,000,000
	<u>\$ 790,000,000;</u>

FURTHER THAT the wording of the questions be generally as set out in the draft by-law in Appendix B of the Report dated July 6, 2026, entitled "2027-2030 Capital Plan", subject to any modifications required by the Director of Legal Services to ensure consistency with the requirements of the *Vancouver Charter*;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the draft by-law generally in the form attached as Appendix B of the above-noted report.

- C. THAT Council direct City staff to review and prioritize the addition of traffic lights and/or crossing signals at 53rd Avenue and Main Street within the work plan and funding envelope for “street lighting and traffic signal rehabilitation and upgrades”.
- D. THAT Council direct staff to commit that the Kitsilano Pool rehabilitation be a committed program and report back to Council as part of the 2027-2030 Mid-term Capital Plan Update;

FURTHER THAT Council direct staff from Real Estate, Environment and Facilities Management to intensify its efforts to work with the Ministry of Education and BC Housing to find solutions to renew jointly operated facilities;

- Britannia Community Centre;
- West End Community Centre;
- RayCam Co-Operative Centre;
- Thunderbird Community Centre; and
- Strathcona Community Centre.

- E. THAT Council expedite planning for a year-round, 50 metre indoor swimming and diving pool suitable for training, competition and water polo, thereby ensuring timely consultation, design, and location decisions can take place to ensure the inclusion of the construction stage of the project in the 2031–2034 Capital Plan, recognizing the pool’s significance for families, swimming and water polo competitions and high-level training in the city.

* * * * *

VARY AGENDA

At this point in the proceedings, Council agreed to vary the agenda in order to deal with New Business 2 entitled “Change to the 2026 Council Meetings Schedule”, prior to considering Report 4. For ease of reference, the minutes are recorded in numerical order.

* * * * *

Council recessed on July 16, 2026, at 4:53 pm and reconvened on July 21, 2026, at 9:34 am with Acting Mayor Klassen in the Chair.

* * * * *

4. Updating Development Contributions: A New Framework for Financing Growth (2027-2036) July 6, 2026

Staff from Planning, Urban Design and Sustainability provided a presentation and along with staff from Arts, Culture and Community Services, the City Manager’s Office and external

representatives from Hemson Consulting and Coriolis Consulting, responded to questions.

* * * * *

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

(Mayor Sim absent for the vote)

* * * * *

MOVED by Councillor Maloney

SECONDED by Councillor Bligh

THAT under section 5.5 of the Procedure By-law, Council suspend the rules and be permitted to ask a third round of questions to staff.

CARRIED UNANIMOUSLY AND

BY THE REQUIRED MAJORITY

(Councillor Kirby-Yung opposed)

(Mayor Sim absent for the vote)

* * * * *

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

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Meiszner

- A. THAT Council approve, in principle, a new Amenity Cost Charge (ACC) By-Law, generally as set out in Appendix A, to come into effect on September 30, 2026, including the following key elements:
- (i) ACC rates be levied as set out in Appendix A, with revenues proposed to be allocated across program categories as follows:
 - Community and Recreation: 37%
 - Arts, Culture and Social: 29%
 - Public Space: 29%
 - Libraries: 5%
 - (ii) the rate applicable to residential greater than 1.5 FSR be phased in over

a two-year period, with:

1. a 50% reduced rate effective September 30, 2026, and
 2. the full rate effective September 30, 2027
- (iii) annual inflationary rate adjustments of 3.0% to the ACC rates occurring on September 30, 2027, September 30, 2028 and September 30, 2029; and
- (iv) exemptions in accordance with the *Vancouver Charter*, credits for developments which have approvals with associated Community Amenity Contributions, and two classes of rental waivers for the ACC by-law to enable for-profit affordable rental developments that are secured through a housing agreement as outlined in Appendix A;

FURTHER THAT the Director of Legal Services be instructed to bring forward the ACC By-law in accordance with Appendix A for enactment.

- B. THAT Council approve, in principle, amendments to the Vancouver Development Cost Levy (DCL) By-law, Vancouver Utilities Development Cost Levy (UDCL) By-law, and Area Specific Development Cost Levy (ASDCL) By-law in generally as set out in Appendices B to D, respectively, to come into effect on September 30, 2026, including the following:

- (i) in the DCL By-law:
1. maintain existing DCL rates at the 20% reduction approved by Council in December 2025,
 2. maintain two classes of rental waivers for the DCL by-law to enable for-profit affordable rental developments secured through a housing agreement,
 3. revenues from the DCL By-law proposed to be allocated across program categories as follows:
 - Streets: 45.5%
 - Parks: 34.5%
 - Fire: 10%
 - Replacement Housing: 9%
 - Childcare: 1%
- (ii) amend ASDCL By-law to:
1. remove the False Creek Flats Development Cost Levy, with applicable rates reduced to \$0/square foot, including nominal rates, and
 2. Add a rate table for Southeast False Creek as indicated in

Schedule K;

- (iii) expand the DCL and UDCL area to include the Central Waterfront Port Lands;
- (iv) annual inflationary rate adjustments of 3.0% to the DCL, UDCL, and ASDCL rates (for Southeast False Creek only) occurring on September 30, 2027, September 30, 2028 and September 30, 2029;
- (v) update the social housing exemption to include developments by First Nations and First Nations Corporations, in accordance with *Vancouver Charter* updates; and
- (vi) reformat and update the DCL, UDCL, and ASDCL By-laws for consistency between these by-laws and the new ACC By-law;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendments to the DCL, UDCL, and ASDCL By-laws, in accordance with Appendices B, C, and D, respectively, for enactment.

- C. THAT Council direct staff to report back on the False Creek North Official Development Plan (ODP) exempt area status for DCLs, UDCLs, and ACCs, as part of the False Creek North ODP and area policy review.
- D. THAT Council approve, in principle, amendments to Community Amenity Contributions through Rezoning Policy, in accordance with Appendix J, to take effect on September 30, 2026, including:
 - (i) expand exemptions for commercial, institutional, rental and lower density strata rezonings;
 - (ii) direct staff to report back in Fall 2027 on potential additional CAC exemptions;
 - (iii) prioritize the allocation of future CACs toward ACC-eligible amenities AND direct staff to report back on a CAC reallocation strategy to address funding gaps for ACC-eligible amenities, as well as opportunities to reallocate existing reserves (including CAC and density bonus reserves) to support the 2027-2030 capital plan.
- E. THAT Council approve, in principle, amendments to the Public Art Policy for Rezoned Developments, in accordance with Appendix J, to take effect on September 30, 2026, including:
 - (i) to no longer apply to rezoning applications submitted after September 30, 2026, with the exception where developers, at their discretion, elect to provide on-site artwork;
 - (ii) amend the eligibility criteria for Option B1: Cash-in-lieu (time-limited)

discount to apply to eligible rezoning applications submitted prior to September 30, 2026 that have not been considered at Council or Public Hearing by September 30, 2026.

- F. THAT, at the time of enactment of the ACC By-law in Recommendation A, Council approve the amendments to various policies and guidelines generally in accordance with Appendix J to come into effect on September 30, 2026.
- G. THAT staff report back in fall 2027 with a review of the Sustainable Large Sites Policy.
- H. THAT staff monitor the Build Communities Strong Fund program and report back to Council on implications for the City of Vancouver's development contribution system once program details are available.
- I. THAT Council approve, in-principle, amendments to the Building By-law, generally in accordance with Appendix K and to be effective September 30, 2026, to:
 - (i) subject to approval of Recommendation A, add a cost recovery fee of \$1,000 to be collected from each applicant for a deferral of the ACC; and
 - (ii) subject to approval of Recommendation B, make a minor amendment to DCL deferral description;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendments to the Building By-law in accordance with Appendix K for enactment.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the following be added as J:

- J. THAT Council request the Mayor to write to the Premier and the Minister of Housing and Municipal Affairs requesting amendments to the *Vancouver Charter* and related Provincial regulations governing Amenity Cost Charges and Development Cost Levies, to better recognize the unique infrastructure circumstances of the City of Vancouver, including greater flexibility to use development contributions toward the renewal and replacement as well as expansion of aging municipal infrastructure where such projects are necessary to accommodate existing and anticipated population growth;

FURTHER THAT the correspondence note that:

- Vancouver is one of British Columbia's oldest major urban municipalities with mature and failing civic infrastructure that predates much of the anticipated residential growth;
- many replacement projects simultaneously renew aging assets and increase capacity to accommodate Provincial housing targets and support livable communities;
- the current legislative distinction between "renewal" and "growth" unnecessarily constrains Vancouver's ability to finance infrastructure needed to support housing delivery while also delivering livable communities; and
- enabling greater flexibility would assist the Province in achieving its own housing objectives while reducing pressure on municipal property taxpayers.

CARRIED UNANIMOUSLY (Vote No. 11847)
(Mayor Sim absent for the vote)

AMENDMENT MOVED by Councillor Bligh
SECONDED by Councillor Maloney

THAT A(i) be amended by striking 29% for Arts & Culture and Social and inserting 21%, and adding an additional bullet point and inserting the words "Public Art: 8%".

LOST (Vote No. 11848)
(Councillors Dominato, Fry, Kirby-Yung, Klassen, Meiszner, Montague and Zhou opposed)
(Councillor Orr abstained from the vote)
(Mayor Sim absent for the vote)

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Meiszner

THAT the following be added as A (v):

- (v) THAT per the provincial Best Practices Guide suggesting ACCs should be paid by those who benefit from local amenities, such as new residents and workers in areas experiencing growth rezoning reports, Council direct staff to undertake a needs assessment on new developments for localized allocations where growth pays for growth against otherwise city-wide contributions.

CARRIED UNANIMOUSLY (Vote No. 11849)
(Mayor Sim absent for the vote)

* * * * *

During discussion on the amendment, it was

*MOVED by Councillor Bligh
SECONDED by Councillor Meiszner*

THAT under section 2.8(a) of the Procedure By-law, Council extend the meeting past noon in order to complete Report 4, prior to recessing.

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

* * * * *

AMENDMENT MOVED by Councillor Bligh
SECONDED by Councillor Fry

THAT E be stuck and the following inserted:

- E. THAT Council direct staff to report back with recommendations to optimize the Public Art program by:
- reviewing opportunities to improve efficiency, predictability, and administrative simplicity for applicants;
 - ensuring the program remains responsive to the financial realities of development while continuing to support public art as an important public amenity;
 - identifying options to maximize public value and community benefit from Public Art contributions;
 - engaging with the development industry, the arts community, and other relevant stakeholders as part of that review; and
 - reviewing options to deliver new artworks that enhance the vibrancy of public spaces, protect artist professions, and advance indigenous cultural visibility projects under the framework of Culture|Shift and UNDRIP action plan.

LOST (Vote No. 11850)
(Councillors Dominato, Klassen, Maloney, Meiszner, Montague and Zhou opposed)
(Councillor Kirby-Yung and Mayor Sim absent for the vote)

The amendments having either lost or carried, Council agreed to separate the vote on the components of the amended motion. A to D and F to J were put and CARRIED UNANIMOUSLY (Vote No. 11851) with Mayor Sim absent for the vote, E was then put and CARRIED (Vote No. 11852), with Councillors Bligh, Fry and Orr opposed, Councillor Maloney abstaining from the vote, and Councillor Kirby-Yung and Mayor Sim absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council approve, in principle, a new Amenity Cost Charge (ACC) By-law, generally as set out in Appendix A of the Report dated July 6, 2026, entitled “Updating Development Contributions: A New Framework for Financing Growth (2027-2036)”, to come into effect on September 30, 2026, including the following

key elements:

- (i) ACC rates be levied as set out in Appendix A of the above-noted report, with revenues proposed to be allocated across program categories as follows:
 - Community and Recreation: 37%
 - Arts, Culture and Social: 29%
 - Public Space: 29%
 - Libraries: 5%
- (ii) the rate applicable to residential greater than 1.5 FSR be phased in over a two-year period, with:
 - 1. a 50% reduced rate effective September 30, 2026; and
 - 2. the full rate effective September 30, 2027;
- (iii) annual inflationary rate adjustments of 3.0% to the ACC rates occurring on September 30, 2027, September 30, 2028, and September 30, 2029;
- (iv) exemptions in accordance with the *Vancouver Charter*, credits for developments which have approvals with associated Community Amenity Contributions, and two classes of rental waivers for the ACC by-law to enable for-profit affordable rental developments that are secured through a housing agreement as outlined in Appendix A of the above-noted report; and
- (v) THAT per the provincial Best Practices Guide suggesting ACCs should be paid by those who benefit from local amenities, such as new residents and workers in areas experiencing growth rezoning reports, Council direct staff to undertake a needs assessment on new developments for localized allocations where growth pays for growth against otherwise city-wide contributions;

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

- B. THAT Council approve, in principle, amendments to the Vancouver Development Cost Levy (DCL) By-law, Vancouver Utilities Development Cost Levy (UDCL) By-law, and Area Specific Development Cost Levy (ASDCL) By-law in generally as set out in Appendices B to D of the Report dated July 6, 2026, entitled "Updating Development Contributions: A New Framework for Financing Growth (2027-2036)", respectively, to come into effect on September 30, 2026, including the following:

- (i) in the DCL By-law:

1. maintain existing DCL rates at the 20% reduction approved by Council in December 2025;
 2. maintain two classes of rental waivers for the DCL by-law to enable for-profit affordable rental developments secured through a housing agreement;
 3. revenues from the DCL By-law proposed to be allocated across program categories as follows:
 - Streets: 45.5%
 - Parks: 34.5%
 - Fire: 10%
 - Replacement Housing: 9%
 - Childcare: 1%
- (ii) amend ASDCL By-law to:
2. remove the False Creek Flats Development Cost Levy, with applicable rates reduced to \$0/square foot, including nominal rates; and
 2. Add a rate table for Southeast False Creek as indicated in Schedule K;
- (iii) expand the DCL and UDCL area to include the Central Waterfront Port Lands;
- (iv) annual inflationary rate adjustments of 3.0% to the DCL, UDCL, and ASDCL rates (for Southeast False Creek only) occurring on September 30, 2027, September 30, 2028, and September 30, 2029;
- (v) update the social housing exemption to include developments by First Nations and First Nations Corporations, in accordance with *Vancouver Charter* updates; and
- (vi) reformat and update the DCL, UDCL, and ASDCL By-laws for consistency between these by-laws and the new ACC By-law;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendments to the DCL, UDCL, and ASDCL By-laws, in accordance with Appendices B, C, and D of the above-noted report, respectively, for enactment.

