

NOTICE OF MEETING

COUNCIL MEETING

REVISED AGENDA

DATE: Tuesday, July 28, 2026

TIME: 9:30 am

PLACE: In Person:
Council Chamber
Third Floor, City Hall, 453 West 12th Avenue

Electronic Means:
Watch live at <http://vancouver.ca/council-video>.

PLEASE NOTE:

- *This meeting is to be convened in person and via electronic means as authorized by Part 14 of the Procedure By-law.*
- *Send your comments to Council at: <http://vancouver.ca/contact-council>.*
- *Request to speak to Council about an agenda item, via phone or in person, at <http://vancouver.ca/speak-to-council>; requests to speak must be received prior to 5 pm the day before the meeting.*
- *Get live updates on the meeting at <http://vancouver.ca/meeting-updates>.*
- *Ask a question about this agenda: email speaker.request@vancouver.ca or call 604.829.4323.*

ROLL CALL

PROCLAMATION – Emancipation Day

IN CAMERA MEETING

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:

- (c) labour relations or other employee relations;
- (d) the security of the property of the city;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;

- (g) litigation or potential litigation affecting the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 [disclosure harmful to business interests of a third party] of the Freedom of Information and Protection of Privacy Act; and
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

ADOPTION OF MINUTES

1. Auditor General Committee – July 2, 2026
2. Special Council (Temporary FIFA Patio Extensions and the Continuation of the Granville Entertainment Pedestrian Zone) – July 2, 2026
3. Nomination Subcommittee – July 8, 2026

MATTERS ADOPTED ON CONSENT

UNFINISHED BUSINESS

1. Report of Standing Committee on City Finance and Services of Wednesday, July 15, 2026 - Approval of Recommendations and Actions

At the Standing Committee on City Finance and Services meeting on July 15, 2026, the meeting adjourned at 10 pm per section 2.8(c) of the *Procedure By-law*. Subsequently, per section 5.10 of the *Procedure By-law*, the above-noted item was placed on the Council meeting on July 28, 2026, as Unfinished Business.

2. Renewed Renters' Office for Vancouver Residents

At the Standing Committee on City Finance and Services meeting on July 15, 2026, the meeting adjourned at 10 pm per section 2.8(c) of the *Procedure By-law*. Subsequently, due to time constraints, the Members' Motion entitled "Renewed Renters' Office for Vancouver Residents," together with an amendment that was on the floor, was referred to the Council meeting on July 28, 2026, as Unfinished Business.

3. Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments

At the Public Hearing on July 14, 2026, Council heard the staff presentation, asked questions to staff, and heard speakers from 1 to 25 for Item 1. On July 20, 2026, Council heard speakers from 26 to 91 on the above-noted item. On July 22, 2026, Council heard remaining speakers and closed the speakers list and receipt of public comments. Subsequently, Council referred closing comments from staff, questions of staff, and debate and decision to the Council meeting on July 28, 2026, as Unfinished Business.

The following previously distributed documents refer:

- [Summary and Recommendations](#) 
- [Referral Report revised on June 30, 2026](#) 
- [Superseded Appendices B and H from the Referral Report on June 2, 2026](#) 
- [Draft Vancouver Official Development Plan By-law to implement the Villages Planning Program](#) 
- [Draft Vancouver Official Development Plan By-law to clarify consistency with the GLU](#) 
- [Draft Vancouver Official Development Plan By-law regarding Villages Planning Program](#) 
- [Draft Zoning and Development By-law](#) 
- [Draft Sign By-law](#) 
- [Draft Subdivision By-law](#) 
- [Draft Noise Control By-law](#) 
- [Draft Parking By-law](#) 
- [Memorandum from the General Manager, Planning, Urban Design and Sustainability dated June 23, 2026](#) 
- [Yellow Memorandum from the General Manager, Planning, Urban Design and Sustainability dated June 30, 2026](#) 
- [Staff Presentation](#) 

Councillor Bligh and Mayor Sim will need to review the proceedings they missed to be eligible to vote.

