



COUNCIL MEETING MINUTES

JULY 28 AND 29, 2026

A Meeting of the Council of the City of Vancouver was held on Tuesday, July 28, 2026, at 9:39 am, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Wednesday, July 29, 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*
Acting Mayor Mike Klassen (July 29, 2026)
Councillor Lisa Dominato
Councillor Sarah Kirby-Yung* (Leave of Absence – Civic Business from 4 pm onwards – July 28, 2026)
Councillor Rebecca Bligh*
Councillor Pete Fry
Councillor Lucy Maloney
Councillor Peter Meiszner
Councillor Brian Montague*
Councillor Sean Orr
Councillor Lenny Zhou

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

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

* Denotes absence for a portion of the meeting.

WELCOME

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

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

PROCLAMATION – Emancipation Day

The Mayor proclaimed July 28, 2026, as Emancipation Day in the City of Vancouver and invited members of the community to the podium to accept the proclamation and say a few words.

IN CAMERA MEETING

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

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

- (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.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Auditor General Committee – July 2, 2026

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

THAT the Minutes of the Auditor General Committee meeting of July 2, 2026, be approved.

CARRIED UNANIMOUSLY

2. Special Council (Temporary FIFA Patio Extensions and the Continuation of the Granville Entertainment Pedestrian Zone) – July 2, 2026

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

THAT the Minutes of the Special Council (Temporary FIFA Patio Extensions and the Continuation of the Granville Entertainment Pedestrian Zone) meeting of July 2, 2026, be approved.

CARRIED UNANIMOUSLY

3. Nomination Subcommittee – July 8, 2026

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the Minutes of the Nomination Subcommittee meeting of July 8, 2026, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Klassen
SECONDED by Councillor Kirby-Yung

THAT Council adopt Reports 9, 10, 11, 13, 15, 17, 20, 22, 23, 24 on consent.

CARRIED UNANIMOUSLY AND 24 A
BY THE REQUIRED MAJORITY

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 approval of Committee Reports was placed on the Council meeting on July 28, 2026, as Unfinished Business.

Approval of recommendations and actions.

Reports:

1. Debenture Program 2026
2. Proposed Amendment to Subdivision By-law No. 5208 – Reclassification of 1842, 1868 and 1878 West 37th Avenue
3. Changes to the Procurement Policy and Delegated Authority
4. Contract Award for Demolition Services for the Vancouver Aquatic Centre

5. Contract Award for Pre-Qualification for Supply and Delivery of Furniture, Fixtures and Equipment
6. Contract Award for Supply and Delivery of Fire Service Vehicles and Apparatus (Fire Trucks)
7. Contract Award for Consulting Services for Temporary Staffing Resources
8. Contract Award for the Provision of Fire Life Safety System Maintenance Services
9. Contract Award for Pre-qualified Contractors for Gas, Closure, and Other Landfill Work

Council Members' Motions

1. Reviving and Accelerating the Vision for a Central Tech Innovation Hub in Vancouver
2. Investigating Traffic & Safety Mitigations & Solutions at Vancouver Firehalls
3. Enabling Community-Led Installation of Temporary Shade for Heat Protection
4. Equipping the City to Expand Childcare Capacity
5. Addressing the Risks of Digital Infrastructure
6. Protecting and Planning for Vancouver's Waterfront Precinct
7. Keep the Artists in: Creating a Cultural Land Trust for Vancouver
9. Supporting Prioritized Solutions from the Arts and Culture Sector Working Group
10. Rising Tides: Governance Reform and Stewardship of False Creek
11. Sustaining Summer 2026 Festivals
12. Energy Sovereignty and Grid Resilience
13. Passenger Licensing for Electric Micro Vehicles
14. Policy Framework for Overdose Prevention and Harm Reduction Facilities

Reports 1 to 9 and Council Member's Motions 1 to 7 and 9 to 14

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of July 15, 2026, as contained in Reports 1 to 9, and Council Members' Motions 1 to 7 and 9 to 14, be approved.

CARRIED UNANIMOUSLY AND A in MOTION 11
BY THE REQUIRED MAJORITY

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.

MOVED by Councillor Fry
SECONDED by Councillor Maloney

WHEREAS

1. The Vancouver Renters Office, first introduced in 2018 and implemented in 2019 was intended to "target, track, resource, and support Vancouver renters and renter issues"¹ and was funded through Empty Homes Tax revenues. Despite staff recommendations to continue the office, it was eliminated by council decision in January 2023²;
2. Renter households continue to represent a majority of households in Vancouver (approximately 55%+), highlighting the need for dedicated municipal services supporting renter residents;
3. A significant proportion of renter households continue to experience core housing need and unaffordability, with many spending more than 30% of income on rent;
4. Vancouver's rental market has experienced significant volatility, with vacancy rising in recent CMHC reporting to approximately 3.7% in Metro Vancouver (October 2025), up from 1.6% in 2024, marking the highest level in more than 30 years;
5. The secondary rental market (including investor-held condominium units) continues to make up a substantial portion of rental stock, while often offering lower security of tenure and fewer protections;
6. Existing City policies, including the Tenant Relocation and Protection Policy, do not fully capture or protect renters in all housing types, particularly in smaller buildings and strata-titled rental units;
7. The City of Vancouver has advanced important renter-focused policies (including enhanced tenant protections and data tracking initiatives), but no single dedicated office exists to coordinate renter supports, data, enforcement insight, and policy development across departments;
8. Vancouver's renters continue to navigate a fragmented system of supports across City, provincial, and non-profit organizations, creating barriers to access, awareness, and timely assistance;
9. A Renter's Office would align with Council priorities related to housing security, equity, transparency, and service delivery modernization, while improving coordination across City departments;

¹ City of Vancouver | A Renter's Office at the City of Vancouver
<https://council.vancouver.ca/20181113/documents/motionb2.pdf>

² City of Vancouver | Minutes of the January 17, 2023 Council meeting
<https://council.vancouver.ca/20230117/documents/minutes.pdf>

10. The City amply consults coordinates with housing developers and builders, yet less with consumers and specifically renters. Better engagement with tenants as pertains to some of the core functional work of Council, Planning and Housing staff, and could lead to better outcomes for residents;
11. Renters in Vancouver today are generally worse off since the elimination of the Renters Office as rents have increased significantly and affordability has deteriorated even as vacancy rates have improved somewhat. Increased development pressure, eroding affordability, and dwindling inclusionary zoning on new developments are contributing to further pressure for Vancouver renters; and
12. In 2026, market rents remain unaffordable to media income earners in Vancouver.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council direct staff to report back with a detailed plan to re-establish a City of Vancouver Renter's Office as a centralized, dedicated function to support renter residents, improve policy implementation, and strengthen enforcement coordination;

FURTHER THAT staff report back on funding the Office through the Empty Homes Tax.

- B. THAT the proposed Renter's Office include, but not be limited to, the following functions:

One-Window Renter Support

Provide a centralized City contact point for renter inquiries and issues, including:

- Standards of Maintenance complaints;
- Tenant Relocation and Protection Policy;
- Renovictions, demovictions and illegal conversions;
- Illegal evictions and bad-faith notices (in coordination with RTB); and
- Navigation support and referrals to provincial and non-profit services;

Partnerships & Coordination

Improve coordination between municipal and provincial systems to reduce duplication and close service gaps and formalize collaboration with:

- Tenant Resource & Advisory Centre (TRAC);
- Residential Tenancy Branch (RTB);
- Vancouver Tenants Union (VTU); and
- Non-profit housing providers, co-ops, and legal advocacy organizations;

Data, Monitoring & Transparency

Coordinate across departments (Planning, Permits, Licensing, Short-Term Rentals) to:

- Track rental housing stock, loss, and replacement;
- Monitor renovictions, displacement trends, and compliance outcomes;
- Review and evaluate TRPP outcomes from tenant perspective;
- Advise city staff of emerging threats and opportunities, from subdividing apartments as flex space microunits with non-structural walls to home-sharing respectively;
- Improve public reporting dashboards on renter conditions and protections; and
- Provide regular, publicly accessible reporting to Council;

Enforcement

Support City enforcement teams by improving:

- Early identification of high-risk properties and repeat offenders;
- Integration of data from permits, complaints, and licensing systems; and
- Proactive compliance strategies to prevent illegal renovictions and neglect;

Policy Development & Advice

Advise Council and City departments on:

- Strengthening tenant protections;
- Expanding applicability of relocation policies;
- Addressing gaps in protection for secondary rental stock; and
- Support development of a comprehensive renter strategy or framework;

Equity & Outreach

Ensure services are accessible to:

- Low-income renters;
- Seniors, newcomers, students, and marginalized communities; and
- Provide multilingual outreach and education on renter rights;

Support for All Rental Types

Advocate for and support:

- Market renters;
- Non-market renters;
- Co-op housing residents; and
- Supportive housing tenants;

Strategic Alignment

Aligning with, supporting, and informing policies, including:

- Vancouver Plan housing goals;

- Climate resilience (preventing displacement through retrofits);
- Anti-displacement and equity priorities;
- Data transparency and open government commitments; and
- Provincial housing targets and associated legislation.

amended

AMENDMENT MOVED by Councillor Bligh
SECONDED by Councillor Maloney

THAT the following be added at the end of A:

AND FURTHER THAT staff report back to Council annually on the function of the Renter's Office, including metrics on the specific outcomes outlined in the motion.

amended

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

THAT the following words, "and including a publicly accessible rental registry, providing access to information on rents in Vancouver (similar to program in Quebec)." be added to the end of the amendment:

LOST (Vote No. 11884)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)
(Councillor Bligh abstained from the vote)

The amendment to the amendment having lost, the amendment was put and LOST (Vote No. 11885) with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed.

The amendments having lost, the motion was put and LOST (Vote No. 11886) with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed.

3. Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments June 30, 2026

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 questions of staff, 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 advised they had reviewed the proceedings related to Unfinished Business 3 and would therefore be voting on the motion and the enactment of by-laws 25, 30 and 31.

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

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During questions to staff, it was

MOVED by Councillor Bligh

SECONDED by Councillor Maloney

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

CARRIED UNANIMOUSLY

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MOVED by Councillor Maloney

SECONDED by Councillor Fry

- A. THAT Council approve, in principle, the application to amend the Vancouver Official Development Plan to change the Generalized Land Use designations for the Village areas and amend a reference map, generally in accordance with Appendix A of the Referral Report dated June 30, 2026, entitled "Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments";

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

AND FURTHER THAT the staff yellow memorandum dated June 30, 2026, entitled Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments – Amendments to Referral Report, form a part of this motion.

- B. THAT subject to the approval of A above, Council approve the Villages Plan, in principle, generally in accordance with Appendix B of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments”, to be brought forward for approval by Council following enactment of the by-law amendments in A above.
- C. THAT subject to the approval of A and B above, Council approve, in principle, the application to amend the Zoning and Development By-law, generally in accordance with Appendix C of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments”, as follows:
 - (i) amend the R3 Districts Schedule to add the R3-4 district, and amend the C-2A District Schedule to add the C-2D and C-2E districts;
 - (ii) rezone certain parcels from R1-1, RT-2, RT-5, RT-10, RT-11, RM-1, RM-7, RM-8, RM-8A, RM-11 and RM-12 to R3-1, R3-4, C-2D and C-2E districts;
 - (iii) amend Schedule J - Affordable Housing Schedule to add the R3-4 and C-2E districts and the associated social housing cash in lieu contribution and Below-Market Rental discount rate; and
 - (iv) repeal the RM-12 District Schedule.