- C. THAT Council direct staff to report back on the False Creek North Official Development Plan (ODP) exempt area status for DCLs, UDCLs, and ACCs, as part of the False Creek North ODP and area policy review.

- D. THAT Council approve, in principle, amendments to Community Amenity Contributions (CAC) through Rezoning Policy, in accordance with Appendix J of the Report dated July 6, 2026, entitled "Updating Development Contributions: A New Framework for Financing Growth (2027-2036)", to take effect on September 30, 2026, including:
- (i) expand exemptions for commercial, institutional, rental and lower density strata rezonings;
 - (ii) direct staff to report back in Fall 2027 on potential additional CAC exemptions;
 - (iii) prioritize the allocation of future CACs toward ACC-eligible amenities AND direct staff to report back on a CAC reallocation strategy to address funding gaps for ACC-eligible amenities, as well as opportunities to reallocate existing reserves (including CAC and density bonus reserves) to support the 2027-2030 capital plan.
- E. THAT Council approve, in principle, amendments to the Public Art Policy for Rezoned Developments, in accordance with Appendix J of the Report dated July 6, 2026, entitled "Updating Development Contributions: A New Framework for Financing Growth (2027-2036)", to take effect on September 30, 2026, including:
- (i) to no longer apply to rezoning applications submitted after September 30, 2026, with the exception where developers, at their discretion, elect to provide on-site artwork;
 - (ii) amend the eligibility criteria for Option B1: Cash-in-lieu (time-limited) discount to apply to eligible rezoning applications submitted prior to September 30, 2026, that have not been considered at Council or Public Hearing by September 30, 2026.
- F. THAT, at the time of enactment of the Amenity Cost Charge (ACC) By-law in A above, Council approve the amendments to various policies and guidelines generally in accordance with Appendix J of the Report dated July 6, 2026, entitled "Updating Development Contributions: A New Framework for Financing Growth (2027-2036)", to come into effect on September 30, 2026.
- G. THAT staff report back in fall 2027 with a review of the Sustainable Large Sites Policy.
- H. THAT staff monitor the Build Communities Strong Fund program and report back to Council on implications for the City of Vancouver's development contribution system once program details are available.
- I. THAT Council approve, in-principle, amendments to the Building By-law, generally in accordance with Appendix K of the Report dated July 6, 2026, entitled "Updating Development Contributions: A New Framework for Financing Growth (2027-2036)", and to be effective September 30, 2026, to:

- (i) subject to A above, add a cost recovery fee of \$1,000 to be collected from each applicant for a deferral of the Amenity Cost Charge (ACC); and
- (ii) subject to B above, make a minor amendment to Vancouver Development Cost Levy (DCL) deferral description;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendments to the Building By-law in accordance with Appendix K of the above-noted report for enactment.

- J. THAT Council request the Mayor to write to the Premier and the Minister of Housing and Municipal Affairs requesting amendments to the *Vancouver Charter* and related Provincial regulations governing Amenity Cost Charges and Development Cost Levies, to better recognize the unique infrastructure circumstances of the City of Vancouver, including greater flexibility to use development contributions toward the renewal and replacement as well as expansion of aging municipal infrastructure where such projects are necessary to accommodate existing and anticipated population growth;

FURTHER THAT the correspondence note that:

- Vancouver is one of British Columbia's oldest major urban municipalities with mature and failing civic infrastructure that predates much of the anticipated residential growth;
- many replacement projects simultaneously renew aging assets and increase capacity to accommodate Provincial housing targets and support livable communities;
- the current legislative distinction between "renewal" and "growth" unnecessarily constrains Vancouver's ability to finance infrastructure needed to support housing delivery while also delivering livable communities; and
- enabling greater flexibility would assist the Province in achieving its own housing objectives while reducing pressure on municipal property taxpayers.

* * * * *

Council recessed at 12:15 pm and reconvened at 1:15 pm.

* * * * *

**5. Mayor's Budget Task Force Implementation Oversight Committee
Recommendations Transmittal Report
July 6, 2026**

Staff from the City Manager's Office and Finance and Supply Chain Management responded to questions.

Council received the Final Report of the Mayor's Budget Task Force Implementation Oversight Committee for information.

**6. Below Market Lease and Grant to Marpole Terrace Co-op at 8695 Southwest Marine Drive
June 18, 2026**

- A. THAT Council authorizes the Director of Real Estate Services to negotiate and execute a long term ground lease (the "Lease") with Marpole Terrace Housing Co-operative (the "Co-op") for the City-owned property located at 8695 SW Marine, legally described as PID: 011-081-252, Lot A Block G District Lot 318 Plan 5805, PID: 011-081-261, Lot B Block G District Lot 318 Plan 5805 and PID: 011-081-287, Lot C Block G District Lot 318 Plan 5805 together with all buildings and improvements (collectively, the "Property"), at below-market rent based on the Methodology for Co-operative Housing Lease Renewals (RTS13783) (the "Co-op Lease Methodology") and on the terms and conditions set out in Appendix A of the Report dated June 18, 2026, entitled "Below Market Lease and Grant to Marpole Terrace Co-op at 8695 Southwest Marine Drive".
- B. THAT Council authorizes the Director of Real Estate, as referenced in A above, to negotiate and execute all such further amendments to the Lease, the Existing Lease (defined in the Context and Background section of the Report dated June 18, 2026, entitled "Below Market Lease and Grant to Marpole Terrace Co-op at 8695 Southwest Marine Drive") and further ancillary legal documents, as are consistent with the terms and conditions set out in the same report.

ADOPTED ON CONSENT (Vote No. 11812) AND A BY
THE REQUIRED MAJORITY

**7. Single Room Occupancy (SRO) Upgrade Grant for 310 Alexander and Single Room Accommodation (SRA) Demolition and Conversion Permits for 222 Keefer Street, 160 East Hastings and 956 Main Street
July 3, 2026**

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

- A. THAT Council approve a Single Room Occupancy (SRO) Upgrade Grant of \$1,324,960 from the 2026 SRO Upgrading Grants Capital Budget to Veteran's

Memorial Housing Society to undertake capital upgrades to the SRA-designated property located at 310 Alexander (Veteran's Manor), subject to:

- i. All required development and building permits for 310 Alexander having been issued by the City; and
- ii. The applicant making arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant to secure all residential units as social housing units for a period of 10 years, subject to the following conditions and requirements:
 - a. A provision that no residential units will be rented for less than one month at a time;
 - b. One third (44 rooms) of the 133 total rooms will be occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance or Rent Geared to Income; and
 - c. Such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may in their sole discretion require;
- iii. THAT, pursuant to section 206(1) (j) of the *Vancouver Charter*, Council deems the Veteran's Memorial Housing Society to be contributing to the health and welfare of the City;
- iv. THAT Council delegate its authority to the General Manager of Arts, Culture and Community Services to negotiate and execute agreements to disburse the grant described in A above on the terms and conditions set out in the Report dated July 3, 2026, entitled "Single Room Occupancy (SRO) Upgrade Grant for 310 Alexander and Single Room Accommodation (SRA) Demolition and Conversion Permits for 222 Keefer Street, 160 East Hastings and 956 Main Street", 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;
- v. THAT no legal rights or obligations will arise or be created by Council's adoption of A (i) to A (iv) above unless and until all legal documentation has been executed and delivered by the respective parties.

- B. THAT Council approve the application by Merrick Architecture, on behalf of BC Housing, for a Single Room Accommodation (SRA) Demolition Permit in accordance with section 193D of the *Vancouver Charter* and the Single Room Accommodation By-law for the property located at 222 Keefer Street, to demolish six SRA-designated rooms to support the operational needs of the operator, subject to:
 - i. A development permit consistent with the plans provided for this SRA permit application being issuable.
- C. THAT Council approve the application by BC Housing for a Single Room Accommodation (SRA) Demolition Permit in accordance with section 193D of the *Vancouver Charter* and the Single Room Accommodation By-law for the property located at 160 East Hastings Street, to demolish 161 SRA-designated rooms to enable the creation of 77 self-contained social housing dwelling units and programming space, subject to:
 - i. A development permit consistent with the plans provided for this SRA permit application being issuable.
 - ii. The applicant making arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant to secure all residential units as social housing units for the longer of 60 years or the life of the building, subject to the following:
 - a. A no separate-sales covenant;
 - b. A no stratification covenant;
 - c. A provision that no residential units will be rented for less than one month at a time;
 - d. A requirement that all units comply with the definition of “social housing” in the Vancouver Development Cost Levy By-law;
 - e. All dwelling units will be occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance; and
 - f. Such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may in their sole discretion require.
- D. THAT Council approve the application by BC Housing for a Single Room Accommodation (SRA) Demolition Permit in accordance with section 193D of the *Vancouver Charter* and the Single Room Accommodation By-law for the property

located at 956 Main Street, to demolish 23 SRA-designated rooms to enable the creation of 12 self-contained social housing dwelling units and programming space, subject to:

- i. A development permit consistent with the plans provided for this SRA permit application being issuable;
- ii. The applicant making arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant to secure all residential units as social housing units for the longer of 60 years or the life of the building, subject to the following:
 - a. A no separate-sales covenant;
 - b. A no stratification covenant;
 - c. A provision that no residential units will be rented for less than one month at a time;
 - d. A requirement that all units comply with the definition of “social housing” in the Vancouver Development Cost Levy By-law;
 - e. All dwelling units will be occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance; and
 - f. Such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may in their sole discretion require;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary agreements described in A to D above in consultation with the General Manager of Arts, Culture and Community Services and to bring forward the by-laws necessary to approve the housing agreement.

CARRIED UNANIMOUSLY (Vote No. 11853) AND A BY
THE REQUIRED MAJORITY
(Councillor Bligh and Mayor Sim absent for the vote)

**8. Vancouver Heritage Foundation (VHF) Heritage Conservation Grants Program –
Annual Report 2025-2026 and Grant Release for 2026
March 20, 2026**

- A. THAT Council receive for information the *Heritage Conservation Grants Program – Annual Report 2025-2026*, prepared by the Vancouver Heritage Foundation,

attached as Appendix A to the Report dated March 20, 2026, entitled “Vancouver Heritage Foundation (VHF) Heritage Conservation Grants Program – Annual Report 2025-2026 and Grant Release for 2026”.

- B. THAT Council approve payment of a grant from the 2026 Capital Budget to the Vancouver Heritage Foundation in the amount of \$300,000 for the implementation of the fourth year of the Heritage Conservation Grants Program (2026-2027).