REPORTS

1. Updating Apartment Regulations
2. City-wide Design and Development Guidelines and Related Actions
3. Below Market Lease Extension to Affordable Housing Societies for The Street Homes
Recommendation A requires at least 2/3 affirmative votes of all Council members under Section 206(1) of the Vancouver Charter
4. Short-Term Below Market Lease and Grant to Northern Way Housing Co-operative at 675 East 5th Avenue

Recommendations A and B require at least 2/3 affirmative votes of all Council members under Section 206(1) of the Vancouver Charter

5. 1475 Kitchener Street – Lease Extension and Amendment with Lu'ma Native Housing Society

Recommendation A requires at least 2/3 affirmative votes of all Council members under Section 206(1) of the Vancouver Charter

6. Arts, Culture and Community Services Sublease, Lease and Licence Agreements and Grant Approvals

Recommendations A to D require at least 2/3 affirmative votes of all Council members under Section 206(1) of the Vancouver Charter

7. Miscellaneous Amendments Concerning Various Housing Rezoning Conditions and Housing Agreements
8. 2027 Business Licence, Vehicles for Hire, Animal Control Fees
9. Auditor General Committee Recommendations Transmittal Report
10. 2026 UBCM Conference – Sponsorship of Programming
11. Miscellaneous Amendments Concerning Various CD-1 By-laws
12. CD-1 Rezoning: 5229-5249 Ash Street
13. Rezoning: 2277 West 2nd Avenue and 1750 Vine Street
14. CD-1 Rezoning: 1031-1039 Burnaby Street
15. CD-1 Rezonings: (i) 1795 West Broadway (ii) 1368-1398 West Broadway
16. CD-1 Rezoning: 8530-8550 Cambie Street
17. CD-1 Rezoning: 304-316 East 1st Avenue
18. CD-1 Rezoning: 8427-8483 Cambie Street
19. CD-1 Rezoning: 2345-2349 Main Street
20. CD-1 Rezoning: 904-928 Davie Street and 1223 Hornby Street
21. CD-1 Rezoning: 5027-5053 Boundary Road
22. Modification to Conditions of By-law Enactment for CD-1 Rezoning: 4339-4387 Cambie Street and 506 West 27th Avenue
23. CD-1 Rezoning 1438-1444 Alberni Street, 711 Broughton Street and 740 Nicola Street

24. 1905 Ogden Avenue: New Lease Agreement for the Vancouver Maritime Museum, and Sublease Agreement for the Operation of a Floating Barge with Hydrotherapy Activities, to be Located at the Heritage Harbour Marina

Recommendation A requires at least 2/3 affirmative votes of all Council members under Section 206(1) of the Vancouver Charter

25. Rezoning: 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street (Commonly Known as 966 West 18th Avenue - Balfour Block)

Subject to enactment of By-law 31

26. Closure and Exchange of Portions of Road Adjacent to 961 West 19th Avenue

Subject to enactment of By-law 31 and approval of Report 25

BY-LAWS

1. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (3803-3823 West 10th Avenue and 2553 Highbury Street)

2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2336-2366 Charles Street)

(Councillors Klassen, Maloney, Meiszner, Montague, Orr, Zhou and Mayor Sim will need to review the proceedings to be eligible to vote)

3. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (8080 Yukon Street)

(Councillors Bligh, Fry and Orr will need to review the proceedings to be eligible to vote)

4. A By-law to repeal CD-1 (88) By-law No. 4775 (8080 Yukon Street)

(Councillors Bligh, Fry and Orr will need to review the proceedings to be eligible to vote)

Subject to approval of By-law 3

5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2180 West 6th Avenue)

(All Council members eligible to vote)

6. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (130 - 150 West Broadway and 2520 Columbia Street)

(Councillors Maloney, Orr and Mayor Sim will need to review the proceedings to be eligible to vote)

7. A By-law to amend Southeast False Creek Official Development Plan By-law No. 9073 regarding optimum heights (215 West 1st Avenue)

(Councillor Fry will need to review the proceedings to be eligible to vote)

8. A By-law to amend CD-1 (454) By-law No. 9454 (215 West 1st Avenue)

Subject to approval of By-law 7

(Councillor Fry will need to review the proceedings to be eligible to vote)

9. A By-law to amend CD-1 (519) By-law No. 10404 (39-65 Smithe Street)

(Councillor Kirby-Yung and Mayor Sim will need to review the proceedings to be eligible to vote)

10. A By-law to amend CD-1 (843) By-law No. 13588 (888 West Broadway, formerly 878-898 West Broadway)

(Councillors Bligh, Fry, Kirby-Yung, Zhou and Mayor Sim will need to review the proceedings to be eligible to vote)