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

- D. THAT subject to approval of C above, the Sign By-law be amended to include districts R3-4, C-2D and C-2E and remove the RM-12 district, generally in accordance with Appendix D of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments”;

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

- E. THAT subject to approval of C above, the Noise Control By-law be amended to include the R3-4, C-2D and C-2E districts, generally in accordance with Appendix E of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments”;

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

- F. THAT subject to approval of C, the Subdivision By-law be amended to include the R3-4, C-2D and C-2E districts and remove the RM-12 district, and to delete properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law, generally in accordance with Appendix F of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments”;

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

- G. THAT subject to approval of C above, the Parking By-law be amended to add the C-2D and C-2E districts and remove the RM-12 district, generally in accordance with Appendix G of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments”;

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

- H. THAT subject to approval of B above, Council approve, in principle, the proposed amendments to the Cambie Corridor Plan, Cambie Corridor Public Realm Plan, Marpole Community Plan, Norquay Village Neighbourhood Centre Plan, Norquay Village Public Realm Plan, Norquay Village Public Benefits Strategy, Grandview-Woodland Community Plan, and Rupert and Renfrew Station Area Plan, generally in accordance with Appendix H of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments”, to be brought forward for approval by Council following enactment of the by-law amendments in A above.

- I. THAT Council approve, in principle, amendments to various land use documents, including the repeal of the RM-12 Guidelines, generally in accordance with Appendix I of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official

Development Plan Amendments”, to be brought forward for approval by Council following enactment of the by-law amendments in A and C above.

- J. THAT Council approve, in principle, the repeal of the Villages Interim Rezoning Policy, to be brought forward for Council approval at the time of the adoption of the Villages Plan in accordance with B above.
- K. THAT Council approve, in principle, the application to amend the Vancouver Official Development Plan to make minor editorial changes, generally in accordance with Appendix J of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments”;

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

- L. THAT Council approve, in principle, amendments to the Vancouver Official Development Plan to add language clarifying how to consider whether a proposed development is consistent with Generalized Land Use designations, generally in accordance with Appendix M of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments”;

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

- M. THAT A through L above be adopted on the following conditions:
 - (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT Council separate the vote on A to J from the remainder of the motion;

FURTHER THAT M be struck and replaced with the following:

THAT Council approve, in principle, the application to amend the Zoning and Development By-law to enable new space-efficient stair (SES) options, generally in accordance with section 6(f) of Appendix C.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law, generally in accordance with section 6(f) of Appendix C.

AND FURTHER THAT the following be added as N:

THAT the approved recommendations above be adopted on the following conditions:

- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

carried

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

THAT the following be added as O:

THAT Council directs staff to commence a review of zoning around existing retail centres in the established neighbourhood centres, with a view to bolstering the health of existing retail and improving community connectedness, walkability and the availability of more accessible and affordable housing options.

LOST (Vote No. 11887)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

AMENDMENT TO THE AMENDMENT MOVED by Councillor Orr

THAT the following be added as O:

THAT staff include enhanced TRPP protections on single Lots with small density.

not put

The amendment to the amendment was not put, having not received a seconder.

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

THAT Council refer Recommendations A to J back to staff so that further deep consultation can be undertaken.

withdrawn

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During debate and discussion, it was

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

THAT under section 2.8(a) of the Procedure By-law, Council extend the meeting past noon to complete the current item.

CARRIED UNANIMOUSLY

Subsequently, it was

*MOVED by Councillor Maloney
SECONDED by Councillor Bligh*

THAT the previous amendment to the amendment be withdrawn.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

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

THAT the words "THAT Council separate the vote on A to J from the remainder of the motion" be struck and replaced with the following:

THAT Council refer recommendations A-J back to staff so that further deep consultation can be undertaken.

LOST (Vote No. 11888)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

The amendments to the amendment having lost, the amendment was put and CARRIED (Vote No. 11889) with Councillor Orr opposed, and Councillor Fry abstained from the vote.

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Orr

THAT A to I be struck and replaced with the following:

- A. THAT Council approve, in principle, the application to amend the Official Development Plan to change the Generalized Land Use designations for the following Village areas:

- a. MacDonald Street and W 16th Avenue;
- b. Oak Street and W 49th Avenue;
- c. Knight Street and E 33rd Avenue;
- d. Nanaimo Street and E 1st Avenue; and
- e. Wales Street and E 41st Avenue;

(the “Pilot Villages”), and amend a reference map, generally in accordance with Appendix A of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments” with respect to the Pilot Villages only and the reference map;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Vancouver Official Development Plan, generally in accordance with Appendix A of the above-noted referral report only for the Villages listed above, as well as the reference map.

- B. THAT subject to the approval of A, Council approve the Villages Plan for the Pilot Villages to:

- a. remove the non-Pilot Villages from the Villages Plan;
- b. introduce a rezoning policy to enable development in mixed-use areas in the Pilot Villages, as identified in Appendix B of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments”, through privately-initiated rezoning; and
- c. update the implementation maps to show that mixed-use areas will be implemented through privately-initiated rezoning, to be brought forward for approval by Council following enactment of the by-law amendments in A.

- C. THAT subject to the approval of A and B, Council approve, in principle, the application to amend the Zoning and Development By-law as follows:

- a. amend the R3 Districts Schedule to enable new space efficient stair (SES) options and add the R3-4 district;
- b. amend the C-2A District Schedule to add the new C-2D and C-2E districts;
- c. rezone to R3-1 and R3-4 those certain parcels in the Pilot Villages only

which are shown as being rezoned to R3-1 and R3-4 in Appendix C of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments”;

- d. amend Schedule J – Affordable Housing Schedule to add the R3-4 and C-2E districts, generally in accordance with Appendix C of the above-noted referral report, and more specifically does not approve a City-initiated rezoning of any property outside the Pilot Villages or the repeal of the RM-12 District Schedule.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law generally in accordance with Appendix C of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments” as amended above.

D. THAT subject to approval of C,

- a. the Sign By-law be amended to include districts R3-4, C-2D, and C-2E;
- b. the Noise Control By-law be amended to include districts R3-4, R-2D, and C-2E;
- c. the Subdivision By-law be amended to include the R3-4, C-2D and C-2E districts, and, for the properties rezoned through C from R1-1 to either R3-1 or R3-4, delete those properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law;
- d. the Parking By-law be amended to add the C-2D and C-2E districts;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Sign By-law, Noise Control By-law, Subdivision By-law, and Parking By-law as described above.

E. THAT subject to approval of B, Council approve, in principle amendments to the applicable plans listed in Appendix H of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments” to reflect the designation of the Pilot Villages in the Villages Plan, to be brought forward for approval by Council following enactment of the by-law amendments in A.

F. THAT Council approve, in principle, amendments to various land use documents as described in Appendix I of the Referral Report dated June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments”, to reflect the designation of the Pilot Villages in the Villages Plan, to be brought forward for approval by Council following enactment of the by-law amendments in A and C.

LOST (Vote No. 11890)

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

(Councillors Bligh, Fry, and Orr abstained from the vote)

AMENDMENT MOVED by Councillor Orr
SECONDED by Councillor Fry

THAT the following be added as O:

THAT staff prepare amendments to the TRPP for consideration by Council that include enhanced TRPP protections on single Lots with small APARTMENT density.

LOST (Vote No. 11891)

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

(Councillor Bligh abstained from the vote)

Prior to the vote, Council agreed to separate the vote on A to J from the remainder of the motion. The motion was put with A to J having LOST (Vote No. 11892) with Councillors Bligh, Dominato, Fry, Kirby-Yung, Klassen, Meiszner, Montague, Orr, Zhou and Mayor Sim opposed, and K to N having CARRIED UNANIMOUSLY (Vote No. 11894) with Councillors Fry and Orr abstained from the vote.

FINAL MOTION AS APPROVED

- A. THAT Council approve, in principle, the application to amend the Vancouver Official Development Plan to make minor editorial changes, generally in accordance with Appendix J of the Referral Report dated June 30, 2026, entitled "Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments";

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

- B. THAT Council approve, in principle, amendments to the Vancouver Official Development Plan to add language clarifying how to consider whether a proposed development is consistent with Generalized Land Use designations, generally in accordance with Appendix M of the Referral Report dated June 30, 2026, entitled "Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments";

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

- C. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to enable new space efficient stair (SES) options, generally in accordance with section 6(f) of Appendix C of the Referral Report dated June 30, 2026, entitled "Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law, generally in accordance with section 6(f) of Appendix C of the above-noted report.

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

- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

* * * * *

Council recessed on July 28, 2026 at 1:03 pm and reconvened at 3:30 pm.

* * * * *

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

At the Public Hearing on July 16, 2026, Council approved Items 1 to 3, heard the staff presentation, asked questions to staff, and heard speaker 1 for Item 4. On July 23, 2026, Council heard speakers from 2 to 162 on the above-noted item. On July 24, 2026, Council heard remaining speakers and closed the speakers list and receipt of public comments. Subsequently, Council referred closing comments from applicant and 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 dated May 19, 2026](#) 
- [Draft By-law to amend Zoning and Development By-law No. 3575](#) 
- [Draft By-law to amend Sign By-law No. 11879](#) 
- [Renderings](#) 
- [Staff Presentation](#) 

Councillors Bligh, Dominato, Kirby-Yung, Klassen, Zhou, and Mayor Sim advised they had reviewed the proceedings related to Unfinished Business 4 and would therefore be voting on the motion.

* * * * *

VARY AGENDA

During the introduction of this item, it was

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Klassen

THAT per section 5.5 of the Procedure By-law, Council suspend the rule of order and vary the order of the agenda in order to consider Report 6 as the first item of business at the reconvening meeting on July 29, 2026.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

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

* * * * *

The applicant provided closing comments.

Staff from Planning, Urban Design, and Sustainability provided closing comments and responded to additional questions.

MOVED by Councillor Zhou

SECONDED by Councillor Klassen

- A. THAT the application by Musson Cattell Mackey Partnership, on behalf of MacGyver Manor Holdings Ltd., the registered owners of the lands located at 75 East 8th Avenue [Lots A to C Block 45 District Lot 200A Plan 625; PIDs: 015-161-684, 015-161-706, and 015-161-714], to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 12.1 and increase the maximum building height from 30.5 m (100 ft.) to 72.0 m (236 ft.) to permit the development of a 21-storey mixed-use hotel with two storeys of industrial use, generally as presented in the Referral Report dated May 19, 2026, entitled "CD-1 Rezoning: 75 East 8th Avenue", be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell Mackey Partnership, dated October 20, 2025;

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

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated May 19, 2026, entitled "CD-1 Rezoning: 75 East 8th

Avenue", be approved.

- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated May 19, 2026, entitled "CD-1 Rezoning: 75 East 8th Avenue";

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

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

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

carried

AMENDMENT MOVED by Councillor Orr

SECONDED by Councillor Fry

THAT the motion be struck and replaced with the following:

THAT Council refer the Referral Report dated May 19, 2026, entitled "CD-1 Rezoning: 75 East 8th Avenue" back to staff until the new TRPP policy is confirmed and can be debated under those auspices;

FURTHER THAT Council ask staff to redesignate 75 East 8th Avenue to general urban use, as granted by the Metro 2050 Regional Growth Strategy (6.2.7(a)).

lost

Prior to the vote, Council agreed to separate the components of the amendment. The motion was put with the first clause having LOST (Vote No. 11896) with Councillors Dominato, Kirby-Yung, Klassen, Montague, Zhou, Mayor Sim opposed, and Councillor Meiszner ineligible to vote, and the last clause having LOST (Vote No. 11897) with Councillors Bligh, Dominato, Kirby-Yung, Klassen, Montague, Zhou, Mayor Sim opposed, Councillor Maloney abstained, and Councillor Meiszner ineligible to vote.

The amendment having lost, the motion was put and CARRIED with Councillors Bligh, Fry,

Maloney, Orr opposed, and Councillor Meiszner ineligible to vote (Vote No. 11898).

* * * * *

VARY AGENDA

On July 28, 2026, prior to the start of the next item, it was

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT per section 5.5 of the Procedure By-law, Council suspend the rule of order and vary the order of the agenda in order to enact By-law 31 first.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

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

* * * * *

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT Council enact the by-law listed on the agenda for this meeting as number 31 and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

31. A By-law to amend Vancouver Official Development Plan By-law No. 14660 to clarify consistency with the GLU (By-law No. 14788)

REPORTS

1. Updating Apartment Regulations July 10, 2026

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

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

- A. THAT Council approve the application to amend the Zoning and Development By-law at this Council meeting, generally as presented in Appendix A of the Report dated July 10, 2026, entitled "Updating Apartment Regulations", as follows:

- (i) Replace unit mix requirements in various district schedules with a standardized requirement in Section 10 for a minimum of 35 per cent of dwelling units to have two or more bedrooms, including a minimum of five per cent three-or-more-bedroom units;
- (ii) Replace Access to Natural Light requirements in various district schedules with a standardized requirement in Section 10 for all living rooms and bedrooms required to meet unit mix requirements to provide a window on an exterior wall;
- (iii) Replace the computation of floor area sections in various district schedules with a consolidated computation of floor area section in Section 10;
- (iv) Remove the maximum limit that may be excluded from the computation of floor area for residential common amenities, balconies and other similar spaces;
- (v) Add a requirement in Section 11 for a minimum 2.3 sq. m. (25 sq. ft.) of residential storage space for each dwelling unit, and replace the existing floor area exclusion for residential storage space with a simplified exclusion of up to six per cent of residential floor area in Section 10;
- (vi) Update Schedule J: Affordable Housing Schedule to remove reference to the existing residential storage space exclusion; and
- (vii) Fix an error in the RM-9A District Schedule originating from By-law No. 14747;

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

- B. THAT subject to approval of A above, Council adopt the proposed revisions to the conditionally approved CD-1 by-law provisions set out in Appendix E of the Report dated July 10, 2026, entitled "Updating Apartment Regulations", amendments to enacted CD-1 by-law provisions set out in Appendix F of the above-noted report and changes to rezoning conditions set out in Appendix G of the above-noted report, for the projects listed in Appendix D of the above-noted report to align with the proposed policy and by-law amendments included in A above;

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

of the amendments to the Zoning and Development By-law in accordance with Appendix A of the above-noted report.

- C. THAT at the time of enactment of the amendments to the Zoning and Development By-law, Council approve the amendments to various land use documents generally in accordance with Appendix C of the Report dated July 10, 2026, entitled “Updating Apartment Regulations”.
- D. THAT A through C above be adopted on the following conditions:
 - (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 11899)
(Councillor Kirby-Yung absent for the vote)

2. City-wide Design and Development Guidelines and Related Actions July 15, 2026

MOVED by Councillor Montague
SECONDED BY Councillor Klassen

THAT Council waive the staff presentation on Report 2.

CARRIED (Vote No. 11900)
(Councillors Bligh, Fry, Maloney and Orr opposed)

MOVED by Councillor Meiszner
SECONDED by Councillor Klassen

- A. THAT Council adopt the City-wide Design and Development Guidelines, as presented in Appendix A of the Report dated May 5, 2026, entitled “City-wide Design and Development Guidelines and Related Actions”, effective on October 27, 2026.
- B. THAT, subject to the approval of A above, Council repeal all the various design guidelines presented in column 1 of Appendix B of the Report dated May 5, 2026,

entitled “City-wide Design and Development Guidelines and Related Actions”, effective on October 27, 2026;

FURTHER THAT Council direct staff to report back with consequential amendments to the Zoning and Development By-law and various area-specific Official Development Plans at a later date.

- C. THAT, subject to the approval of A above, Council approve consequential amendments to various land use documents as presented in Appendix C of the Report dated May 5, 2026, entitled “City-wide Design and Development Guidelines and Related Actions”, effective on October 27, 2026.
- D. THAT Council approve amendments to the Solar Access Guidelines for Areas Outside Downtown and Solar Access Guidelines for the Downtown Peninsula to align with updated provincial time-zone direction, as presented in Appendix D of the Report dated May 5, 2026, entitled “City-wide Design and Development Guidelines and Related Actions”, effective immediately.

CARRIED UNANIMOUSLY (Vote No. 11901)
(Councillor Orr abstained from the vote)
(Councillor Kirby-Yung absent for the vote)

**3. Below Market Lease Extension to Affordable Housing Societies for The Street Homes
June 29, 2026**

Staff from Real Estate, Environment and Facilities Management responded to questions.

MOVED by Councillor Dominato
SECONDED BY Councillor Klassen

- A. THAT Council authorize the Director of Real Estate Services to negotiate and execute an extension and amendment (the “Agreement”) to the ground lease registered under no. N75800, as amended by a lease modification registered under no. P4893, (together, the “Lease”) between the City of Vancouver as lessor (the “City”) and Affordable Housing Societies (“AHS”) as the lessee for the City-owned properties civically and legally described as:
 - i. 330 – 332 Union Street
PID: 007-014-147, Lot E, Block 104, District Lot 196, Plan 19196;
 - ii. 837 East Georgia Street
PID: 015-567-940, Lot 33, Block 82, District Lot 181, Plan 196;
 - iii. 1020 East Pender Street
PID: 015-573-711, Lot 5, Block 79, District Lot 181, Plan 196;
 - iv. 1142 – 1144 East Georgia Street
PID: 003-615-294, Lot 10, Block 21, Block A of District Lot 182, Plan 355;

- v. 1030 Keefer Street
PID: 003-641-074, Lot 7, Block 80, District Lot 181, Plan 196;
- vi. 1153 East Pender Street
PID: 003-615-464, Lot 24, Block 14, Block A, District Lot 182, Plan 355;
and
- vii. 761-763 Prior Street
PID: 015-568-318, The North 10 Feet of Lot 28, Block 100, District Lot
181 and 196, Plan 196;

(collectively, the “Street Homes”),

at below market rates pursuant to the lease renewal framework set out in Sustaining Affordable Non-Profit Housing on City Land (RTS 11904) approved by Council on July 14, 2018 (“Non-Profit Lease Renewal Framework”), which the Agreement will provide for:

- viii. an extension of the original term up to August 30, 2035 (the “Extension Period”);
- ix. ground rent to be paid annually;
- x. additional reporting requirements to measure operating performance and affordability delivered; and
- xi. the terms and conditions outlined in this report and such other terms and conditions as approved by the Deputy City Manager, the Director of Finance, General Manager of Real Estate, Environment and Facilities Management and the Director of Legal Services;

The proposed ground rent for the Lease extension determined in accordance with the Non-Profit Lease Renewal Framework constitutes a grant and is required to be passed by not less than 2/3 of all Council members, per Section 206(1) of the *Vancouver Charter*.

- B. THAT, pursuant to *Vancouver Charter* section 206(1)(j), Council approve that AHS, as a society operating housing on City land, be deemed an organization contributing to the welfare of the City.
- C. THAT no legal rights or obligations will arise or be created between AHS and the City unless and until a legally binding agreement is executed by the City and AHS through its authorized signatories as authorized by Council and AHS, respectively.

CARRIED UNANIMOUSLY AND A
BY THE REQUIRED MAJORITY (Vote No. 11902)
(Councillor Kirby-Yung absent for the vote)

**4. Short-Term Below Market Lease and Grant to Northern Way Housing Co-operative at 675 East 5th Avenue
July 14, 2026**

Staff from Real Estate, Environment and Facilities Management responded to questions.

MOVED by Councillor Orr
SECONDED BY Councillor Dominato

- A. THAT Council direct the Director of Real Estate Services, on behalf of the City, to negotiate and execute a short-term lease agreement with two options to extend for a one-year period each (the “Short-Term Lease Agreement”) with Northern Way Housing Co-operative for the City-owned property located at 675 East 5th Avenue legally described as: *PID: 009-402-799, Lot A, Block 93, District Lot 264A, Plan 10548* together with all buildings and improvements situated thereon (collectively, the “Current Premises”) in accordance with the terms outlined in Appendix A of the Report dated July 14, 2026, entitled “Short-Term Below Market Lease and Grant to Northern Way Housing Co-operative at 675 East 5th Avenue”, the terms set out in the Co-op Lease Methodology (defined below) and/or as otherwise approved by the Deputy City Manager, the Director of Finance and the Director of Legal Services.
- B. THAT Council authorize the Director of Real Estate Services to amend the original Lease of the Current Premises with Northern Way Co-op, registered at the Land Title Office under registration number M44795, as amended by lease modifications under registration number M82736 (collectively, the “Original Lease”), which has been in overhold since June 1, 2024, by amending the overhold rent since June 1, 2024 to the commencement of the Short-Term Lease Agreement (the “Overholding Period”) to below-market rent based on the Co-op Lease Methodology.
- C. THAT no legal rights or obligations shall arise or be created by Council’s adoption of A and B unless and until all legal documentation has been executed and delivered by the respective parties.

CARRIED UNANIMOUSLY AND A and B
BY THE REQUIRED MAJORITY (Vote No. 11903)
(Councillor Kirby-Yung absent for the vote)

**5. 1475 Kitchener Street – Lease Extension and Amendment with Lu’ma Native Housing Society
June 29, 2026**

Staff from Real Estate, Environment and Facilities Management responded to questions.