ADOPTED ON CONSENT (Vote No. 11813) AND B BY
THE REQUIRED MAJORITY

9. 122 East Hastings Street – Liquor Licence Amendment – Permanent Hour Change - WITHDRAWN

**10. Required Consultation for Rezoning Applications to Amend the Vancouver Official Development Plan
June 23, 2026**

THAT Council,

- (i) regarding proposed amendments to the Vancouver Official Development Plan for the rezoning applications by address listed in Appendix A of the Report dated June 23, 2026, entitled “Required Consultation for Rezoning Applications to Amend the Vancouver Official Development Plan”;
- (ii) and having considered whether the opportunities for consultation with certain persons, organizations and authorities listed in Appendix B of the above-noted report should be early and ongoing, and being aware of its obligation to provide at least one opportunity for consultation;

direct staff to consult with persons, organizations and authorities it considers will be affected, as detailed in Appendix A of the same report.

ADOPTED ON CONSENT (Vote No. 11814)

**11. Community Economic Development Hub (“the Hub”) Sublease at 188 Jackson
June 23, 2026**

Staff from Real Estate and Facilities Management and Arts, Culture and Community Services responded to questions.

* * * * *

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
(Mayor Sim absent for the vote)*

* * * * *

MOVED by Councillor Fry
SECONDED by Councillor Maloney

- A. THAT Council authorize the Director, Real Estate Services to negotiate and execute a sublease (the "Sublease") with PHS Community Services Society ("PHS") for a Community Economic Development Hub space ("CED Hub") to be located at 188 Jackson Avenue (formerly 525 Powell Street) (the "Property"), subject to the satisfaction of all conditions precedent outlined in the Development Management Agreement and Ground Lease for the Property (both approved by Council pursuant to RTS 15925) and substantially in the form and on the terms outlined in Appendix A of the Report dated June 23, 2026, entitled "Community Economic Development Hub ("the Hub") Sublease at 188 Jackson".
- B. THAT the Director of Real Estate Services be authorized to amend the form of Sublease and execute all such further amendments to the Sublease and negotiate and execute such further ancillary legal documents as are consistent with the terms and conditions set out in the Report dated June 23, 2026, entitled "Community Economic Development Hub ("the Hub") Sublease at 188 Jackson".

CARRIED UNANIMOUSLY (Vote No. 11854)
(Mayor Sim absent for the vote)

12. Arts, Culture and Community Services Sublease, Lease and Licence Agreements and Grant Approvals - WITHDRAWN

**13. CD-1 Rezoning: 2806-2890 East Broadway, 2813-2881 East 10th Avenue and 2528 2580 Kaslo Street
June 23, 2026**

Staff from the City Manager's Office responded to questions.

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

A. THAT the application by Sightline Properties Ltd., on behalf of:

- Broadway Kaslo NW Holdings Ltd., the registered owner of the lands located at:
 - 2806-2848 East Broadway [*Lots 2 to 7 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059; PIDs: 014-065-568, 011-767-448, 012-831-565, 014-065-576, 002-705-788, and 002-679-540 respectively*]; and
 - 2528 Kaslo Street [*PID: 002-586-568; Lot 1 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059*];
- Broadway Kaslo NE Holdings Ltd., the registered owner of the lands located at:
 - 2856-2890 East Broadway [*Lots 8 to 13 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059; PIDs: 005-216-745, 008-358-826, 005-422-205, 014-065-584, 014-065-592 and 014-065-606 respectively*];
- Broadway Kaslo SW Holdings Ltd., the registered owner of the lands located at:
 - 2813-2843 East 10th Avenue [*Lots 34, 33, 32, 31, 30, and 29 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059; PIDs: 014-065-711, 011-073-853, 014-065-703, 007-044-968, 003-173-623, and 014-065-690, respectively*]; and
 - 2580 Kaslo Street [*PID: 014-065-720; Lot 35 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059*]; and
- Broadway Kaslo SE Holdings Ltd., the registered owner of the lands located at:
 - 2851-2863 East 10th Avenue [*Lots 28, 27, and 26 Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 2059; PIDs: 014-065-681, 014-065-673 and 014-065-657 respectively*]; and
 - 2869-2881 East 10th Avenue [*Lots B to D Block 2 South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 17651; PIDs: 007-265-107, 007-265-115 and 007-265-123, respectively*];

to rezone the aforementioned lands and an approximate 799.1 sq. m (8,601 sq. ft.) of lane, to be stopped up, closed and conveyed to the registered owner of the

aforementioned lands, all from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit four mixed-use towers, with 39 to 45 storeys, containing a private child day care facility, commercial and residential space with strata and rental units, of which 20% of the rental residential floor area will be secured as below-market rental units, a maximum building height of 134 m (440 ft.) and a total floor area of 132,462 sq. m (1,425,809 sq. ft.) with an increase in the maximum floor space ratio (FSR) from 1.0 to 10.7, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated June 23, 2026, entitled "CD-1 Rezoning: 2806-2890 East Broadway, 2813-2881 East 10th Avenue and 2528 2580 Kaslo Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arcadis Architects (Canada) Inc., received July 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 June 23, 2026, entitled "CD-1 Rezoning: 2806-2890 East Broadway, 2813-2881 East 10th Avenue and 2528 2580 Kaslo 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 June 23, 2026, entitled "CD-1 Rezoning: 2806-2890 East Broadway, 2813-2881 East 10th Avenue and 2528 2580 Kaslo 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 June 23, 2026, entitled "CD-1 Rezoning: 2806-2890 East Broadway, 2813-2881 East 10th Avenue and 2528 2580 Kaslo 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 subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix A of the Report dated June 23, 2026,

entitled “CD-1 Rezoning: 2806-2890 East Broadway, 2813-2881 East 10th Avenue and 2528 2580 Kaslo 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.

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.

CARRIED UNANIMOUSLY (Vote No. 11855)
(Mayor Sim absent for the vote)

**14. Revision of Approval in Principle – CD-1 Rezoning: 282 West 49th Avenue
June 23, 2026**

A. THAT the application by Musqueam Capital Corporation, on behalf of YMCA BC Properties Foundation, the registered owners of the lands located at 282 West 49th Avenue [PID 007-595-573; Lot 4 Block 1165 District Lot 526 Plan 16033], to revise the proposed CD-1 By-law approved in principle by Council at its meeting of [February 25, 2025](#), to:

- (i.) increase the total floor area from 53,928 sq. m (580,472 sq. ft.) to 54,300 sq. m (584,480 sq. ft.) and the maximum floor area in Sub-Area C from 9,896 sq. m (106,520 sq. ft.) to 10,267 sq. m (110,513 sq. ft.) to increase the size of the community centre and associated childcare portions of the building; and
- (ii.) increase the height of Building A from 102.0 m (335 ft.) to 103.0 m (338 ft.), Building B from 119.0 m (390 ft.) to 120.0 m (394 ft.), and Building C from 31.0 (101 ft) to 33.0 m (108 ft.),

be approved;

FURTHER THAT the draft CD-1 By-law, attached as Appendix A of the Report dated June 23, 2026, entitled "Revision of Approval in Principle – CD-1 Rezoning: 282 West 49th Avenue", be approved in principle, subject to the Conditions of Approval attached as Appendix B to the Referral Report dated January 7, 2025, entitled, "[CD-1 Rezoning: 282 West 49th Avenue \(Langara Family YMCA\)](#)" (the "2025 Rezoning Report"), as revised by the Revised Conditions of Approval contained in Appendix B of the Report dated June 23, 2026, entitled "Revision of Approval in Principle – CD-1 Rezoning: 282 West 49th Avenue";

AND FURTHER THAT subject to the satisfaction of the Conditions of Approval attached as Appendix B to the [2025 Rezoning Report](#), as amended by the Revised Conditions of Approval in Appendix B of the Report dated June 23, 2026, entitled "Revision of Approval in Principle – CD-1 Rezoning: 282 West 49th Avenue", the Director of Legal Services be directed to bring forward for enactment the draft CD-1 By-law, attached as Appendix A of the above-noted report, instead of the draft CD-1 By-law attached as Appendix A to the [2025 Rezoning Report](#).

- B. THAT subject to approval of A above and the Housing Agreement(s) described in Part 2 of Appendix B of the [2025 Rezoning Report](#), the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law(s) for enactment prior to enactment of the CD-1 By-law, instead of the CD-1 By-law attached as Appendix A to the [2025 Rezoning Report](#), subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT the amendments to the Sign By-law and the Noise Control By-law, attached as Appendix C to the [2025 Rezoning Report](#), be approved subject to approval of the CD-1 By-law, instead of the draft CD-1 By-law attached as Appendix A to the [2025 Rezoning Report](#);

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Sign By-law and the Noise Control By-law at the time of enactment of the CD-1 By-law;

AND FURTHER THAT the amendments to CD-1 (103) By-law No. 4900, approved in principle after the Public Hearing on February 25, 2025, be subject to the enactment of the CD-1 By-law, instead of the draft CD-1 By-law attached as Appendix A to the [2025 Rezoning Report](#).

- 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. 11815)

**15. Revision of Approval in Principle – CD-1 Rezoning: 8080 Yukon Street
June 23, 2026**

- A. THAT the application by Purpose Driven Development, on behalf of Kiwanis-Soroptimist (1974) Senior Citizens Housing Society, the registered owner of the lands located at 8080 Yukon Street [PID 007-690-789; Lot A Blocks C and 5 District Lots 322 and 323 Plan 15358], to revise the proposed CD-1 By-law approved in principle by Council at its meeting of [February 5, 2026](#), to increase the allowable height in sub-area A from 23 m to 25.3 m (83 ft.), be approved;

FURTHER THAT subject to the satisfaction of the Conditions of Approval approved by Council at the Public Hearing on [February 5, 2026](#) for the proposed rezoning of 8080 Yukon Street, the Director of Legal Services be directed to bring forward for enactment the draft CD-1 By-law, attached as Appendix A of the Report dated June 23, 2026, entitled “Revision of Approval in Principle – CD-1 Rezoning: 8080 Yukon Street”, instead of the [draft CD-1 By-law](#) attached as Appendix A to the Referral Report dated January 6, 2026, entitled, “CD-1 Rezoning: 8080 Yukon Street”.

- 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. 11816)

**16. CD-1 Rezoning: 6212-6218 Ash Street
June 23, 2026**

- A. THAT the application by Matthew Cheng Architect Inc., on behalf of 1279398 B.C. Ltd¹, the registered owner of the lands located at 6212-6218 Ash Street [PID 009-301-291; Lot 28 of Lot B Block 1008 District Lot 526 Plan 10803], to rezone the lands from RM-8A (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.2 to 3.4 and increase the maximum building height from 11.5 m (38 ft.) to 23 m (75 ft.) to permit the development of a six-storey mixed-use building containing 30 rental units with 20% of the floor area as below-market rental dwelling units, along with a private 37-space childcare, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated June 23, 2026, entitled "CD-1 Rezoning: 6212-6218 Ash Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Matthew Cheng Architect Inc., received June 11, 2025, and supplemental drawings received March 25, 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 23, 2026, entitled "CD-1 Rezoning: 6212-6218 Ash 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 June 23, 2026, entitled "CD-1 Rezoning: 6212-6218 Ash Street", be approved.

¹ Represented by Sam Hayer or Inderjit Aujla.

- 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 23, 2026, entitled “CD-1 Rezoning: 6212-6218 Ash Street”;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.
- E. THAT A to D above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11817)

**17. CD-1 Amendment: CD-1 (499) East Fraser Lands Area 2 South: 3202-3270 Riverwalk Avenue (Parcel 11)
June 23, 2026**

- A. THAT the application by Wesgroup Properties Inc., on behalf of the Park Lane River District Developments Ltd., the registered owner of the lands located at 3202-3270 Riverview Walk [PID 029-058-058; Lot 16 Block 9 District Lot 330 Group 1 New Westminster District Plan EPP23174], to amend CD-1 (499) East Fraser Lands Area 2 South By-law No. 10195 to increase the allowable height from 12 storeys to 15 storeys for Parcel 11, be approved in principle;
- FURTHER THAT the draft to amend CD-1 (499) East Fraser Lands Area 2 South By-law No. 10195, prepared in accordance with Appendix A of the Report dated June 23, 2026, entitled “CD-1 Amendment: CD-1 (499) East Fraser Lands Area 2 South: 3202-3270 Riverwalk Avenue (Parcel 11)”, be approved in principle;
- FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Boniface Oleksuk Politano Architects, received January 8, 2026, and addendum drawings received May 1, 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 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. 11818)

**18. CD-1 Rezoning: 375 East 1st Avenue
June 23, 2026**

* * * * *

*MOVED by Councillor Montague
SECONDED by Councillor Zhou*

THAT Council waive the staff presentation for Report 18.