11. A By-law to enact a Housing Agreement For 701 Kingsway
Subject to approval of Report 7

12. A By-law to enact a Housing Agreement for 6428-6438 Cambie Street and 480-488 West 48th Avenue

13. A By-law to enact a Housing Agreement for 387 West Pender Street

14. A By-law to enact a Housing Agreement for 956 Main Street

15. A By-law to enact a Housing Agreement for 1535 Haro Street

16. A By-law to enact a Housing Agreement for 1328 Nelson Street

17. A By-law to enact a Housing Agreement for 8366 – 8380 Beatrice Street

18. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 12510 (58 West Hastings Street)
Subject to approval of Report 7

19. A By-law to enact a Housing Agreement for 2202-2212 West 10th Avenue and 2221 Marstrand Avenue

20. A By-law to enact a Housing Agreement for 4475 Trafalgar Street

21. A By-law to enact a Housing Agreement for 556 – 558 Powell Street

22. A By-law to enact a Housing Agreement for 404 Abbot Street

23. A By-law to enact a Housing Agreement for 29-31 West Hastings Street

By-laws 24 to 31 should only be enacted if Council approves the recommendations in the Villages Planning Program [RTS #18230] report.

24. A By-law to amend Vancouver Official Development Plan By-law No. 14660 regarding amendments to implement the Villages Planning Program
(Councillors Bligh and Mayor Sim will need to review the proceedings to be eligible to vote)

25. A By-law to amend Zoning and Development By-law No. 3575 regarding Villages Planning Program
(Councillors Bligh and Mayor Sim will need to review the proceedings to be eligible to vote)
Subject to approval of By-law 24

26. A By-law to amend Sign By-law No.11879 regarding the Villages Planning Program
(Councillors Bligh and Mayor Sim will need to review the proceedings to be eligible to vote)
Subject to approval of By-law 25
27. A By-law to amend Noise Control By-law No. 6555 regarding Villages Planning Program
Subject to approval of By-law 25
28. A By-law to amend Subdivision By-law No. 5208 regarding Villages Planning Program
Subject to approval of By-law 25
29. A By-law to amend Parking By-law No. 6059 regarding Villages Planning Program
Subject to approval of By-law 25
30. A By-law to amend Vancouver Official Development Plan By-law No. 14660 regarding miscellaneous amendments
(Councillors Bligh and Mayor Sim will need to review the proceedings to be eligible to vote)
31. A By-law to amend Vancouver Official Development Plan By-law No. 14660 to clarify consistency with the GLU
(Councillors Bligh and Mayor Sim will need to review the proceedings to be eligible to vote)
32. A By-law to amend CD-1 (931) By-law No. 14768 (4975-4997 Joyce Street)
Subject to approval of Report 11
33. A By-law to amend CD-1 (923) By-law No. 14664 (6486 Chester Street)
Subject to approval of Report 11
34. Vancouver Amenity Cost Charge By-law, A by-law to impose amenity cost charges in the general area of the city
35. A By-law to amend Vancouver Development Cost Levy By-law No. 9755 regarding consequential amendments related to introduction of the Vancouver Amenity Cost Charges By-law
36. A By-law to amend the Vancouver Utilities Development Cost Levy By-law No. 12183 regarding consequential amendments related to introduction of the Vancouver Amenity Cost Charges By-law
37. A By-law to amend the Area Specific Development Cost Levy By-law No. 9418 regarding consequential amendments related to introduction of the Vancouver Amenity Cost Charges By-law
38. A By-law to amend Building By-law No. 14343 regarding amendments for DCL Deferral Requests and adding ACC Deferral Requests

ADMINISTRATIVE MOTIONS

1. Closure and Exchange of Portions of Road Adjacent to 961 West 19th Avenue

Subject to enactment of By-law 31 and approval of Report 25

2. Adoption of Amended Heather Lands Design Guidelines
3. Updating Development Contributions: A New Framework for Financing Growth (2027-2036)
4. Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendment

Subject to the approval of the recommendations in the Villages Planning Program [RTS #18230] report.

NOTICE OF COUNCIL MEMBER'S MOTIONS

NEW BUSINESS

ENQUIRIES AND OTHER MATTERS

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