MOVED by Councillor Dominato
SECONDED BY Councillor Klassen

- A. THAT Council authorize the Director of Real Estate Services to negotiate and execute an extension and amendment (the “Lease Extension”) of the registered ground lease (registration no. J92341), as modified by a modification of lease (registration no. N102335) and a lease extension and amendment agreement dated November 1, 2021 (collectively, the “Lease”), for the City-owned land having a civic address of 1475 Kitchener Street and legally described as Lots 3-6, Block 50, District Lot 264A (the “Lands”) between the City as lessor and Lu’ma Native Housing Society (Lu’ma) as the lessee in accordance with the terms outlined in Appendix A of the Report dated June 29, 2026, entitled “1475 Kitchener Street – Lease Extension and Amendment with Lu’ma Native Housing Society” (the “Term Sheet”) and summarized below:
- i. Extension period: 5 years commencing October 31, 2026 and expiring on October 30, 2031 (the “Extension Period”);
 - ii. Basic rent: \$10 for the five-year Term;
 - iii. Affordability: Minimum 15% of units to be rented at Shelter rates and the remaining units to be rented at Low End of Market rates, set at a maximum of 85% of market rent rates for the area;
- and such other terms and conditions as approved by the Deputy City Manager, General Manager of Real Estate, Environment and Facilities Management, the Director of Finance and the Director of Legal Services.
- B. THAT, pursuant to *Vancouver Charter* section 206(1)(j), Council approve that Lu’ma, as a society operating housing on City land, be deemed an organization contributing to the welfare of the City of Vancouver.
- C. THAT no legal rights or obligations will arise or be created by Council’s adoption of A and B unless and until all legal documentation has been executed and delivered by the respective parties.

CARRIED UNANIMOUSLY (Vote No. 11904)
(Councillor Kirby-Yung absent for the vote)

6. Arts, Culture and Community Services Sublease, Lease and Licence Agreements and Grant Approvals
June 30, 2026

On July 29, 2026, the General Manager of Arts, Culture and Community Services and the Deputy City Manager responded to questions.

Council heard from nine speakers who spoke in support of the report’s recommendations.

MOVED by Councillor Dominato
SECONDED BY Councillor Zhou

- A. THAT Council authorize the Director of Real Estate Services to negotiate and execute a sublease agreement with West End Seniors' Network Society ("WESN") as the non-profit operator and subtenant of the City-leased premises at #100 – 1140 West Pender St (the "Pender Sublease"), being a portion of the building situated on lands legally described as: *PID: 007-063-563; Lot 1, Block 16, DL 185, Plan 19162*, pursuant to Lease M51928 (the "Head Lease") and subject to any necessary landlord approvals under the Head Lease, and on the following basic terms and such other terms and conditions satisfactory to the General Manager of Real Estate, Environment and Facilities Management, the General Manager of Arts, Culture and Community Services, and the Director of Legal Services:

Term and Renewals: Initial term of five years plus the opportunity for renewal at the end of the term, at the City's discretion, for two further five-year terms (fifteen [15] years total possible term).

Base Rent: Nominal base rent of ten dollars (\$10.00) plus GST, for each term payable in advance.

The Head Lease restricts the rent that can be charged to any subtenant to \$10 for any sublease term (equivalent to the Basic Rent payable by the City as Tenant under the Head Lease). As such, no revenue is being forgone, however, as this is a sublease being provided at less than market rent, it is considered equivalent to a grant to WESN and therefore requires a 2/3 affirmative vote of Council as per section 206(1) of the *Vancouver Charter*.

- B. THAT Council authorize the Director of Real Estate Services to negotiate and execute the modification (the "EMBERS Modification") of an existing lease (the "EMBERS Lease") with Eastside Movement for Business and Economic Renewal Society ("EMBERS") for the City-owned premises located at units #240, 242 and 310, of 111 West Hastings St, and legally described as *PID: 027-986-624; Air Space Parcel 9 Block 4 Old Granville Townsite Air Space Plan BCP41793* (the "EMBERS Leased Premises"). The EMBERS Modification will:
- i. add unit #248 on the 2nd floor (327 sq. ft. of "rentable" area) to the EMBERS Leased Premises, increasing the total "rentable" area to 2,664 sq ft;
 - ii. raise the amount payable toward building operating costs by \$4,415/annum, plus applicable sales taxes;
 - iii. include any additional terms and conditions necessary to effect the foregoing modifications, to the satisfaction of the Director of Legal Services in consultation with the General Manager of Real Estate and Facilities Management, and the General Manager of Arts, Culture, and Community Services; and
 - iv. take effect at a mutually agreeable time in 2026.

As the rent for the additional 327 sq. ft. of floor area to be included in the EMBERS Leased Premises under the EMBERS Modification will be below the applicable market rate and includes rent in lieu of property taxes, B constitutes a

grant valued at approximately \$45,780 calculated over the four-year balance of the current five-year term. This in-kind grant will be applied at \$11,445 per annum.

- C. THAT Council authorize the Director of Real Estate Services to negotiate and execute a modification of the existing lease (the "LMNHS Lease") with Little Mountain Neighbourhood House Society (LMNHS) for the City-owned premises located at #102 - 1193 Kingsway and legally described as *PID: 011-957-964, 011-957-972, 011-957-981; Lots A, B, and C of Block 58, Plan VAP4024, District Lot 301*, New Westminster Land District, to extend the expiration of the LMNHS Lease to September 15, 2026 (the "LMNHS Extension").

As the rent for the additional term of the LMNHS Lease under the LMNHS Extension will be below the applicable market rate and includes rent in lieu of property taxes, C constitutes an in-kind grant of up to \$62,855.

- D. THAT Council authorize the Director of Real Estate Services to negotiate and execute a lease agreement with the Filipino Legacy Society of Canada ("FLSC") as the non-profit operator and tenant of the City-owned premises located at #205-345 Robson St, and legally described as PID: 019-023-251, Lot A Except Part in Air Space Plan LMP22595 Block 56, District Lot 541 Group 1 New Westminster District Plan LMP19600 (the "FLSC Lease") on the following basic terms and such other terms and conditions satisfactory to the General Manager of Real Estate, Environment and Facilities Management, the General Manager of Arts, Culture and Community Services, and the Director of Legal Services:

Terms and Renewals: Initial term of 2 years.

Base Rent: Nominal base rent of ten dollars (\$10.00) plus GST, for each term payable in advance.

Leasehold Improvement Allowance: \$50,000 plus GST, source of funds to be the 2026 Property Endowment Fund ("PEF") Capital Budget

As the rent for the FLSC Lease will be below the applicable market rent, D constitutes an in-kind grant of up to \$218,914, which represents the difference between market rent and the proposed below market rent for the property. This in-kind grant will be applied at \$109,457 per annum over a two-year period, with a possession date of August 15, 2026, with the Leasehold Improvement Allowance applied in the first year of the Term. The Leasehold Improvement Allowance of \$50,000, plus GST, will be considered a cash grant.

- E. THAT Council authorize the Director of Real Estate Services to:
- i. negotiate and execute a further amendment to the licence agreement dated November 3, 2009 (and amended on October 30, 2024) (the "2009 Licence") between the City and Brant Villa Day Care Society ("Brant Villa") respecting the Learning Tree Day Care Centre located at 4103 Brant St (the "Facility"), to provide that ownership of the Facility constructed by Brant Villa will not revert to the City and will remain with Brant Villa if the

- parties enter into a renewal licence agreement for the Facility; and
 - ii. provide for the same ownership provision in the proposed renewal licence for the Facility, as approved by Council in May 2024, to ensure that Brant Villa retains ownership of Facility at all times that it is the valid tenant and operator of the Facility.
- F. THAT, Council delegate its authority to the General Manager of Arts, Culture and Community Services to negotiate and execute agreements to disburse the grants described in B, C, and D, if applicable, on the terms and conditions set out herein or such other terms and conditions as are satisfactory to the General Manager of Arts, Culture and Community Services and the Director of Legal Services.
- G. THAT no legal rights or obligations will arise or be created by Council's adoption of A to E above unless and until all legal documentation has been executed and delivered by the respective parties.

CARRIED UNANIMOUSLY (Vote No. 11921)

7. Miscellaneous Amendments Concerning Various Housing Rezoning Conditions and Housing Agreements
July 14, 2026

Staff from Real Estate, Environment and Facilities Management responded to questions.

MOVED by Councillor Klassen
SECONDED BY Councillor Dominato

- A. THAT Council approve the amendments to the housing rezoning conditions generally as presented in Appendix A of the Report dated July 14, 2026, entitled "Miscellaneous Amendments Concerning Various Housing Rezoning Conditions and Housing Agreements", and instruct the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to integrate the amended conditions into the respective Housing Agreements for the developments listed in Appendix A of the above-noted report, subject to the agreement by the respective owner.
- B. THAT subject to approval of A above, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws for enactment, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A 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; and

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

CARRIED UNANIMOUSLY (Vote No. 11905)
(Councillor Kirby-Yung absent for the vote)

**8. 2027 Business Licence, Vehicles for Hire, Animal Control Fees
June 26, 2026**

The City Manager and the Chief Licence Inspector responded to questions.

* * * * *

During debate on the report, it was,

MOVED by Councillor Zhou

SECONDED BY Councillor Meiszner

THAT under section 2.8(b) of the Procedure By-law, Council extend the meeting past 5 pm to complete Report 8.

CARRIED UNANIMOUSLY

(Councillor Kirby-Yung absent for the vote)

* * * * *

MOVED by Councillor Zhou

SECONDED BY Councillor Meiszner

- A. THAT Council approve, in principle, the following fee adjustments and other amendments to the Licence By-law, all as described in the Report dated June 26, 2026, entitled "2027 Business Licence, Vehicles for Hire, Animal Control Fees":
 - a. 0% increase to Live Aboard business licence fees for 2027;
 - b. 5.0% cost escalation increase to all other fees in Schedule A of the Licence By-law;
 - c. Various housekeeping amendments;

FURTHER THAT the Director of Legal Services bring forward for enactment, the necessary amendments to the Licence By-law generally in accordance with the by-laws attached in Appendix A of the above-noted report, to be effective January 1, 2027.

- B. THAT Council approve in principle the following fee adjustments to the Vehicles for Hire By-law, all as described in the Report dated June 26, 2026, entitled "2027 Business Licence, Vehicles for Hire, Animal Control Fees":

- i. 5.0% cost escalation increase to all fees in Schedule A of the Vehicles for Hire By-law;

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Vehicles for Hire By-law generally in accordance with the by-laws attached in Appendix B of the above-noted report, to be effective January 1, 2027.

- C. THAT Council approve, in principle, the following fee adjustments and other amendments to the Animal Control By-law, all as described in the Report dated June 26, 2026, entitled “2027 Business Licence, Vehicles for Hire, Animal Control Fees”:

- i. Adjust certain fees to reflect market rates
- ii. 5.0% cost escalation increase to all other fees in Schedule A of the Animal Control By-law;
- iii. Add provisions to permit a refund of the dog licence fee, on a pro-rated basis, in circumstances where a licensed dog is deceased;

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Animal Control By-law generally in accordance with the by-laws attached in Appendix C of the above-noted report, to be effective January 1, 2027.

amended

AMENDMENT MOVED by Councillor Zhou
SECONDED BY Councillor Fry

THAT the motion be struck and replaced with the following:

- A. THAT Council approve, in principle, various housekeeping and miscellaneous amendments to the Licence By-law generally in accordance with the by-laws attached as Appendix A of the Report dated June 26, 2026, entitled “2027 Business Licence, Vehicles for Hire, Animal Control Fees”, but reject any fee adjustments to the Licence By-law for 2027, as described in this report and set out in the by-laws attached as Appendix A of the above-noted report.
- B. THAT Council reject any fee adjustments to the Vehicles for Hire By-law for 2027, as described in this report and as set out in the by-laws attached as Appendix B of the Report dated June 26, 2026, entitled “2027 Business Licence, Vehicles for Hire, Animal Control Fees”.
- C. THAT Council approve, in principle, an amendment to the Animal Control By-law to permit a refund of the dog licence fee, on a pro-rated basis, in circumstances where a licensed dog is deceased generally in accordance with the by-laws attached as Appendix C of the Report dated June 26,

2026, entitled “2027 Business Licence, Vehicles for Hire, Animal Control Fees”, but reject any fee adjustments to the Animal Control By-law for 2027, as described in this report and set out as Appendix C of the above-noted report.