CARRIED UNANIMOUSLY

* * * * *

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

MOVED by Councillor Zhou
SECONDED by Councillor Orr

- A. THAT the application by Onni 375 GNW Holdings Corp., the applicant and registered owners of the lands located at 375 East 1st Avenue [PID 027-789-608; Lot P District Lots 200A, 264A and 2037 Group 1 New Westminster District Plan BCP39441] to rezone the lands from CD-1 (402) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District, to allow for a maximum floor area of 110,800 sq. m (1,192,641 sq. ft.) and to increase the maximum building height from 45.72 m (150 ft.) to 137 m (449 ft.) to permit a

mixed-use development with buildings ranging from 35 to 40 storeys, and residential, commercial, office, hotel and cultural uses, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated June 23, 2026, entitled "CD-1 Rezoning: 375 East 1st Avenue", 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 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated June 23, 2026, entitled "CD-1 Rezoning: 375 East 1st 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 the approval of the new CD-1 By-law, CD-1 (402) Great Northern Way Campus By-law No. 8131 be amended, generally as set out in Appendix C of the Report dated June 23, 2026, entitled "CD-1 Rezoning: 375 East 1st Avenue";

FURTHER 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 June 23, 2026, entitled "CD-1 Rezoning: 375 East 1st 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 C of the Report dated June 23, 2026, entitled "CD-1 Rezoning: 375 East 1st 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 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. 11856)
(Councillor Orr abstained from the vote)
(Mayor Sim absent for the vote)

**19. CD-1 Rezoning: 1045 Haro Street and 830-850 Thurlow Street
June 23, 2026**

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

The Applicant responded to questions.

MOVED by Councillor Orr
SECONDED by Councillor Kirby-Yung

- A. THAT the application by 1045 Haro Street Limited Partnership, on behalf of Harlow Holdings Ltd., the registered owner of the lands located at 1045 Haro Street and 830-850 Thurlow Street [PID 030-552-265; Lot 1 Block 5 District Lot 185 Group 1 New Westminster District Plan EPP85244], to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 10.6 and decrease the maximum building height from 137.2 m (450 ft.) to 80.9 m (265 ft.) to permit the development of a mixed-use residential development with 26- and 25-storey buildings connected by an eight-storey podium, containing 542 rental units, of which 3.8% of the residential floor area (approximately 22 units) will be for below-market rental units, a private childcare facility, and commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated June 23, 2026, entitled "CD-1 Rezoning: 1045 Haro Street

and 830-850 Thurlow Street”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell Mackey Partnership Architects Designers Planners, received June 10, 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 23, 2026, entitled “CD-1 Rezoning: 1045 Haro Street and 830-850 Thurlow 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 June 23, 2026, entitled “CD-1 Rezoning: 1045 Haro Street and 830-850 Thurlow 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 as set out in Appendix C of the Report dated June 23, 2026, entitled “CD-1 Rezoning: 1045 Haro Street and 830-850 Thurlow 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. 119857)
(Mayor Sim absent for the vote)

**20. CD-1 Rezoning: 2406-2490 Renfrew Street and 2905-2911 East Broadway
June 23, 2026**

* * * * *

*MOVED by Councillor Montague
SECONDED by Councillor Zhou*

THAT Council waive the staff presentation for Report 20.

*CARRIED
(Councillors Fry and Maloney opposed)*

* * * * *

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

*MOVED by Councillor Dominato
SECONDED by Councillor Zhou*

- A. THAT the application by Easthill Development Limited Partnership, on behalf of 2406 Renfrew Development (BT) Ltd., the registered owners of the lands located at 2406-2490 Renfrew Street and 2905-2911 East Broadway [*PID 031-886-019; Lot A Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Group 1 New Westminster District Plan EPP124751*], to rezone the lands from CD-1 (Comprehensive Development) (846) District By-law No. 13625 to a new CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 4.10 to 7.50, and increase the maximum building height from 48.6 m (159 ft.) to 97 m (318 ft.), to permit the development of a 31-storey mixed-use building and six-storey mixed-use building, containing 339 secured market rentals units, and with commercial space at-grade, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated June 23, 2026, entitled "CD-1 Rezoning: 2406-2490 Renfrew Street and 2905-2911 East Broadway", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Studio One Architecture, received August 25, 2025, and supplemental drawings received January 12, 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 23, 2026, entitled "CD-1 Rezoning: 2406-2490 Renfrew Street and 2905-2911 East 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 the approval of the new CD-1 By-law, CD-1 (846) 2406-2484 Renfrew Street By-law No. 13625 be repealed, generally as set out in Appendix C of the Report dated June 23, 2026, entitled "CD-1 Rezoning: 2406-2490 Renfrew Street and 2905-2911 East Broadway";

FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1 (846) 2406-2484 Renfrew Street By-law No. 13625 District 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 June 23, 2026, entitled "CD-1 Rezoning: 2406-2490 Renfrew Street and 2905-2911 East Broadway", 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 June 23, 2026, entitled "CD-1 Rezoning: 2406-2490 Renfrew Street and 2905-2911 East 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.

- 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.

CARRIED UNANIMOUSLY (Vote No. 11858)
(Mayor Sim absent for the vote)

**21. CD-1 Rezoning: 466-476 West 27th Avenue
June 23, 2026**

- A. THAT the application by Raffaele Architecture Inc. on behalf of 1535762 B.C. Ltd.², the registered owner of the lands, located at 466-476 West 27th Avenue [*Lot 6 and 5 Block 721 District Lot 526 Plan 6539; PIDs 010-869-689 and 010-869-671, respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.0 to 5.89 and the building height from 11.5 m (38 ft.) to 45.6 m (150 ft.), to permit the development of a 15-storey residential building containing 140 rental housing 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 June 23, 2026, entitled “CD-1 Rezoning: 466-476 West 27th Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Raffaele Architecture Inc. received January 29, 2025, and revised February 23, 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 23, 2026, entitled “CD-1 Rezoning: 466-476 West 27th Avenue”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT 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 June 23, 2026, entitled “CD-1 Rezoning: 466-476 West 27th Avenue”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the

² Represented by Vittori Developments Ltd.

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. 11819)

**22. CD-1 Rezoning: 365-395 West Broadway
June 23, 2026**

- A. THAT the application by Perkins+Will Canada Architects Co., on behalf of Bonnis Development Yukon St. Inc., the registered owners of the lands located at 365-395 West Broadway:
- [PID: 011-073-250; Lot 13, Except the East 33 Feet and Part in Explanatory Plan 3695, Now Road Block 22 District Lot 302 Plan 5832];
 - [PID: 011-073-314; Lot 14, Except Part In Explanatory Plan 3695, Now Road Block 22 District Lot 302 Plan 5832];
 - [PID: 004-818-105; Lot 15, Except Part Now Road See DF 39741, Block 22 District Lot 302 Plan 5832]; and
 - [PID: 004-818-130; Lot 16, Except Part in Explanatory Plan 3695, Block 22 District Lot 302 Plan 5832];

to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.0 to 22.0 and increase the maximum building height from 9.2 m (30 ft.) to 104 m (341 ft.) to permit the development of a 32-storey mixed-use building containing 196 rental 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 June 23, 2026, entitled "CD-1 Rezoning: 365-395 West Broadway", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins+Will, received May 21, 2025, and revised January 22, 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 23, 2026, entitled "CD-1 Rezoning: 365-395 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 23, 2026, entitled "CD-1 Rezoning: 365-395 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 23, 2026, entitled "CD-1 Rezoning: 365-395 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.

ADOPTED ON CONSENT (Vote No. 11820)

**23. CD-1 Rezoning: 1088 West 12th Avenue
June 23, 2026**

- A. THAT the application by PC Urban Properties Corporation, on behalf of Keefer Holdings Ltd., the registered owners of the lands located at 1088 West 12th Avenue [Lots 1 to 5 Block 415 District Lot 526 Plan 1276; PIDs 011-659-335, 011-659-378, 011-659-416, 011-659-467 and 011-659-491, 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 6.9 and increase the maximum building height from 27.5 m (90 ft.) to 81 m (265 ft.) to permit the development of a 26-storey mixed-use rental 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 June 23, 2026, entitled “CD-1 Rezoning: 1088 West 12th Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Francl Architecture, received August 7, 2024, and resubmission drawings received November 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated June 23, 2026, entitled “CD-1 Rezoning: 1088 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 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 23, 2026, entitled “CD-1 Rezoning: 1088 West 12th 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 June 23, 2026, entitled “CD-1 Rezoning: 1088 West 12th 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. 11821)

**24. CD-1 Rezoning: 1618-1680 East Hastings Street
June 23, 2026**

A. THAT the application by hcma architecture + design, on behalf of:

- Urban Native Youth Association, the registered owner of the lands located at 1618 East Hastings Street [PID 027-335-941; Parcel 1 Block C District Lot 183 Group 1 New Westminster District Plan BCP33948], and
- City of Vancouver, the registered owner of the lands located at:
 - 1630-1670 East Hastings Street [Lots 7 to 9 Block 14 Of Block C District Lot 183 Plan 631; PIDs 015-165-477, 015-165-485, and 015-165-493]; and
 - 1680 East Hastings Street [PID 006-655-939; Lot C of Lot 14 Block D District Lot 183 Plan 15009];

to rezone the lands from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 5.9 and increase the maximum building height from 12.2 m (40 ft.) to 81.0 m (266 ft.) to permit the development of a 23-storey mixed-use building containing 157 social housing units, institutional uses and a 44-space Indigenous childcare facility for City ownership, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated June 23, 2026, entitled "CD-1 Rezoning: 1618-1680 East Hastings Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by hcma architecture + design, received January 23, 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 23, 2026, entitled "CD-1 Rezoning: 1618-1680 East Hastings 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 June 23, 2026, entitled "CD-1 Rezoning: 1618-1680 East Hastings 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 June 23, 2026, entitled "CD-1 Rezoning: 1618-1680 East Hastings Street";

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

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

discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11823)

**25. CD-1 Rezoning: 7525 Cambie Street
June 23, 2026**

* * * * *

*MOVED by Councillor Montague
SECONDED by Councillor Zhou*

THAT Council waive the staff presentation for Report 25.

*CARRIED
(Councillors Maloney and Orr opposed)*

* * * * *

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

The Applicant responded to questions.

*MOVED by Councillor Dominato
SECONDED by Councillor Zhou*

- A. THAT the application by West 59th Avenue & Cambie Street Investments Ltd, the registered owners of the lands located at 7525 Cambie Street [*PID 009-692-657; Lot 12 Block K District Lot 323 Plan 9322*] to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.2 to 4.26 and the maximum building height from 10.7 (35 ft.) to 48 m (157 ft.), to permit the development of a 12-storey mixed-use mass timber building containing 97 market rental 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 June 23, 2026, entitled “CD-1 Rezoning: 7525 Cambie Street”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture received November 7, 2025;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated June 23, 2026, entitled “CD-1 Rezoning: 7525 Cambie 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 June 23, 2026, entitled “CD-1 Rezoning: 7525 Cambie 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 June 23, 2026, entitled “CD-1 Rezoning: 7525 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.
- 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. 11859)
(Mayor Sim absent for the vote)

**26. CD-1 Rezoning: 2611 Victoria Drive
June 23, 2026**

* * * * *

*MOVED by Councillor Montague
SECONDED by Councillor Zhou*

THAT Council waive the staff presentation for Report 26.

*CARRIED
(Councillors Fry, Maloney and Orr opposed)*

* * * * *

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

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

THAT the application by Vertex DC Ventures Inc. and Fastmark, on behalf of 1333845 B.C. LTD.³, the registered owner of the following lands located at 2611 Victoria Drive:

- PID 015-496-490; Lot 49, Except the South 5 Feet Now Lane and The West 33 Feet, of Lots A and B Block 162 District Lot 264A Plans 222 and 1771; and
- Lots 50 and 51, Except the South 5 Feet Now Lane, of Lots A and B Block 162 District Lot 264A Plans 222 and 1771; PIDs 015-496-619 and 015-496-635; respectively,

to rezone the lands from RM-4 to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 10.9 and increase the maximum building height from 10.7 m (35 ft.) to 83 m (272 ft.) to permit the development of a 26-storey mixed-use building containing 250 rental units, with 20% of the residential floor area secured at below-market rates and commercial space at the ground level be referred back to staff to undertake planning work regarding the *Public Views Guidelines* Trout Lake 27.1.

*CARRIED UNANIMOUSLY (Vote No. 11860)
(Mayor Sim absent for the vote)*

³ Represented by Vertex DC (Victoria) Limited Partnership

**27. CD-1 Rezoning: 807-819 Hornby Street and 908-948 Robson Street
June 23, 2026**

* * * * *

MOVED by Councillor Montague

SECONDED by Councillor Zhou

THAT Council waive the staff presentation for Report 27.