- D. That Council instruct the Director of Legal Services to bring forward for enactment revised amending by-laws to reflect A to C.

CARRIED UNANIMOUSLY (Vote No. 11906)
(Councillor Orr abstained from the vote)
(Councillor Kirby-Yung absent for the vote)

The amendment having carried, the motion as amended was CARRIED UNANIMOUSLY (Vote No. 11907) with Councillor Kirby-Yung absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council approve, in principle, various housekeeping and miscellaneous amendments to the Licence By-law generally in accordance with the by-laws attached as Appendix A of the Report dated June 26, 2026, entitled “2027 Business Licence, Vehicles for Hire, Animal Control Fees”, but reject any fee adjustments to the Licence By-law for 2027, as described in this report and set out in the by-laws attached as Appendix A of the above-noted report.
- B. THAT Council reject any fee adjustments to the Vehicles for Hire By-law for 2027, as described in this report and as set out in the by-laws attached as Appendix B of the Report dated June 26, 2026, entitled “2027 Business Licence, Vehicles for Hire, Animal Control Fees”.
- C. THAT Council approve, in principle, an amendment to the Animal Control By-law to permit a refund of the dog licence fee, on a pro-rated basis, in circumstances where a licensed dog is deceased generally in accordance with the by-laws attached as Appendix C of the Report dated June 26, 2026, entitled “2027 Business Licence, Vehicles for Hire, Animal Control Fees”, but reject any fee adjustments to the Animal Control By-law for 2027, as described in this report and set out as Appendix C of the above-noted report.
- D. That Council instruct the Director of Legal Services to bring forward for enactment revised amending by-laws to reflect A to C above.

* * * * *

Council recessed on July 28, 2026 at 5:05 pm and reconvened on July 29, 2026, at 9:30 am.

* * * * *

9. Auditor General Committee Recommendations Transmittal Report July 6, 2026

THAT Council approve the recommendations from the meeting of the Auditor General Committee held on July 2, 2026, as follows:

THAT Council direct staff, further to Recommendation #10 for Non-Profit leases, that annually staff compile and publicly report to Council on the full value of the City's financial contribution to each operator (e.g. maintenance, lease grant, operating grants) to support fulsome accountability to the public;

FURTHER THAT the goal over time would be to provide actual values versus estimates, but that pursuant to available data as processes are improved, such initial reports may include estimated amounts with respect to some shared costs, such as maintenance, that may be more challenging to compile.

ADOPTED ON CONSENT (Vote No. 11908)

**10. 2026 UBCM Conference – Sponsorship of Programming
June 21, 2026**

THAT Council approve funding in the amount of \$17,500 to support programming at the Union of British Columbia Municipalities (UBCM) Annual Convention that is to be held at the Vancouver Convention Centre from September 14-18, 2026.

ADOPTED ON CONSENT (Vote No. 11909)

**11. Miscellaneous Amendments Concerning Various CD-1 By-laws
July 7, 2026**

A. THAT Council approves the application to:

- (i) amend CD-1 (931) By-law No. 14768 for 4975-4997 Joyce Street, to correct the floor area exclusion for residential storage, generally as presented in Appendix A of the Report dated July 7, 2026, entitled "Miscellaneous Amendments Concerning Various CD-1 By-laws"; and
- (ii) amend CD-1 (923) By-law No. 14664 for 6486 Chester Street, to increase the Sub-Area B building height to accommodate telecommunications equipment, generally as presented 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. 11910)

**12. CD-1 Rezoning: 5229-5249 Ash Street
July 7, 2026**

MOVED by Councillor Zhou
SECONDED BY Councillor Orr

THAT Council waive the hearing of the staff presentation.

CARRIED UNANIMOUSLY

MOVED by Councillor Meiszner
SECONDED BY Councillor Dominato

- A. THAT the application by Pennyfarthing, on behalf of Pennyfarthing Properties Ash St. South Ltd., the registered owner of the lands located at 5229-5249 Ash Street [*Lots 52 and 53 Block 839 District Lot 526 Plan 8710; PIDs 005-491-096 and 009-956-883 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 3.06 and increase the maximum building height from 11.5 m (38 ft.) to 21.4 m (70 ft.) to permit the development of a six-storey residential rental building containing 63 units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated July 7, 2026, entitled "CD-1 Rezoning: 5229-5249 Ash Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by BHA Architecture Inc., received September 16, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Report 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 July 7, 2026, entitled "CD-1 Rezoning: 5229-5249 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 Subdivision By-law be amended, generally as set out in Appendix C of the Report dated July 7, 2026, entitled "CD-1 Rezoning: 5229-5249 Ash 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.

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

CARRIED UNANIMOUSLY (Vote No. 11922)

**13. Rezoning: 2277 West 2nd Avenue and 1750 Vine Street
July 7, 2026**

- A. THAT the application by DA architects + Planners, on behalf of:
- Balbir Kaur Siddoo, Jasvir Singh Siddoo and Ravinder Singh Siddoo, the registered owners of the lands at 1750 Vine Street:
 - (i) *[Lot 38 Except the East 15 Feet, Block 213 District Lot 526 Plan 590; PID 015-234-584]; and*
 - (ii) *[Lots 39 to 40 Block 213 District Lot 526 Plan 590; PIDs 015-234-606 and PID 015-234-614 respectively]; and*
 - Siddoo Kashmir Holdings Ltd., the registered owner of the lands at 2277 West 2nd Avenue:
 - *[Lots 33 to 37 Block 213 District Lot 526 Plan 590; PIDs 007-514-280, 007-514-301, 007-514-328, 007-514-344, and 007-514-361 respectively]; and*

- *[PID 007-514-492; The East 15 Feet of Lot 38 Block 213 District Lot 526 Plan 590];*

to rezone the lands from R3-3 (Residential) District to R5-4 (Residential) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Report dated July 7, 2026, entitled “Rezoning: 2277 West 2nd Avenue and 1750 Vine Street”, be approved in principle;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated July 7, 2026, entitled “Rezoning: 2277 West 2nd Avenue and 1750 Vine Street”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A and B above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 11911)

**14. CD-1 Rezoning: 1031-1039 Burnaby Street
July 7, 2026**

MOVED by Councillor Zhou
SECONDED BY Councillor Klassen

THAT Council waive the hearing of the staff presentation.

CARRIED
(Councillor Maloney opposed)

Staff from Planning, Urban Design, and Sustainability, along with staff from Real Estate Services and the applicant, responded to questions.

MOVED by Councillor Bligh
SECONDED BY Councillor Klassen

- A. THAT the application by Urban Solutions Ltd., on behalf of:
- (i) Radio City Investments Ltd. the registered owner of the lands located at 1031 Burnaby Street [*PID 015-749-355; Lot 15 Block 11 District Lot 185 Plan 92*]; and
 - (ii) Francis Drake Holdings Ltd., the registered owner of the lands located at 1039 Burnaby Street [*PID 015-749-347; Lot 14 Block 11 District Lot 185 Plan 92*];
- to rezone the lands from RM-5A (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.2 to 12.0 and increase the maximum building height from 58.0 m (190 ft.) to 91.4 m (300 ft.) to permit the development of a 32-storey residential building containing 329 rental units, with a minimum of 20% of the total residential floor area for social housing, be approved in principle;
- FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated July 7, 2026, entitled “CD-1 Rezoning: 1031-1039 Burnaby Street”, be approved in principle;
- FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Urban Solutions Architecture Ltd., received August 1, 2025;
- AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.
- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated July 7, 2026, entitled “CD-1 Rezoning: 1031-1039 Burnaby Street”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A and B above be adopted on the following conditions:

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

CARRIED UNANIMOUSLY (Vote No. 11923)

**15. CD-1 Rezoning: (i) 1795 West Broadway (ii) 1368-1398 West Broadway
July 7, 2026**

A. THAT the applications by Concord Pacific, on behalf of:

- (i) 1088545 B.C. Ltd.³, the registered owners of 1795 West Broadway:
 - *[Lots 18 and 19 Except Part on Explanatory Plan 18982A, both of Block 328 District Lot 526 Group 1 New Westminster District Plan 590; PIDs 011-094-966 and 011-094-982, respectively]; and*
 - *[PID 011-095-024; Lot 20 Except Parts on Explanatory Plans 14054 and 18982A, Block 328 District Lot 526 Group 1 New Westminster Plan 590];*

to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 14.6 and increase the maximum building height from 9.3 m (30 ft.) to 111.0 m (364 ft.) to permit the development of a 33-storey mixed-used building containing 263 strata-titled residential units;
- (ii) 1088542 B.C Ltd.⁴, the registered owners of 1368-1398 West Broadway:
 - *[PID 017-331-382; Lot F Block 352 District Lot 526 Plan LMP110]; and*
 - *[PID 009-482-458; Lot 4 Block 352 District Lot 526 Plan 590];*

³ Represented by Concord Broadway Limited Partnership

⁴ Represented by Concord Hemlock Limited Partnership

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 13.4, and increase the maximum building height from 9.2 m (30 ft.) to 132.0 m (433 ft.) to permit the development of a 38-storey mixed-used building containing 197 strata-titled residential units, 257 hotel rooms, and a 1,120.23 sq. m (12,058 sq. ft.) seniors' centre;

be approved in principle as one application together for both non-contiguous sites;

FURTHER THAT both of the draft CD-1 By-laws, prepared in accordance with Appendix A of the Report dated July 7, 2026, entitled "CD-1 Rezoning: (i) 1795 West Broadway (ii) 1368-1398 West Broadway", be approved in principle;

FURTHER THAT the proposed forms of development also be approved in principle, generally as prepared by W.T. Leung Architects, received August 14, 2025;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendices B1 and B2 of the above-noted report;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the draft CD-1 By-laws together for enactment on the same day under one omnibus By-law that will enact both CD-1 By-laws at the same time.

- 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 July 7, 2026, entitled "CD-1 Rezoning: (i) 1795 West Broadway (ii) 1368-1398 West Broadway", be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Report dated July 7, 2026, entitled "CD-1 Rezoning: (i) 1795 West Broadway (ii) 1368-1398 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.

- 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. 11912)

**16. CD-1 Rezoning: 8530-8550 Cambie Street
July 7, 2026**

MOVED by Councillor Bligh
SECONDED BY Councillor Meiszner

THAT Council waive the hearing of staff presentation.