CARRIED UNANIMOUSLY

* * * * *

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

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Meiszner

- A. THAT the application by BOP Architects, on behalf of 815 Hornby Holdings Ltd., the registered owner of the lands located at 807-819 Hornby Street and 908-948 Robson Street [Strata Lots 1 to 7 District Lot 541 Strata Plan VR. 693 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1; PIDs 005-679-427, 005-679-435, 005-679-443, 005-679-486, 005-679-494, 005-679-516 and 005-679-532 respectively], to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.0 to 14.5 and increase the maximum building height from 21.3 m (70 ft.) to 108.7 m (357 ft.) to permit the development of a 35-storey mixed-use building containing 176 strata residential units and 160 hotel rooms, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated June 23, 2026, entitled "CD-1 Rezoning: 807-819 Hornby Street and 908-948 Robson Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by BOP Architects, received June 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 June 23, 2026, entitled "CD-1 Rezoning: 807-819 Hornby Street and 908-948 Robson Street", be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Report

dated June 23, 2026, entitled “CD-1 Rezoning: 807-819 Hornby Street and 908-948 Robson Street”;

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

D. THAT A to C above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (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. 11861)
(Councillor Orr opposed)
(Mayor Sim absent for the vote)

**28. CD-1 (59) Text Amendment: Vancouver General Hospital
June 23, 2026**

- 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 Report dated June 23, 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. 11824)

REFERRAL REPORTS

1. **CD-1 Rezoning: 111 East 5th Avenue and 2060 Quebec Street June 30, 2026**

REFERRAL MOVED by Councillor Maloney
SECONDED by Councillor Bligh

THAT Council refer Referral Report 1 entitled "CD-1 Rezoning: 111 East 5th Avenue and 2060 Quebec Street", to the Standing Committee on City Finance and Services meeting on July 15, 2026, under reports.

LOST (Vote No. 11761)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

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 Westbank Corp., on behalf of 111 E 5th Property Inc., the registered owners of the lands located at 111 East 5th Avenue and 2060 Quebec Street [Lots 12 to 16 of Block 24 District Lot 200A PLAN 197; PIDs 004-908-767, 004-909-143, 004-909-259, 004-909-275, 004-909-291] to rezone the lands from I-1A (Industrial) District to CD-1 (Comprehensive Development) District, to add Bulk Data Storage Use as an allowable use and to enable a café at ground level of an existing three-storey commercial building, 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 June 30, 2026, entitled "CD-1 Rezoning: 111 East 5th Avenue and 2060 Quebec Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by WZMH Architects, received September 4, 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 June 30, 2026, entitled "CD-1 Rezoning: 111 East 5th Avenue and 2060 Quebec 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 Referral Report dated June 30, 2026, entitled "CD-1 Rezoning: 111 East 5th Avenue and 2060 Quebec Street";

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

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

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

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

CARRIED (Vote No. 11762) (*Note: vote reconsidered on July 21, 2026*)
(Councillors Fry and Orr opposed)
(Councillor Maloney abstained from the vote)

RECONSIDERATION MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT under section 8.13 of the *Procedure By-law*, Council reconsider the vote taken on July 14, 2026, on Referral Report 1, entitled "CD-1 Rezoning: 111 East 5th Avenue and 2060 Quebec Street".

carried

* * * * *

At this point in the proceedings, Acting Mayor Klassen relinquished the Chair to Deputy Mayor Kirby-Yung to participate in the debate and resumed the Chair upon completion of his comments.

* * * * *

MOVED by Councillor Dominato
SECONDED by Councillor Maloney

THAT under section 8.4 of the *Procedure By-law* the reconsideration motion above be withdrawn.

LOST
(Councillors Kirby-Yung, Klassen, Meiszner, Montague and Orr opposed)
(Mayor Sim absent for the vote)

The motion to withdraw having lost, the reconsideration motion was put and CARRIED UNANIMOUSLY, with Mayor Sim absent for the vote.

MOVED by Councillor Montague
SECONDED by Councillor Orr

THAT Council refer Referral Report 1, entitled “CD-1 Rezoning: 111 East 5th Avenue and 2060 Quebec Street”, to staff for further consultation with the public, given the extensive and unusually high level of public interest and the volume of scheduled Council business.

CARRIED UNANIMOUSLY
(Mayor Sim absent for the vote)

FINAL MOTION AS APPROVED

THAT Council refer Referral Report 1, entitled “CD-1 Rezoning: 111 East 5th Avenue and 2060 Quebec Street”, to staff for further consultation with the public, given the extensive and unusually high level of public interest and the volume of scheduled Council business.

2. CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway June 30, 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 Arcadis Architects (Canada) Inc., on behalf of 1061511 B.C. Ltd.¹, the registered owners of the lands located at 2538-2550 Birch Street and 1290-1298 West Broadway [PID 030-417-261; Lot 1 Block 353 District Lot 526 Group 1 New Westminster District Plan EPP81033], to amend the text of CD-1 (Comprehensive Development) District (708) By-law No. 12179, to convert 202 rental units to 202 hotel rooms, to retain the minimum required floor area for below-market rental housing, and to increase the maximum floor space ratio (FSR) of the nearly completed building from 10.55 to 11.40 to account for floor area that was previously eligible for exemption, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, prepared in accordance with Appendix A of the Referral Report dated June 30, 2026, entitled “CD-1 (708)

Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arcadis Architects (Canada) Inc., received November 20, 2025 and supplemental plans received April 22, 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 CD-1 text amendment and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated June 30, 2026, entitled “CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 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 text amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A to B above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11825)

- 3. **Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street
June 30, 2026**

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

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

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

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

Recommendations for Public Hearing

A. THAT the application by Henriquez Architecture:

(i) on behalf of:

- 500 Dunsmuir Property Ltd., the registered owners of 619 Richards Street and 500 Dunsmuir Street [*Lots 35 to 40 Block 44 District Lot 541 Plan 210; PIDs 003-023-923; 003-023-931; 015-471-594; 015-471-608; 015-471-616; and 015-471-624, respectively*];
- Parkwell Parkade Corporation, the registered owners of 623-655 Richards Street [*Lots 24 to 34 Block 44 District Lot 541 Plan 210; PIDs 003-023-974; 003-023-982; 003-024-008; 003-024-016; 003-024-041; 003-023-826; 003-023-842; 003-023-877; 003-023-893; 003-023-907; and 003-023-915; respectively*];
- Holborn Real Estate Ltd., the registered owners of 501-525 West Georgia Street [*PID 010-964-061; Lot A Block 44 District Lot 541 Plan 6134*]; and
- 555 West Georgia Development Ltd., the registered owners of 535-565 West Georgia Street [*PID 010-964-118; Lot B Block 44 District Lot 541 Plan 6134*];

to amend the Generalized Land Use designation in the *Vancouver Official Development Plan* of the lands and adjacent laneway from Business District to Mixed-Use High-Rise 2, be approved in principle; and

(ii) on behalf of W East Holdings Limited Inc., the registered owners of the lands at 388 Abbott Street [*PID: 030-838-339; Lot 1 Block 3 Old Granville Townsite Group 1 New Westminster District Plan EPP84704*] to amend the Generalized Land Use designation in the *Vancouver Official*

Development Plan of the lands from Mixed-Use Mid-Rise to Mixed-Use 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 June 30, 2026, entitled “Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street”, be approved in principle.

B. THAT subject to A above:

- (i) The application by Henriquez Architecture on behalf of:
 - 500 Dunsmuir Property Ltd., the registered owners of 619 Richards Street and 500 Dunsmuir Street [*Lots 35 to 40 Block 44 District Lot 541 Plan 210; PIDs 003-023-923; 003-023-931; 015-471-594; 015-471-608; 015-471-616; and 015-471-624, respectively*];
 - Parkwell Parkade Corporation, the registered owners of 623-655 Richards, 623-698 Seymour Street and 575-595 West Georgia Street [*Lots 7 to 20 and Lots 24 to 34 Block 44 District Lot 541 Plan 210; PIDs 003-023-516; 003-023-524; 003-023-541; 003-023-567; 003-023-583; 003-023-605; 003-023-613; 003-023-621; 003-023-648; 003-023-656; 003-023-672; 003-023-681; 003-023-761; 003-023-796; 003-023-974; 003-023-982; 003-024-008; 003-024-016; 003-024-041; 003-023-826; 003-023-842; 003-023-877; 003-023-893; 003-023-907; and 003-023-915; respectively*];
 - Holborn Real Estate Ltd., the registered owners of 501-525 West Georgia Street [*PID 010-964-061; Lot A Block 44 District Lot 541 Plan 6134*]; and
 - 555 West Georgia Development Ltd., the registered owners of 535-565 West Georgia Street [*PID 010-964-118; Lot B Block 44 District Lot 541 Plan 6134*];
 - 620 Seymour Property Ltd., the registered owners of 620-626 Seymour Street [*Lots 4 to 6 Block 44 District Lot 541 Plan 210; PIDs 013-736-914; 013-736-931; 003-023-494; respectively*];

to rezone the lands from DD (Downtown District) to CD-1 (Comprehensive Development) District to allow for a maximum floor area of 281,000 sq. m (3,024,659 sq. ft.) and a maximum building height of 315 m (1,034 ft.), to permit the development of a 68-storey hotel/commercial building, 79-storey and 68-storey residential buildings containing 1,546 residential units with commercial space on the ground floor;

- (ii) The application by Henriquez Architecture on behalf of W East Holdings Limited Inc., the registered owners of the lands at 388 Abbott Street [PID: 030-838-339, Lot 1 Block 3 Old Granville Townsite Group 1 New Westminster District Plan EPP84704] to rezone the lands from CD-1(732) to a new CD-1 (Comprehensive Development) District to permit the development of a 25-storey residential building plus rooftop amenity, containing 237 social housing units, childcare facility with commercial and/or cultural space on the ground floor with a maximum floor space ratio of 16.2 and height of 85 m (279 ft.);

FURTHER THAT the draft CD-1 By-laws, prepared in accordance with Appendix B of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street", be approved in principle as one application together for both non-contiguous sites;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Architecture received June 11, 2025, with addendum drawings for 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street, received April 2, 2026, and for 388 Abbott Street, received April 30, 2026;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix C1 and C2 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 C1 and C2 of the above-noted report for the enactment of the CD-1 By-laws are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward both draft CD-1 By-laws for enactment on the same day under one omnibus By-law that will enact both CD-1 By-laws at the same time, following the enactment of the *Vancouver Official Development Plan* amendment by-law.

- C. THAT if the application in A above is referred to a Public Hearing, Council consider and approve at the same Public Hearing a Single Room Accommodation (SRA) demolition permit for the demolition of 167 SRA designated rooms at 500 Dunsmuir Street, subject to:
 - (i) enactment of the proposed CD-1 By-law; and
 - (ii) issuance of the associated development permit; and
 - (iii) the owner entering into a Housing Agreement over 61-95 West Hastings Street (388 Abbott Street) in accordance with the conditions of enactment.

FURTHER THAT if the Council approves, in principle, the rezoning proposed in B above and the Housing Agreement described in Part 2 of Appendix C1 of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street", and approves the Single Room Accommodation (SRA) demolition permit in C above, that 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 Arts, Culture and Community Services and General Manager of Planning, Urban Design and Sustainability.

- D. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, rezoning and the Housing Agreement described in Part 2 of Appendix C1 and C2 of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott 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.
- E. THAT subject to the approval of the new CD-1 By-law, CD-1 (732) 61-95 West Hastings Street (388 Abbott Street) By-law No. 12497 be repealed, generally as set out in Appendix D of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street".
- F. THAT subject to approval of the CD-1 By-laws, the removal of the heritage designation of the entire Randall Building ("heritage building") at 535-565 West Georgia Street [*Lot B Block 44 District Lot 541 Plan 6134; PID 010-964-118*], be approved and the heritage designation of the Georgia Street façade of the heritage building as protected heritage property, be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward both the amendment to the Heritage By-law and the Heritage Designation By-law, generally as set out in Appendix D of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards

Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street”, prior to enactment of the CD-1 By-law.

- G. THAT subject to approval of the CD-1 By-laws, 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 June 30, 2026, entitled “Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street”, be approved;

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

- H. THAT subject to approval of the CD-1 By-laws, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix D of the Referral Report dated June 30, 2026, entitled “Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott 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-laws.

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

CARRIED UNANIMOUSLY (Vote No. 11763)
(Councillor Fry abstained from the vote)

**4. Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Drive and 1704 East Broadway
June 30, 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 submitted by DA Architects + Planners, on behalf of 1704 East Broadway BC Ltd., the registered owner of the lands located at 2516 Commercial Drive and 1704 East Broadway [*PID 013-301-896; Lot J Block A of Block 162 District Lot 264A Plan 22144*], to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Business District 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 June 30, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Drive and 1704 East Broadway”, be approved in principle.