CARRIED UNANIMOUSLY

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

MOVED by Councillor Fry
SECONDED BY Councillor Klassen

- A. THAT the application by PCI Developments LP, on behalf of 8530 Cambie Holdings Corp., the registered owner of the lands located at 8530-8550 Cambie Street [Lot 1 Block 8 District Lot 311 Plan 20886; PID 004-489-365], to rezone the lands from I-2 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 5.1 and the maximum building height from 30.5 m (100 ft.) to 139.0 m (456 ft.), to permit the development of a mixed-use residential development with two 43-storey, one 10-storey, and one seven-storey building connected by a three-storey podium, with 1,000 rental units, of which 20% of the residential floor area will be for below-market rental units, one level of commercial space, two levels of industrial space, a privately owned childcare facility, a privately owned seniors centre, and a privately owned public space, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated July 7, 2026, entitled "CD-1 Rezoning: 8530-8550 Cambie Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins + Will Canada Architects Co., received June 27, 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 July 7, 2026, entitled “CD-1 Rezoning: 8530-8550 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 July 7, 2026, entitled “CD-1 Rezoning: 8530-8550 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 as set out in Appendix C of the Report dated July 7, 2026, entitled “CD-1 Rezoning: 8530-8550 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. 11924)

* * * * *

VARY AGENDA

On July 29, 2026, prior to the start of the next item, it was

MOVED by Councillor Dominato
SECONDED BY Councillor Meiszner

THAT per section 5.5 of the Procedure By-law, Council suspend the rule of order and vary the order of the agenda to consider Reports 25 and 26 as the next items of business.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

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

* * * * *

**17. CD-1 Rezoning: 304-316 East 1st Avenue
July 7, 2026**

- A. THAT the application by Musson Cattell Mackey Partnership, on behalf of 1536822 B.C. Ltd.⁵, the registered owners of the lands located at 304-316 East 1st Avenue [*Lots 1 to 3 Block 4 District Lot 200A Plan 197; PIDs 015-534-171, 015-534-189 and 015-534-201, respectively*] to rezone the lands from IC-3 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 11.8 and increase the maximum building height from 18.3 m (60 ft.) to 83 m (272 ft.) to permit the development of a 26-storey mixed-use building with 217 rental units of which 20% of the residential floor area will be below-market, plus commercial, and office uses, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated July 7, 2026, entitled "CD-1 Rezoning: 304-316 East 1st Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell Mackey Partnership, received August 6, 2025, and a resubmission received March 26, 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 July 7, 2026, entitled "CD-1 Rezoning: 304-316 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.

⁵ Represented by Nicola Scotia Nominee Ltd.

- 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 July 7, 2026, entitled "CD-1 Rezoning: 304-316 East 1st 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 July 7, 2026, entitled "CD-1 Rezoning: 304-316 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.
- 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. 11913)

**18. CD-1 Rezoning: 8427-8483 Cambie Street
July 7, 2026**

MOVED by Councillor Meiszner
SECONDED BY Councillor Dominato

THAT Council waive the hearing of the staff presentation.

CARRIED UNANIMOUSLY

Staff from Planning, Urban Design, and Sustainability, along with the applicant, responded to questions.

MOVED by Councillor Kirby-Yung
SECONDED BY Councillor Bligh

- A. THAT the application by Franc Architecture, on behalf of 1299362 B.C. Ltd¹, the registered owner of the lands located at:
- 8427-8457 Cambie Street [*PID 030-633-206; Lot A District Lot 311 Group 1 New Westminster District Plan EPP82413*];
 - 8471-8479 Cambie Street [*PID 030-633-214; Lot B District Lot 311 Group 1 New Westminster District Plan EPP82414*]; and
 - 8483 Cambie Street [*PID 005-162-823; Lot 8 of Lot B Block 7 District Lot 311 Plan 9020*],

to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 7.9 FSR and increase the maximum building height from 9.2 m (30.2 ft.) to 116 m (381 ft.), to permit the development of a 37-storey mixed-use building containing 330 strata-titled residential units, approximately 55 social housing units 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 July 7, 2026, entitled “CD-1 Rezoning: 8427-8483 Cambie Street”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Franc Architecture, 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 July 7, 2026, entitled “CD-1 Rezoning: 8427-8483 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 July 7, 2026, entitled “CD-1 Rezoning: 8427-8483 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 July 7, 2026, entitled “CD-1 Rezoning: 8427-8483 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. 11927)
(Mayor Sim absent for the vote)

**19. CD-1 Rezoning: 2345-2349 Main Street
July 7, 2026**

MOVED by Councillor Dominato
SECONDED BY Councillor Bligh

THAT Council waive the hearing of the staff presentation.

CARRIED UNANIMOUSLY

The applicant team provided remarks on the application.

Staff from Planning, Urban Design, and Sustainability, along with the applicant, responded to questions.

* * * * *

On July 29, 2026, during questions to staff, it was

*MOVED by Councillor Klassen
SECONDED BY Councillor Zhou*

THAT under section 2.8(a) of the Procedure By-law, Council extend the meeting past noon to complete Report 19.

*CARRIED
(Councillors Kirby-Yung and Maloney opposed)*

Subsequently, 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
(Councillor Bligh and Mayor Sim absent for the vote)

* * * * *

MOVED by Councillor Meiszner
SECONDED BY Councillor Maloney

THAT the application by Westbank Projects Corp., on behalf of City Ballet Academy of Vancouver Ltd., the registered owner of the lands located at 2345-2349 Main Street [PID 011-192-631; Lot 2 of Lots 10 and 11 Block 44 District Lot 200A Plan 5259], 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 21.3 and increase the maximum building height from 9.2 m (30 ft.) to 108.0 m (354 ft.), to permit the development of a 25-storey mixed-use building containing 305 units of Student Housing and 10 units of School – Arts or Self-Improvement Housing, space for School - Arts or Self-Improvement, and retail space on the ground floor, be referred back to staff.

amended

* * * * *

On July 29, 2026, during debate and decision, the meeting lost quorum and was recessed at 12:35 pm, and reconvened at 2:05 pm.

* * * * *

MOVED by Councillor Meiszner
SECONDED BY Councillor Zhou

THAT the motion on Report 19 be withdrawn.

LOST NOT RECEIVING THE REQUIRED MAJORITY (Vote No. 11928)
(Councillor Orr and Maloney opposed)

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED BY Councillor Dominato

THAT the motion be struck and replaced with the following:

- A. *THAT the application by Westbank Projects Corp., on behalf of City Ballet Academy of Vancouver Ltd., the registered owner of the lands located at 2345-2349 Main Street [PID 011-192-631; Lot 2 of Lots 10 and 11 Block 44 District Lot*

200A Plan 5259], 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 21.3 and increase the maximum building height from 9.2 m (30 ft.) to 108.0 m (354 ft.) to permit the development of a 25 storey mixed-use building containing 305 units of Student Housing and 10 units of School – Arts or Self-Improvement Housing, space for School - Arts or Self-Improvement and retail 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 July 7, 2026, entitled “CD-1 Rezoning: 2345-2349 Main Street”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Align Architecture Inc., 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 the approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated July 7, 2026, entitled “CD-1 Rezoning: 2345-2349 Main 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 July 7, 2026, entitled “CD-1 Rezoning: 2345-2349 Main 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 July 7, 2026, entitled “CD-1 Rezoning: 2345-2349 Main 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:

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;

FURTHER 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;

FURTHER 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;

AND FURTHER THAT approval in principle and enactment of the CD-1 By-law, Sign By-law and Noise Control By-law are conditional upon and cannot proceed unless Council also approves the heritage designation of the exterior south and east façades of the Royal Bank of Canada Building at 2345-2349 Main Street [*PID 011-192-631; Lot 2 of Lots 10 and 11 Block 44 District Lot 200A Plan 5259*], as protected heritage property, which can only occur following a public hearing where a separate heritage designation report is considered by Council.

CARRIED (Vote No.11929)
(Councillor Maloney opposed)
(Councillor Montague absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED
UNANIMOUSLY (Vote No.11930)
(Councillor Montague absent for the vote)

FINAL MOTION AS APPROVED

- A. THAT the application by Westbank Projects Corp., on behalf of City Ballet Academy of Vancouver Ltd., the registered owner of the lands located at 2345-2349 Main Street [*PID 011-192-631; Lot 2 of Lots 10 and 11 Block 44 District Lot 200A Plan 5259*], 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 21.3 and increase the maximum building height from 9.2 m (30 ft.) to 108.0 m (354 ft.) to permit the development of a 25 storey mixed-use building containing 305 units of Student Housing and 10 units of School – Arts or Self-Improvement Housing, space for School - Arts or Self-Improvement and retail 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 July 7, 2026, entitled “CD-1 Rezoning: 2345-2349 Main Street”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Align Architecture Inc., 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 the approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated July 7, 2026, entitled "CD-1 Rezoning: 2345-2349 Main 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 July 7, 2026, entitled "CD-1 Rezoning: 2345-2349 Main 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 July 7, 2026, entitled "CD-1 Rezoning: 2345-2349 Main 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 be adopted on the following conditions:

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;

FURTHER 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;

FURTHER 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;

AND FURTHER THAT approval in principle and enactment of the CD-1 By-law, Sign By-law and Noise Control By-law are conditional upon and cannot proceed unless Council also approves the heritage designation of the exterior south and east façades of the Royal Bank of Canada Building at 2345-2349 Main Street [*PID 011-192-631; Lot 2 of Lots 10 and 11 Block 44 District Lot 200A Plan 5259*], as protected heritage property, which can only occur following a public hearing where a separate heritage designation report is considered by Council.

**20. CD-1 Rezoning: 904-928 Davie Street and 1223 Hornby Street
July 7, 2026**

- A. THAT the application by Bingham + Hill Architects on behalf of:
- 904 Davie Holdings Ltd., the registered owner of 904 Davie Street [*PID 015-480-551; Lot A (Reference Plan 1044) of Lots 35 to 38 Block 100 District Lot 541 Plan 210*]; and
 - Rattenbury Enterprises Ltd., the registered owner of:
 - 910-918 Davie Street [*PID 015-480-631; Lot B (Reference Plan 118) of Lots 35 to 38 Block 100 District Lot 541 Plan 210*];
 - 920-928 Davie Street [*PID: 015-480-755; Lot C (See 379718L) of Lots 35 to 38 Block 100 District Lot 541 Plan 210*]; and
 - 1223 Hornby Street [*PID 015-480-496; Lot 34 Block 100 District Lot 541 Plan 210*];

to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 5.0 to 13.0 and increase the maximum building height from 91.4 m (300 ft.) to 100 m (328 ft.) to permit the development of a 32-storey mixed-use building containing 244 strata-titled residential units and commercial uses 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 July 7, 2026, entitled “CD-1 Rezoning: 904-928 Davie Street and 1223 Hornby Street”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Neil M. Denari Architects and Bingham + Hill Architects, received June 13, 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 July 7, 2026, entitled “CD-1 Rezoning: 904-928 Davie Street and 1223 Hornby Street”, be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Report dated July 7, 2026, entitled “CD-1 Rezoning: 904-928 Davie Street and 1223 Hornby 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.