- B. THAT subject to the approval of A above, the application 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 14.8 and increase the maximum building height from 9.2 m (30 ft.) to 91.7 m (301 ft.) to permit the development of a 31-storey mixed-use residential building containing 207 rental units, with office, commercial and social service spaces, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix B of the Referral Report dated June 30, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Drive and 1704 East Broadway”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by DA Architects + Planners, received July 21, 2025, and supplemental plans received September 5, 2025 and May 14, 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 June 30, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Drive and 1704 East 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.
- 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 June 30, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Drive and 1704 East Broadway”, 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 June 30, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Drive and 1704 East 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.

- 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. 11826)

**5. Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street
June 23, 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 McKinley Studios, on behalf of:

- 1088608 B.C. Ltd.⁴, the registered owners of the lands located at 6525 Oak Street [PID 025-868-365; Lot 1, Except Part in Plan BCP9707, Block D Of Blocks 12 and 17A District Lot 526 Group 1 New Westminster District Plan BCP9706]; and
- Elevate Oak Street Holdings Ltd., the registered owners of the lands located at 6575-6577 Oak Street [PID 010-598-791; Lot E Block D of Blocks 12 and 17A District Lot 526 Plan 7473];

to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Mixed-Use Mid-Rise to Mixed-Use 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 June 23, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street”, be approved in principle.

B. THAT subject to the approval of A above, the application to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.2 to 7.5 and

⁴ Represented by Weathervane Group of Companies

increase the maximum building height from 10.7 m (35 ft.) to 57 m (187 ft.) to permit the development of an 18-storey mixed-use building containing 189 rental units, of which 20% of the residential floor area will be secured as below-market rental units, a private 160-space childcare facility and commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix B of the Referral Report dated June 23, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by McKinley Studios, received on October 27, 2025, and revised drawings received on March 18, 2026 and April 20, 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 June 23, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak 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 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 June 23, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak 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 D of the Referral Report dated June 23, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak 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 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. 11827)

BY-LAWS

Councillors Fry and Klassen advised they had reviewed the proceedings related to By-law 12 and would therefore be voting on the enactment.

Councillors Dominato, Fry, Kirby-Yung, Klassen, Meiszner and Zhou advised they had reviewed the proceedings related to By-law 15 and would therefore be voting on the enactment.

Councillor Klassen advised he had reviewed the proceedings related to By-law 17 and would therefore be voting on the enactment.

Councillor Dominato advised she had reviewed the proceedings related to By-law 18 and would therefore be voting on the enactment.

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 36 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

Following the completion of Report 3, it was

MOVED by Councillor Bligh

SECONDED by Councillor Dominato

THAT Council enact the by-law listed on the agenda for this meeting as number 37 and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

1. A By-law to amend the Vacancy Tax By-law No. 11674 regarding amendment to vacant new inventory exemption (By-law No. 14751)
2. A By-law to amend Sign By-law No. 11879 to create a new Sign District and allow electronic static image signs at 2901 East Hastings Street (Exhibition Park) (By-law No. 14752)
3. A By-law to amend Sign Fee By-law No. 11880 regarding miscellaneous amendments (By-law No. 14753)
4. A By-law to amend Sign By-law No. 11879 regarding an electronic static image sign at 677 Davie Street (By-law No. 14754)
5. A By-law to amend Impounding By-law No. 13709 regarding towing rates and charges (By-law No. 14755)
6. A By-law to amend Vehicles for Hire By-law No. 6066 regarding towing rates and fees and other miscellaneous amendments (By-law No. 14756)
7. A By-law to enter into an agreement among the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver, and the Township of Langley (the "Participating Municipalities") regarding an Inter-municipal Business Licence Scheme (By-law No. 14757)
8. A By-law to enter into an Inter-municipal Business Licence Scheme (By-law No. 14758)
9. A By-law to amend the Abandoned and Vacated Buildings By-law No. 14606 regarding a miscellaneous amendment (By-law No. 14759)
10. A By-law to amend the Licence By-law No. 4450 regarding cooling devices (By-law No. 14760)
11. A By-law to amend the Ticket Offences By-law No. 9360 regarding the Licence By-law (By-law No. 14761)
12. A By-law to amend CD-1 (776) By-law No. 12996 for 828 Cambie Street (formerly 118-150 Robson Street) (By-law No. 14762)
(Councillor Orr and Mayor Sim ineligible to vote)

13. A By-law to amend CD-1 (899) By-law No. 14333 for 3360-3384 Vanness Avenue and 3347 Clive Avenue (By-law No. 14763)
(Councillor Bligh and Mayor Sim ineligible to vote)
14. A By-law to amend CD-1 (892) Text Amendment: 1290 Hornby Street and 889 Drake Street (By-law No. 14764)
15. A By-law to amend CD-1 (288) By-law No. 7045 for 4176 Alexandra Street (By-law No. 14765)
(Councillors Bligh, Maloney, Montague, Orr and Mayor Sim ineligible to vote)
16. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1111 Broughton Street) (By-law No. 14766)
(Councillor Bligh and Mayor Sim ineligible to vote)
17. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (648-680 East Broadway and 2505 Fraser Street) (By-law No. 14767)
(Councillors Maloney, Orr and Mayor Sim ineligible to vote)
18. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (4975-4997 Joyce Street) (By-law No. 14768)
(Councillors Bligh, Orr and Mayor Sim ineligible to vote)
19. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1770 West 12th Avenue) (By-law No. 14769)
20. A By-law to enact a Housing Agreement for 208 East Georgia Street (By-law No. 14770)
21. A By-law to enact a Housing Agreement for 5562-5688 Manson Street (By-law No. 14771)
22. A By-law to enact a Housing Agreement for 441 East Pender Street (By-law No. 14772)
23. A By-law to enact a Housing Agreement for 5630-5678 Heather Street (By-law No. 14773)
24. A By-law to enact a Housing Agreement for 3231-3245 Fraser Street and 675 East 17th Avenue (By-law No. 14774)
25. A By-law to enact a Housing Agreement for 2180 West 6th Avenue (By-law No. 14775)
26. A By-law to enact a Housing Agreement for 354 – 380 East 10th Avenue (By-law No. 14776)
27. A By-law to enact a Housing Agreement for 888 West Broadway (Formerly 878-898 West Broadway) (By-law No. 14777)
28. By-law to enact a Housing Agreement for 130 – 150 West Broadway and 2520 Columbia Street (By-law No. 14778)

29. A By-law to enact a Housing Agreement for 3803-3823 West 10th Avenue and 2553 Highbury Street (By-law No. 14779)
30. A By-law to enact a Housing Agreement for 1470-1476 West Broadway (By-law No. 14780)
31. A By-law to enact a Housing Agreement for 1613 – 1625 Nanaimo Street (By-law No. 14781)
32. A By-law to enact a Housing Agreement for 2336 – 2366 Charles Street (By-law No. 14782)
33. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 14138 for 414 Columbia Street (By-law No. 14783)
34. A By-law to enact a Housing Agreement By-law for 8080 Yukon Street (By-law No. 14784)
35. A By-law to amend Sign By-law No.11879 regarding 414-420 West Pender Street (By-law No. 14785)
(*Councillor Montague ineligible to vote*)
36. A By-law to amend Noise Control By-law No. 6555 regarding 414-420 West Pender Street (By-law No. 14786)
37. A By-law to authorize questions for the assent of electors regarding the 2027-2030 Capital Plan (By-law No. 14787)

ADMINISTRATIVE MOTIONS

- 1. 2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning**

MOVED by Councillor Klassen

SECONDED by Councillor Kirby-Yung

WHEREAS on June 2, 2026, Council approved, in principle, amendments to the Zoning and Development By-law and the Downtown Official Development Plan, generally as presented in Appendices A and B of the Referral Report dated May 5, 2026, entitled “2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions and Inclusionary Zoning”;

WHEREAS on June 2, 2026, Council also directed staff to bring forward for approval by Council amendments to the Heritage Policies; Community Amenity Contributions Policy for Rezonings; Transfer of Density Policy and Procedures; and the Downtown District and IC-3 District Policies and Procedures for Low Cost Rental Artist Studios, generally as presented in Appendix C of the Referral Report dated May 5, 2026, entitled “2026

Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions and Inclusionary Zoning” to be adopted by Council after the By-law amendments noted above are enacted;

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

THEREFORE BE IT RESOLVED THAT the amendments to the various policy documents as described in Table 1 of the Administrative Motion entitled “2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning,” are hereby adopted, and are to come into effect on July 14, 2026.

CARRIED UNANIMOUSLY

NOTICE OF COUNCIL MEMBER’S MOTIONS

None

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Bligh
SECONDED by Councillor Klassen

THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on July 16, 2026, from 3 pm onwards, July 23, 2026, all day, July 24, 2026, from 5 pm onwards, and July 29, 2026, from 5 pm onwards;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for personal reasons from meetings on July 20, 2026, from 4 pm to 5 pm, July 21, 2026, from 1 pm to 2 pm, July 22, 2026, from 5 pm onwards, July 25, 2025, all day, July 27, 2026, from 10:30 am to 1 pm and 4 pm to 5 pm, and July 31, 2026, from 6 pm onwards;

FURTHER THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on July 24, 25 and 27, 2026, all day, , July 30, 2026, from 4 pm onwards and July 31, 2026, from 1 pm onwards;

FURTHER THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on July 20, 2026, all day;

FURTHER THAT Councillor Orr be granted a Leave of Absence for civic business from meetings on July 16, 2026, from 12 pm to 2:15 pm, July 25, 2026, from 5 pm onwards, July 29, 2026, from 5 pm onwards, and July 31, 2026, from 11 am onwards;

FURTHER THAT Councillor Orr be granted a Leave of Absence for personal reasons from meetings on July 30, 2026, all day;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on July 14, 2026, from 4 pm to 6 pm, July 24, 2026, from 5 pm onwards, and July 25, 2026, from 9:30 am to 2 pm;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for personal reasons from meetings on July 27, 2026, from 4 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on July 23, 2026, from 10:30 am to 12:30 pm, July 24, 2026, from 5:30 pm to 9:30 pm, July 25, 2026, from 9:30 am to 2 pm, July 27, 2026, from 9:30 am to 11 am and 1:30 pm to 4:30 pm, July 28, 2026, from 3:30 pm onwards, and July 29, 2026, from 5 pm onwards;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on July 23, 2026, from 10 am to 1 pm, July 24, 2026, from 6 pm to 8:30 pm;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for personal reasons from meetings on July 16, 2026, from 1 pm to 2:30 pm;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on July 23, 2026, from 10:30 am to 12:30 pm, July 24, 2026, from 6 pm onwards, July 25, 2026, from 11 am to 1 pm, July 27, 2026, from 9:30 am to 11:30 am, and July 29, 2026, from 5 pm onwards;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for personal reasons from meetings on July 25, 2026, from 8 pm onwards;

FURTHER THAT Councillor Zhou be granted a Leave of Absence for civic business from meetings on July 25, 2026, from 11 am to 3 pm;

FURTHER THAT Councillor Maloney be granted a Leave of Absence for civic business from meetings on July 23, 2026, from 10:30 am to 12:30 pm;

FURTHER THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on July 25, 2026, all day;

AND FURTHER THAT Councillor Fry be granted a Leave of Absence for personal reasons from meetings on July 27, 2026, from 6 pm onwards, and July 30, 2026, from 6 pm onwards.

CARRIED UNANIMOUSLY

2. Change to the 2026 Council Meetings Schedule

MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

THAT Council cancel the Special Council Meeting scheduled on July 22, 2026, at 5 pm;

FURTHER THAT Council extend the July 22, 2026, meeting reserve from 9:30 am to 4 pm to 9:30 am to 10 pm.

CARRIED UNANIMOUSLY

3. Request for Leaves of Absence – Councillor Kirby-Yung

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on July 25, 2026, and July 31, 2026, from 5 pm onwards.

CARRIED UNANIMOUSLY
(Mayor Sim absent for the vote)

4. Request for Leaves of Absence – Councillor Dominato

MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on July 27, 2026, from 3:30 pm to 6:30 pm.

CARRIED UNANIMOUSLY
(Mayor Sim absent for the vote)

5. CD-1 Rezoning: 111 East 5th Avenue and 2060 Quebec Street

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

WHEREAS

1. The proposed rezoning has generated an unusually high level of public interest, including approximately 579 written submissions and a substantial number of registered speakers;

2. The referral report recommends a Public Hearing specifically because of the extent of public input received, notwithstanding that the *Vancouver Charter* would otherwise permit Council to consider the rezoning without a Public Hearing;
3. Council has before it an exceptionally heavy volume of scheduled business over the coming weeks, including the use of reserve Council meeting dates to complete its existing agenda, and staff recently advised Council that the current volume of business exceeds the time available within the regular meeting schedule; and
4. Council benefits from hearing all registered speakers under conditions that permit thoughtful presentations and careful consideration by Council.