ADOPTED ON CONSENT (Vote No. 11914)

**21. CD-1 Rezoning: 5027-5053 Boundary Road
June 23, 2026**

MOVED by Councillor Zhou
SECONDED BY Councillor Klassen

THAT Council waive the hearing of the staff presentation.

CARRIED
(Councillors Bligh, Fry, and Orr opposed)
(Councillor Montague absent for the vote)

Staff from Planning, Urban Design, and Sustainability, along with the applicant, responded to questions.

* * * * *

During questions to the applicant, it was

*MOVED by Councillor Bligh
SECONDED BY Councillor Fry*

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
(Councillor Montague absent for the vote)*

* * * * *

MOVED by Councillor Dominato
SECONDED BY Councillor Klassen

- A. THAT the application by Formosis Architecture Inc., on behalf of 1119978 B.C. Ltd. Inc. and 1434175 B.C. Ltd:
- 1434175 B.C. Ltd., the registered owner of the lands located at:
 - 5035 Boundary Road [*PID 009-656-227, Lot 3 South 1/2 of Block 110 District Lots 36 and 51 Plan 3715*]; and
 - 5027 Boundary Road [*PID 007-701-586, Lot 2 South 1/2 of Block 110 District Lots 36 and 51 Group 1 New Westminster District Plan 3715*]; and
 - 1119978 B.C. Ltd. the registered owner of the lands located at:
 - 5045 Boundary Road [*PID 030-104-912; Lot A South Half of Block 110 District Lot 36 Group 1 New Westminster District Plan EPP67584*]; and
 - 5053 Boundary Road [*PID 002-555-166; Lot 10 Blocks 62 and 111 District Lot 36 and 51 Plan 7708*];
- to rezone the lands from CD-1 (Comprehensive Development) District (241) By-law No. 6528 to a new CD-1 (Comprehensive Development) District to permit the development of a 21-storey residential building containing 216 social housing units and ground floor commercial 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: 5027-5053 Boundary Road”, be approved in principle;
- FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Formosis Architecture Inc, received September 12, 2025;
- AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.
- B. THAT subject to approval 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: 5027-5053 Boundary Road”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, subject to the approval of the new CD-1 by-law, an amendment to remove the lands from CD-1 (241) By-law No. 6528, be approved, generally as set out in Appendix C of the Report dated June 23, 2026, entitled “CD-1 Rezoning: 5027-5053 Boundary Road”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to CD-1 (241) By-law No. 6528 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: 5027-5053 Boundary Road”, 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: 5027-5053 Boundary Road”;

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 (Vote No. 11931)
(Councillors Bligh, Fry and Orr abstained from the vote)
(Councillor Montague absent for the vote)

**22. Modification to Conditions of By-law Enactment for CD-1 Rezoning: 4339-4387
Cambie Street and 506 West 27th Avenue
July 7, 2026**

- A. THAT the application by Rafii Architects Inc., on behalf of:
- Aria Pacific Cambie Third Development Ltd., the registered owner of the lands located at 506 West 27th Avenue and 4339 Cambie Street [*Lots 8 and 9 Block 720 District Lot 526 Plan 6539; PIDs 007-090-536 and 003-650-278, respectively*]; and

- Aria Pacific Cambie Fourth Development Ltd., the registered owner of the lands located at 4361 and 4387 Cambie Street [*Lots 10 and 11 Block 720 District Lot 526 Plan 6539; PIDs 010-871-438 and 010-871-471, respectively*];

to amend Appendix B – Part 2 of the Report dated July 7, 2026, entitled “Modification to Conditions of By-law Enactment for CD-1 Rezoning: 4339-4387 Cambie Street and 506 West 27th Avenue”: Conditions of By-law Enactment of the Referral Report RTS No. [18589](#), as set out in Appendix A hereto, to revise the method of calculation and potential amount of the proposed Community Amenity Contribution (CAC) and to reflect the requirements of the enhanced *Tenant Relocation and Protection Policy*, be approved.

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. 11915)

**23. CD-1 Rezoning 1438-1444 Alberni Street, 711 Broughton Street and 740 Nicola Street
July 7, 2026**

A. THAT the application by Pooni Group, on behalf of Alberni Street Nominee Inc., the registered owner of the lands located at:

- 1438-1444 Alberni Street, 711 Broughton Street [007-561-938; Lot I (Explanatory Plan 10081) Block 43 District Lot 185 Plan 92]; and
- 740 Nicola Street [PID 009-175-105; Lot 16 Block 43 District Lot 185 Plan 92];

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 14.48 and increase the maximum building height from 91.4 m (300 ft.) to 135.2 m (444 ft.) to permit the development of two residential towers (43 and 48 storeys) with a shared six-storey podium containing 314 strata housing units, 69 rental housing units with 10% at below market rents, 75 social housing units, a 56 space public childcare, public park dedication, and retail uses at grade be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix A of the Report dated July 7, 2026, entitled "CD-1 Rezoning 1438-1444 Alberni Street, 711 Broughton Street and 740 Nicola Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared Musson Cattell Mackey Partnership, received September 1, 2017 and supplemented by drawings prepared by Arcadis Architects, Canada Inc. received March 11, 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 July 7, 2026, entitled "CD-1 Rezoning 1438-1444 Alberni Street, 711 Broughton Street and 740 Nicola Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to the approval of A, Council terminates its previous approval in principle on September 18, 2018, to rezone the lands from DD to CD-1 (see RTS 12627).
- 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 July 7, 2026, entitled "CD-1 Rezoning 1438-1444 Alberni Street, 711 Broughton Street and 740 Nicola Street", be approved.
- E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Report dated July 7, 2026, entitled "CD-1 Rezoning 1438-1444 Alberni Street, 711 Broughton Street and 740 Nicola 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 subject to approval of A and upon transfer to the City of the new park parcel generally described in Appendix B of the Report dated July 7, 2026,

entitled "CD-1 Rezoning 1438-1444 Alberni Street, 711 Broughton Street and 740 Nicola Street", the parcel be designated as a Permanent Public Park.

- G. THAT A to F 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. 11916)

**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
June 30, 2026**

- A. THAT Council authorize the Director of Real Estate Services to negotiate and execute a new agreement with The Vancouver Maritime Museum Society (the "VMM") as the continuing non-profit operator and tenant for:
- (a) a lease of a portion of the lands, buildings and water lot situated at 1905 Ogden Avenue, and legally described as:

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

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

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

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

as further described in this report (the "Premises");
 - (b) non-exclusive license(s) and/or easement(s) to use portions of the lands described in clause (a) above as further described in this report for access, museum display, utilities, parking and accessory uses;

- (c) a non-exclusive license to use a portion of the building at 1270 Chestnut Street (the Vancouver Academy of Music Building, or “Building 14”) and legally described as PID 015-877-175 Remainder District Lot 3610 Group 1 New Westminster District, for storage purposes;

(collectively, the “Agreement”), on the key terms set out in Appendix A of the Report dated June 30, 2026, entitled “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”, and on such other terms and conditions satisfactory to the Director of Legal Services, the General Manager of Real Estate and Facilities Management, the General Manager of Arts, Culture and Community Services, the General Manager of Engineering Services, and the General Manager of Parks and Recreation.

As the rent under the Agreement for the Premises for the initial and any subsequent renewal terms will be below the applicable market rate and will include payment of rent in lieu of property taxes, A above constitutes an in-kind grant estimated at approximately \$790,000 per annum based on the first year of the term, with a final lease expiry of December 16, 2045 (see Financial Implications below for details), and requires a 2/3 vote of Council pursuant to Section 206(1) of the *Vancouver Charter*.

- B. THAT subject to approval of RTS 18653 “CD-1 Rezoning: 1905 Ogden Avenue” (referred to a July 21, 2026 public hearing on June 2, 2026), Council authorize the Director of Real Estate Services to negotiate and execute a sublease (the “Sublease”) among the City, the VMM and a third-party operator, for the operation of a floating barge with hydrotherapy activities, to be located at the Heritage Harbour marina (“Heritage Harbour”) within the Premises, as further described in this Report dated June 30, 2026, entitled “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” and generally consistent with the form of development prepared by HAVN Saunas Inc. (HAVN) pursuant to RTS 18653, on the key terms set out in Appendix C of the above-noted report, and on such other terms and conditions satisfactory to the parties identified in A above.
- C. THAT no legal rights or obligations will arise or be created by Council’s adoption of A or B above unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT AND A
BY THE REQUIRED MAJORITY (Vote No. 11917)

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)

July 7, 2026

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

The applicant provided comments on the application and responded to questions.

MOVED by Councillor Klassen

SECONDED BY Councillor Dominato

- A. THAT the application by Wesgroup Properties LP,
- (i) on behalf of Shaughnessy Laurel Investments Ltd., the registered owner of the lands located at 906-982 West 18th Avenue, 907-975 West 19th Avenue and 3403-3415 Laurel Street:

Lot 1 Block 536 District lot 472 Group 1 New Westminster District Plan EPP129611, [PID 032-388-004]; and

to rezone the lands from CD-1 (884) (Comprehensive Development) District By-law No. 14221 to RR-2B (Residential) District, to allow for a six-storey rental building with approximately 90 units and a maximum 2.7 FSR, to R1-1 (Residential Inclusive) District, to allow for a mix of low-density housing options including up to a four-unit multiplex development on each lot and a maximum 1.0 FSR, and to CD-1 (Comprehensive Development) District to permit Park use, be approved in principle; and
 - (ii) on behalf of the City of Vancouver, the registered owner of the following lands:

[The South 7 Feet of Lots 3 to 14 Block 536 District Lot 472 Plan 4121; PIDs 016-048-172, 016-048-181, 016-048-199, 016-048-202, 016-048-211, 016-048-229, 016-048-237, 016-048-245, 016-048-253, 016-048-261, 016-048-270, 016-048-288, respectively], (collectively, the “City Frontage Lands”, see Figure 1B in red dashed line),

to rezone to R1-1 (Residential Inclusive) District (with respect to The South 7 Feet of Lots 3 to 13 Block 536 District Lot 472 Plan 4121), to allow for a mix of low-density housing options including up to a four-unit multiplex development on each lot and a maximum 1.0 FSR (see Figure 1B in red), and to CD-1 (Comprehensive Development) District (with respect to The South 7 Feet of Lot 14 Block 536 District Lot 472 Plan 4121) to permit Park use (see Figure 1B in green dashed line), be approved in principle;