THEREFORE BE IT RESOLVED THAT the scheduled public hearing for 111 East 5th Avenue and 2060 Quebec Street (CD-1 Rezoning from I-1A (Industrial) District to CD-1 (Comprehensive Development) District) be referred to a future public hearing date in accordance with section 559.04 of the *Vancouver Charter* (Notice of public hearing).

withdrawn

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT under section 8.4 of the *Procedure By-law* the motion above entitled "CD-1 Rezoning: 111 East 5th Avenue and 2060 Quebec Street", be withdrawn.

CARRIED UNANIMOUSLY
(Councillor Kirby-Yung abstained from the vote)
(Mayor Sim absent for the vote)

Note: At this point in the proceedings, Council reconsidered the vote on Referral Report 1, entitled "CD-1 Rezoning: 111 East 5th Avenue and 2060 Quebec Street," and subsequently considered a new motion for the item. For clarity, the minutes are recorded in numerical order, and the reconsideration and resulting vote are noted under the report.

6. FCM From the Ground Initiative

MOVED by Councillor Bligh
SECONDED by Councillor Dominato

WHEREAS

1. The Vancouver Affordable Housing Endowment Fund (VAHEF), serving as the City of Vancouver's non-market housing portfolio, includes more than 250 City-owned sites with over 13,000 units of non-market housing;
2. Vancouver has one of the largest municipal non-market housing land portfolios in Canada and is well positioned to demonstrate leadership in advancing affordable

housing through partnerships with other orders of government and non-profit housing providers;

3. The Federation of Canadian Municipalities (FCM) has launched the From the Ground initiative to support municipalities in identifying publicly owned land with the potential to advance non-market housing, particularly:
 1. Vacant or underused municipal land;
 2. Surplus public property;
 3. Sites near transit, schools, services, or community infrastructure;
 4. Land that could support affordable, supportive, co-operative, or mixed-income housing;
 5. Municipal facility projects that could incorporate housing; and
 6. Sites that may require further planning, servicing, partnership, or funding support;
4. The Government of Canada's Build Canada Homes initiative recognizes the importance of leveraging publicly owned land and partnerships with non-profit, co-operative, and other affordable housing providers to accelerate the delivery of non-market housing;
5. Identifying and preparing suitable City-owned sites can position Vancouver to participate in future federal housing programs and partnerships where land availability and qualified non-market housing providers are key considerations;
6. Identifying potential sites through the From the Ground initiative does not commit the City to redevelopment, rezoning, or funding decisions, but positions Vancouver to pursue future partnerships and investment opportunities; and
7. Expanding the supply of non-market housing is critical to improving housing affordability in Vancouver and across the Metro Vancouver region.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to prepare a memo to Council, in advance of the September 30, 2026 From the Ground submission deadline, identifying and prioritizing City-owned sites that would be suitable for future non-market housing opportunities, with particular consideration for:
 1. Vacant or underused municipal land;
 2. Sites near transit, schools, services, or community infrastructure; and
 3. Sites that may require further planning, servicing, partnership, or funding support.
- B. THAT Council direct staff to prepare and submit to the Federation of Canadian Municipalities' From the Ground initiative before the September 30, 2026, deadline.
- C. THAT the Mayor, on behalf of Council, write to the Metro Vancouver Regional

Planning Committee encouraging municipalities throughout Metro Vancouver to identify and submit suitable publicly owned lands to the From the Ground initiative, with the goal of strengthening the regional inventory of potential non-market housing sites and improving opportunities for future federal and intergovernmental investment.

CARRIED UNANIMOUSLY (Vote No. 11866)
(Mayor Sim absent for the vote)

7. Sustainable School Food Funding

MOVED by Councillor Fry
SECONDED by Councillor Bligh

WHEREAS

1. Vancouver's Healthy City Strategy emphasizes the importance of a healthy, just, and sustainable food system, and aims to increase access to healthy, affordable food for all residents;
2. Access to nutritious food is critical to the health, learning, and overall well-being of school-aged children, with extensive research demonstrating links between healthy school meals;
3. Since 2015, due to the absence of a senior government funded school food program, the City of Vancouver has provided funding to the (VSB) Vancouver School Board's school meal program, mainly its daily lunch program, "Food4Schools" for students experiencing food insecurities;
4. Since 2020 in addition to advocating for the senior government to establish a universal healthy food program, the City has provided \$325,000 from the Operating Budget in annual funding through to June 2025;
5. In July of 2024 anticipating substantial new Provincial investment through the "Feeding Futures" Fund and federal funding through a National School Food Program for VSB food programs, VSB were informed that the City's 2025 budget would sunset the City's contribution to Food4Schools, concluding at the end of the 2024/2025 school year;
6. In March 2025, the B.C. Government entered into an agreement with the Government of Canada through the National School Food Program (NSFP), providing approximately \$39 million over three years in additional school food program funding to complement Feeding Futures;
7. In April 2025, VSB learned the expected funding allocations would be substantially reduced based on a provincial formula socioeconomic status index. Needs assessments can inadvertently exclude some individuals who may not meet strict eligibility criteria but still experience food insecurity. This can lead to

gaps in coverage and prevent the program from fully addressing the needs of the community. In the case of Vancouver this represents a shortfall for the existing needs of the Food4Schools program and VSB students experiencing food insecurities;

8. In May 2025, Vancouver City Council committed \$325,000 for the 2025/26 school year and directed staff to work with VSB staff to determine steps to secure alternative funding to meet the needs of VSB students experiencing food insecurities;
9. In a November 2025 memo ahead of grant allocation staff advised council that: *Beyond the 2025-26 school year, future year grant recommendations related to the School Food Program will depend on outcomes of VSB efforts to secure alternative funding⁵; and*
10. Necessary funding for School Food yet has not been determined in the City's 2026/27 budget.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back on any necessary allocation of resources to continue City funding to VSB school food programs at a level consistent with prior support (\$325,000 annually) for the 2026/27 school year continue working with VSB staff to determine steps to secure alternative funding to meet the needs of VSB students experiencing food insecurities;

FURTHER THAT Council direct staff to engage with the Vancouver School Board to clarify and report back on outcomes of VSB efforts to secure alternative funding, and how school food program funding is being allocated and spent.

AND FURTHER THAT Council:

- a. Reaffirm the City's strong support for a Universal Healthy School Food Program; and
- b. Request the Mayor report back on requested advocacy to senior government, including the Minister of Education and Child Care, the Premier of British Columbia, and Vancouver-area MLAs to communicate the City's aligned position, emphasize the urgent need for equitable, appropriate, and sustainable funding to support VSB students facing food insecurity, and express concern regarding the ongoing downloading of social services onto local governments.

notice

⁵ Vancouver RTS 18009 | Memo: Update on School Food Grant Funding to Vancouver School Board
<https://vancouver.ca/files/cov/2025-11-17-council-memo-memo-update-on-school-food-grant-funding-to-vancouver.pdf>

Councillor Kirby-Yung called Notice under Section 9.4 of the *Procedure By-law*. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

* * * * *

Following the calling of notice, Councillor Fry raised a point of order as to whether it was in order to schedule the New Business item for the Standing Committee on City Finance and Services meeting on November 18, 2026, noting that the meeting would occur following the election. Following a brief recess, Acting Mayor Klassen ruled that it was in order to place the item on the November 18, 2026, agenda pursuant to section 9.4 of the Procedure By-law.

* * * * *

At this point in the proceedings, it was

*MOVED by Councillor Fry
SECONDED by Councillor Bligh*

THAT the ruling of the Chair to schedule the New Business motion to the Standing Committee on City Finance and Services meeting on November 18, 2026, following the election of a new Council, be challenged.

LOST

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

Note: The Motion will be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

* * * * *

8. Request for Leave of Absence – Councillor Zhou

*MOVED by Councillor Zhou
SECONDED by Councillor Meiszner*

THAT Councillor Zhou be granted a Leave of Absence for civic business from meetings on July 23, 2026, from 10:30 am to 12:30 pm.

CARRIED

*(Councillor Bligh and Fry opposed)
(Councillor Maloney abstained from the vote)
(Mayor Sim absent for the vote)*

9. Enacting The Universal Tenant Rights By-law and Criminalizing Predatory Practices

MOVED by Councillor Orr

WHEREAS

1. Vancouver has a zero-percent vacancy rate for deeply affordable housing, the highest rents in Canada, and the highest per-capita rates of homelessness in Canada;
2. The 'discretionary' frameworks and policies, like the Tenant Relocation and Protection Policy (TRPP) and the Hotel Development Policy contain loopholes are ultimately not enforceable to the degree an actual law is enforceable;
3. Under 189 ("good governance") and 306(1)(i) ("standards for human habitation") the Council is responsible in this area;
4. The negotiable approach to tenant rights creates a precarious situation and legal uncertainty, which allows tenants to be pressured and exploited; and
5. Other jurisdictions like Toronto, Montreal, New York, San Francisco, and even the District of North Vancouver have tenant protection Bylaws (not just "policies").

THEREFORE BE IT RESOLVED

- A. THAT The City Council hereby announces its plan to enact a standalone tenant protection by-law, the "Universal Tenant Rights Bylaw" (Full Title: A By-law to Establish a Universal Tenant Rights Code and Criminalize Predatory Practices) and have it include:
 1. Universal vacancy control;
 2. Right of Return, including a "like for like" rule for replacement units;
 3. 100% developer-funded bridge housing;
 4. A "Fix the City" proactive inspection and repair mandate;
 5. Mandatory municipal seizure of under-utilized properties to serve as affordable housing (using section 193 of the Charter to facilitate the redevelopment);
 - i. Receivership of derelict buildings;
 6. Democratic tenant oversight board: An elected (or randomly selected) body, with the power to veto demolition permits and oversee TRPP compliance;
 7. Legal recognition of tenant unions;
 8. "Fit and Proper" test for landlords, under section 272 of the Charter, where predatory landlords lose the right to operate in the City;
 9. Abolish "no pets" clauses in tenancies; and
 10. A public tenancy buyout registry, to provide transparency around landlord "cash for keys" offers.

- B. THAT Council establishes the following timeline for enactment:
1. Within 30 days: Staff to return with the requested feedback; and
 2. Within 45 days: The City Clerk be directed to convene an Emergency Special Council Meeting, pursuant to Section 2.5(b) of the Procedure By-law, for the sole purpose of the final reading and enactment of the Universal Tenant Rights By-law.

notice

Prior to receiving a seconder, Councillor Kirby-Yung called Notice under Section 9.4 of the *Procedure By-law*. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

10. Responsible and Accountable Use of Artificial Intelligence at the City of Vancouver

MOVED by Councillor Orr

WHEREAS

1. Artificial intelligence tools, including generative and agentic systems, are increasingly used in public-sector work and carry material risks relating to the privacy, security, and residency of information when data is transmitted to third-party services;
2. The City is a public body subject to the Freedom of Information and Protection of Privacy Act (FIPPA), and the City's own Privacy Policy requires that personal information in the City's custody or control be stored and accessed in Canada;
3. Members of Council are bound by the Code of Conduct By-law No. 12886, including the obligations to protect confidential information from inadvertent disclosure, to take reasonable care to prevent its examination by unauthorized individuals, and to access and use City information only in the normal course of their duties;
4. The *Vancouver Charter* vests authority in Council to direct and oversee the affairs of the City, and the public interest is served by clear, consistent rules governing how new technologies interact with City information; and
5. Recent public statements regarding the use of AI agents have raised legitimate public questions about how, whether, and on what systems City information may be processed by AI tools, regardless of who is using them.

THEREFORE BE IT RESOLVED

- A. THAT Council direct the City Manager, in consultation with the Chief Information Officer, the Director of Access to Information and Privacy, and the City's legal

department, to develop and report back within [90] days on a comprehensive Acceptable Use of Artificial Intelligence Policy governing the use of AI tools by all elected officials, their staff, and City employees, which shall at minimum address:

1. A list of approved, vetted AI tools that meet FIPPA and data-residency requirements, and a prohibition on inputting City information into any non-approved tool;
 2. A clear definition of what constitutes “City information” and “City business,” including a presumption that information acquired by virtue of office is City information regardless of the device on which it is processed;
 3. Mandatory completion of a Privacy Impact Assessment before any AI tool is used for any task involving City information;
 4. A prohibition on processing City information on personal or non-City-managed devices, networks, or accounts;
 5. A requirement that any AI-generated content materially relied upon in advice, reports, or recommendations to Council or the public be disclosed as such; and
 6. An explicit statement that breaches of this policy by a member of Council may constitute a breach of sections 3.5 and 3.6 of the Code of Conduct By-law and may be referred to the Integrity Commissioner.
- B. THAT Council direct staff to report back on whether existing City systems are capable of detecting whether City information or accounts have been connected to or transmitted through external AI services, and to recommend logging, audit, and attestation measures sufficient to verify compliance, including a periodic written attestation by all elected officials and senior staff regarding their AI tool usage as it relates to City information.

notice

Prior to receiving a seconder, Councillor Kirby-Yung called Notice under Section 9.4 of the *Procedure By-law*. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members’ Motion.

11. Expanding Vancouver's Circular Economy Through Public Infrastructure

MOVED by Councillor Orr

WHEREAS

1. Vancouver is currently navigating an affordability crisis, a climate emergency, and a decline in social connectivity across neighbourhoods;
2. The City of Vancouver's Zero Waste Vancouver Strategy and Climate Emergency Action Plan recognize the importance of reducing waste, lowering greenhouse gas emissions, and advancing a circular economy through reuse, repair, and sharing;

3. The City's Healthy City Strategy and Resilient Vancouver Strategy emphasize the importance of social connection, community resilience, and equitable access, including a commitment under the Healthy City Strategy to create a Sharing City framework;
4. Circular economy initiatives such as tool libraries, libraries of things, repair cafés, and makerspaces help reduce household costs, extend the useful life of goods, reduce waste, and strengthen neighbourhood resilience;
5. The City has already supported the development of local initiatives of this kind, including the Vancouver Tool Library, The Thingery, and community repair cafés;
6. These initiatives are effective at reducing household costs, extending the useful life of goods, reducing waste, and strengthening neighbourhood resilience, but struggle to scale; and to reach their full impact, they need to be available in every neighbourhood across Vancouver, which requires dedicated space that is often hard to secure; and
7. The City owns a range of land, buildings, and civic facilities that may present opportunities to support the expansion of circular economy initiatives.

THEREFORE BE IT RESOLVED THAT Council direct staff to:

1. Explore opportunities to utilize City-owned land, buildings, and civic facilities to support circular economy initiatives, including tool libraries, libraries of things, Thingeries, repair cafés, maker spaces, and other community sharing infrastructure;
2. Report back by Q4 2026 on opportunities, considerations, and potential partnership models for expanding access to circular economy infrastructure on City-owned assets, consistent with the City's Zero Waste and Climate Emergency objectives.

notice

Prior to receiving a seconder, Councillor Kirby-Yung called Notice under Section 9.4 of the *Procedure By-law*. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

12. Defending Vancouver's Local Economy and Coastal Waters from the Proposed West Coast Pipeline Expansion

MOVED by Councillor Orr

WHEREAS

1. The federal government, in partnership with the Province of Alberta, has announced a proposal for a new "West Coast Pipeline" intending to utilize the

Trans Mountain (TMX) corridor through the Lower Mainland, terminating at Delta's Roberts Bank;

2. This project fundamentally changes local marine risks by introducing Very Large Crude Carriers (VLCCs) to the Salish Sea, exponentially increasing the volume of diluted bitumen transported through regional waters;
3. To make room for massive, super-sized oil tankers, this project will require extensive dredging—including parts of the Burrard Inlet—which threatens critical salmon habitats and local marine life;
4. The City of Vancouver has a well-documented history of protecting its local environment and marine-dependent economy, and fighting pipeline arrivals in the past because the federal government failed to properly look at the risks of increased tanker traffic (see: Tsleil-Waututh Nation v. Canada (2018));
5. A major marine oil or bitumen spill near the Fraser River estuary or the Burrard Inlet poses a catastrophic, unmitigated threat to Vancouver's economy, tourism industry, local ecosystems, and our parks and beaches; and
6. Vancouver's taxpayers are the ones who would pay the price for local emergency responses and cleanups in the event of an industrial pipeline or maritime accident, yet the City lacks direct regulatory oversight over federal major infrastructure projects.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council formally votes to oppose the construction of the West Coast Pipeline and any expansion of oil tankers in our local waters.
- B. THAT Council directs the Mayor to write an official letter to the Prime Minister and the Premier of B.C. expressing Vancouver's strong opposition to bypassing local environmental frameworks, specifically demanding a halt to any plans to dredge the Burrard Inlet or the Fraser River; and demand a full, independent, regional cumulative health and economic impact assessment.
- C. THAT City staff look into teaming up with neighboring cities (like Delta and Burnaby) and local First Nations (the Tsleil-Waututh, Squamish, and Musqueam) to build a united legal team to fight this project at upcoming federal hearings.
- D. THAT City staff review all local construction, noise, and traffic permits required by the pipeline company, ensuring the City uses its full local powers to protect our neighborhoods from construction disruptions.
- E. THAT The City's Emergency Management team updates Vancouver's spill-response plans to show the public, and federal and provincial governments exactly how unequipped the region is to handle a spill from a supertanker.

notice

Prior to receiving a seconder, Councillor Kirby-Yung called Notice under Section 9.4 of the *Procedure By-law*. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

13. Using Major Events Tax Revenue to Support Hotel Workers Affected by the FIFA World Cup

MOVED by Councillor Orr

WHEREAS

1. The Province of British Columbia introduced the Major Events Municipal and Regional District Tax as a temporary increase to the Municipal and Regional District Tax (MRDT) on short-term accommodation to help local governments finance the planning, staging, hosting, and related costs associated with the 2026 FIFA World Cup;
2. The temporary tax has been collected since February 1, 2023, and will remain in effect for seven years;
3. Revenues from the tax are intended to offset costs associated with hosting the tournament, including staffing, security, venues, training sites, and other event-related expenditures, and the tax has generated approximately \$105.7 million for the City of Vancouver to date, with several years of revenue collection still remaining;
4. According to Destination Vancouver and CoStar, hotel occupancy in Vancouver declined by more than 20 percent during the FIFA World Cup, representing the steepest decline in summer hotel occupancy since the COVID-19 pandemic;
5. Given that the Major Events Municipal and Regional District Tax has generated more than \$105 million to date, dedicating a small portion of those revenues to workers who suffered income losses during the tournament is both fiscally prudent and equitable;
6. There are approximately 7,400 accommodation workers employed in the city. The significant decline in hotel occupancy resulted in substantially fewer occupied rooms requiring cleaning, servicing, food and beverage service, banquet operations, front desk staffing, and other hotel services;
7. As a result, thousands of hourly hotel workers experienced reduced schedules, lost shifts, and lower earnings during what is normally the busiest and most financially important period of the year;
8. Hotel workers are essential to Vancouver's visitor economy and played a critical role in delivering a successful FIFA World Cup experience for visitors from around the world; and

8. The average hotel worker earns approximately \$50,000 annually and relies on consistent summer employment to offset reduced hours during the shoulder and winter seasons. Because schedules fluctuate from week to week, most hotel workers cannot readily obtain secondary employment to replace lost income.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back on the establishment of a Hotel Worker Income Stabilization Fund, financed through the Major Events Municipal and Regional District Tax, to provide financial assistance to eligible Vancouver hotel workers who experienced significant reductions in hours or earnings as a direct result of reduced hotel occupancy during the 2026 FIFA World Cup.
- B. THAT staff report back with options for dedicating up to 10 percent of Major Events Municipal and Regional District Tax revenues collected by the City to the fund, including recommended eligibility criteria, administration, verification of lost hours or earnings, and implementation timelines.

notice

Prior to receiving a seconder, Councillor Dominato called Notice under Section 9.4 of the *Procedure By-law*. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

14. Request for Leave of Absence – Mayor Sim

MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on July 23, 2026, from 9:30 am to 2 pm.

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

15. Moisture Monitoring and Prevention Standards in Residential Rental Housing

MOVED by Councillor Fry

WHEREAS

1. Excess moisture in buildings is a leading contributor to mould growth, indoor air quality issues, structural deterioration, and associated health concerns;
2. Mould is generally a symptom of underlying moisture problems, including water intrusion, condensation, inadequate ventilation, plumbing leaks, and failures in

the building envelope;

3. The City of Vancouver's Standards of Maintenance By-law is intended to ensure buildings are maintained in conformity with accepted health, fire, and building requirements;
4. Vancouver City Council, through the motion Enhanced Tools for Standards of Property Maintenance adopted on April 16, 2025, directed staff to investigate amendments related to mould, water damage, and indoor air quality;
5. Work to implement that direction has been slow, in part because of the difficulty in establishing safe levels of mould exposure. Different mould species produce different allergens, irritants, and toxins, individuals vary considerably in their sensitivity and health responses, and exposure levels can fluctuate over time. As a result, there is no universally accepted threshold below which mould exposure can be considered harmless for everyone;
6. Best practices in building science increasingly recognize moisture content monitoring and moisture management as essential preventative tools that can identify risks before mould growth, occupant health impacts, or major building deterioration occur. For instance, The National Building Code requires framing lumber to be considered "dry" at installation, which is defined as a maximum moisture content of 19%;
7. Advancements in moisture detection technology allow non-invasive and cost-effective assessment of building materials, wall assemblies, and indoor environmental conditions including pin-type moisture meters and infrared thermal imaging cameras; and
8. Preventative moisture management can reduce long-term maintenance costs for property owners while improving tenant health, safety, and housing quality.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back on opportunities to strengthen the Standards of Maintenance By-law and alongside workplan for Enhanced Tools for Standards of Property Maintenance by incorporating moisture management and moisture assessment provisions, including:

- a. The establishment of objective criteria or thresholds for excessive moisture content, persistent dampness, or water intrusion in residential rental buildings, informed by current building science and public health guidance;
- b. Options to authorize City inspectors to require moisture-content testing, building envelope assessments, or other appropriate investigations where evidence of chronic dampness, recurring leaks, condensation, or suspected mould exists;

- c. Recommendations for moisture measurement protocols, including the use of non-invasive moisture meters, thermal imaging, or other recognized diagnostic tools;
- d. A review of best practices from other Canadian and international jurisdictions that incorporate moisture management standards into housing maintenance regulations;
- e. Options to require property owners to investigate and remediate the source of excessive moisture rather than solely addressing visible mould or cosmetic damage;
- f. Recommendations for tenant education materials explaining moisture-related hazards, common indicators of water intrusion, and available remedies under municipal and provincial regulations; and
- g. An assessment of enforcement mechanisms, implementation costs, and any legislative considerations necessary to support moisture-management standards within the City of Vancouver.

notice

Prior to receiving a seconder, Councillor Kirby-Yung called Notice under Section 9.4 of the *Procedure By-law*. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

16. Rescinding 2023 Council Direction: Amendment to the Vancouver Charter (to Dissolve the Vancouver Park Board)

MOVED by Councillor Fry

WHEREAS

- 1. On December 6, 2023, Vancouver City Council directed staff to request amendments to the *Vancouver Charter* to dissolve the elected Vancouver Park Board and transfer its powers and responsibilities to Vancouver City Council;
- 2. As a result of that direction, staff and resources were deployed to prepare and request a Charter change requested, establish a transition working group, compile staffing operations and financial analysis, and prepare for possible transition. According to recent internal memo the Q2 - 2026 Council Member Motion Tracker indicates this work remains underway, but has been intentionally paused;
- 3. On July 13, 2026, Mayor Ken Sim announced that ABC will no longer seek to dissolve the Park Board, will instead run a team of candidates for the Board of

Parks and Recreation; and

4. Council may reconsider and rescind previous policy directions where it determines that doing so is in the public interest as a matter of good governance and fiscal responsibility.

THEREFORE BE IT RESOLVED THAT Council rescind its December 6, 2023, direction requesting amendments to the *Vancouver Charter* to dissolve the Vancouver Park Board;

FURTHER THAT Council advise the Province of British Columbia that the City of Vancouver no longer seeks legislative amendments to eliminate the elected Vancouver Park Board.

notice

Prior to receiving a seconder, Councillor Kirby-Yung called Notice under Section 9.4 of the *Procedure By-law*. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

17. Withdrawing a Request for Leave of Absence – Councillor Maloney

MOVED by Councillor Maloney
SECONDED by Councillor Kirby-Yung

THAT Councillor Maloney withdraw her request for a leave of absence for meetings on July 23, 2026.

CARRIED UNANIMOUSLY
(Mayor Sim absent for the vote)

ENQUIRIES AND OTHER MATTERS

1. Reservation System for Outdoor Pools

Councillor Dominato requested a memo regarding the Park Board's current reservation system for outdoor pools and also requested information on alternative reservation models that may provide greater flexibility for users. The City Manager agreed to follow-up.

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned on July 21, 2026, at 4:23 pm.

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