Figure 1A: Site configuration at completion of Phase One

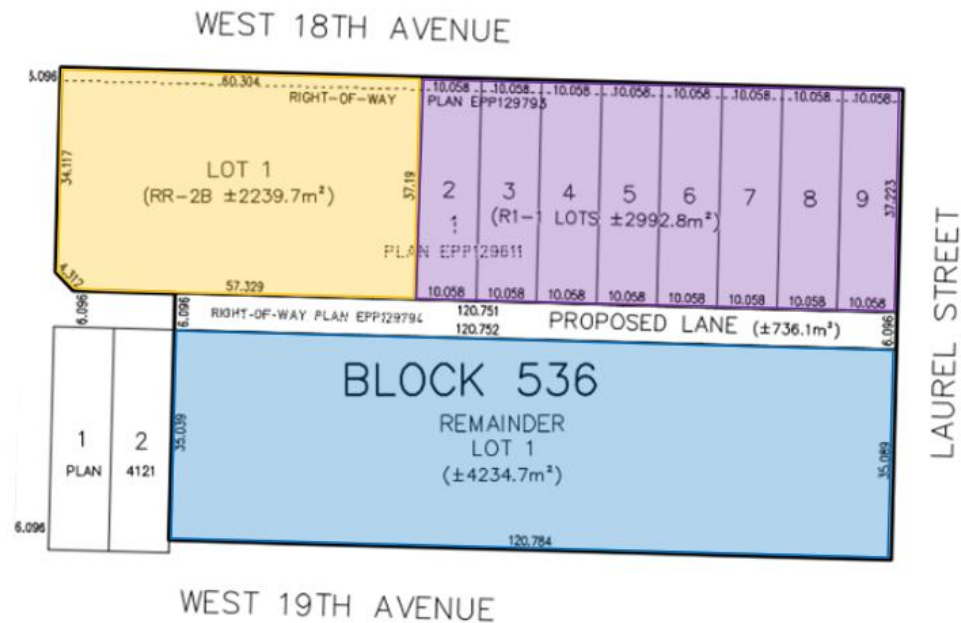
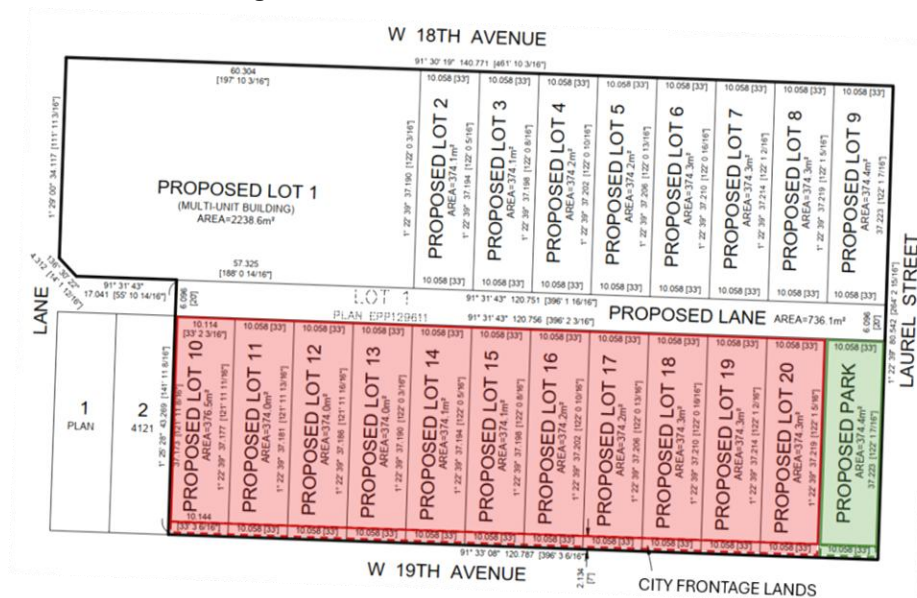


Figure 1B: Final Subdivision Plan



FURTHER THAT the draft zoning amendment by-laws, one to rezone Lot 1 to RR-2B (see Figure 1A in yellow) and one to rezone Lots 2-9 to R1-1 (see Figure 1A in purple), prepared in accordance with Appendix A of the Report dated July 7, 2026, entitled “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)”, be approved in principle;

FURTHER THAT the draft zoning amendment by-laws, one to rezone Lots 10-20 to R1-1 (see figure 1B in red) and one to rezone the Park Parcel (denoted as

“Proposed Park” on figure 1B in green) to a new CD-1 by-law, prepared in accordance with Appendix B of the above-noted report, be approved in principle;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix C 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 C of the Report dated July 7, 2026, entitled “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)”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT subject to the enactment of the draft zoning amendment by-laws set out in Appendix A of the Report dated July 7, 2026, entitled “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)”, CD-1 (884) 966 West 18th Avenue, By-law No. 14221 be amended, generally as set out in Appendix D of the same report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to CD-1 (884) 966 West 18th Avenue, By-law No. 14221 at the time of enactment of the rezoning by-laws in Appendix A of the above-noted report.

- D. THAT subject to the enactment of the draft zoning amendment by-law set out in Appendix A of the Report dated July 7, 2026, entitled “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)”, Schedule B, the Subdivision By-law be amended, generally as set out in Appendix D of the same report;

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 rezoning by-laws in Appendix A of the above-noted report.

- E. THAT subject to the enactment of the draft zoning amendment by-laws set out in Appendix B of the Report dated July 7, 2026, entitled “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)”, CD-1 (884) 966 West 18th Avenue, By-law No. 14221 be repealed, generally as set out in Appendix E of the same report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1 (884) 996 West 18th Avenue, By-law No. 14221 at the time of enactment of the rezoning by-laws in Appendix B of the above-noted report.

- F. THAT subject to enactment of the draft zoning amendment by-law set out in Appendix B of the Report dated July 7, 2026, entitled “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)”, schedule A, the Subdivision By-law be amended, generally as set out in Appendix E of the same report;

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 rezoning By-law in Appendix B of the above-noted report.

- G. THAT upon transfer to the City, the new Park Parcel shall be designated as Permanent Public Park.

- H. THAT A to G above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law 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. 11925)
(Councillor Orr opposed)

* * * * *

Prior to the start of Report 26, Mayor Sim relinquished the Chair to Acting Mayor Klassen and resumed Chair during the debate and decision on Report 19.

* * * * *

**26. Closure and Exchange of Portions of Road Adjacent to 961 West 19th Avenue
June 23, 2026**

MOVED by Councillor Bligh
SECONDED BY Councillor Kirby-Yung

- A. THAT Council close, and stop-up that approximately 2775 square foot (257.8 square metre) portions of abutting road (the “Road Portions”), the same as generally shown in bold outline and hatched on the plan attached as Appendix B

of the Report dated June 23, 2026, entitled "Closure and Exchange of Portions of Road Adjacent to 961 West 19th Avenue."

- B. THAT Council authorize the Director of Real Estate Services to negotiate and execute a land exchange contract with the Lot 1 owner to convey the Road Portions, in exchange for the 4030 square foot (374.4 square metre) portion of Lot 1 (the "Park Lot"), the same as generally shown bold outline and shaded on the plan attached as Appendix B of the Report dated June 23, 2026, entitled "Closure and Exchange of Portions of Road Adjacent to 961 West 19th Avenue" subject to the terms and conditions noted in Appendix A of the above-noted report.

CARRIED (Vote No. 11926)
(Councillor Orr opposed)
(Mayor Sim absent for the vote)

BY-LAWS

On July 29, 2026, Councillors Klassen, Montague and Zhou advised they had reviewed the proceedings related to By-law 2 and would therefore be voting on the enactment.

Councillors Bligh and Fry advised they had reviewed the proceedings related to By-laws 3 and 4 and would therefore be voting on the enactment.

Councillor Fry advised he had reviewed the proceedings related to By-laws 7 and 8 and would therefore be voting on the enactment.

Councillor Kirby-Yung advised she had reviewed the proceedings related to By-law 9 and would therefore be voting on the enactment.

Councillors Bligh, Fry, Kirby-Yung and Zhou advised they had reviewed the proceedings related to By-law 10 and would therefore be voting on the enactment.

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT Council, except for those members ineligible to vote as noted below, enact the by-law listed on the agenda for this meeting as number 3, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 23, 25, 30, 32 to 38 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

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) (By-law No. 14789)
2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2336-2366 Charles Street) (By-law No. 14790)
(Councillors Maloney, Meiszner, Orr and Mayor Sim ineligible to vote)
3. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (8080 Yukon Street) (By-law No. 14791)
(Councillor Orr ineligible to vote)
4. A By-law to repeal CD-1 (88) By-law No. 4775 (8080 Yukon Street) (By-law No. 14792)
(Councillor Orr ineligible to vote)
5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2180 West 6th Avenue) (By-law No. 14793)
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) (By-law No. 14794)
(Councillors Maloney, Orr and Mayor Sim ineligible 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) (By-law No. 14795)
8. A By-law to amend CD-1 (454) By-law No. 9454 (215 West 1st Avenue) (By-law No. 14796)
9. A By-law to amend CD-1 (519) By-law No. 10404 (39-65 Smithe Street) (By-law No. 14797)
(Mayor Sim ineligible to vote)
10. A By-law to amend CD-1 (843) By-law No. 13588 (888 West Broadway, formerly 878-898 West Broadway) (By-law No. 14798)
(Mayor Sim ineligible to vote)
11. A By-law to enact a Housing Agreement For 701 Kingsway (By-law No. 14799)
12. A By-law to enact a Housing Agreement for 6428-6438 Cambie Street and 480-488 West 48th Avenue (By-law No. 14800)
13. A By-law to enact a Housing Agreement for 387 West Pender Street (By-law No. 14801)
14. A By-law to enact a Housing Agreement for 956 Main Street (By-law No. 14802)
15. A By-law to enact a Housing Agreement for 1535 Haro Street (By-law No. 14803)
16. A By-law to enact a Housing Agreement for 1328 Nelson Street (By-law No. 14804)

17. A By-law to enact a Housing Agreement for 8366 – 8380 Beatrice Street (By-law No. 14805)
18. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 12510 (58 West Hastings Street) (By-law No. 14806)
19. A By-law to enact a Housing Agreement for 2202-2212 West 10th Avenue and 2221 Marstrand Avenue (By-law No. 14807)
20. A By-law to enact a Housing Agreement for 4475 Trafalgar Street (By-law No. 14808)
21. A By-law to enact a Housing Agreement for 556 – 558 Powell Street (By-law No. 14809)
22. A By-law to enact a Housing Agreement for 404 Abbot Street (By-law No. 14810)
23. A By-law to enact a Housing Agreement for 29-31 West Hastings Street (By-law No. 14811)
25. A By-law to amend Zoning and Development By-law No. 3575 regarding Villages Planning Program (*Revised on July 28, 2026*) (By-law No. 14812)
30. A By-law to amend Vancouver Official Development Plan By-law No. 14660 regarding miscellaneous amendments (By-law No. 14813)
32. A By-law to amend CD-1 (931) By-law No. 14768 (4975-4997 Joyce Street) (By-law No. 14814)
33. A By-law to amend CD-1 (923) By-law No. 14664 (6486 Chester Street) (By-law No. 14815)
34. Vancouver Amenity Cost Charge By-law, A by-law to impose amenity cost charges in the general area of the city (By-law No. 14816)
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 (By-law No. 14817)
36. A By-law to amend the Vancouver Utilities Development Cost Levy By-law No. 12183 regarding consequential amendments related to the introduction of the Vancouver Amenity Cost Charges By-law (By-law No. 14818)
37. A By-law to amend the Area Specific Development Cost Levy By-law No. 9418 regarding consequential amendments related to the introduction of the Vancouver Amenity Cost Charges By-law (By-law No. 14819)
38. A By-law to amend Building By-law No. 14343 regarding amendments for DCL Deferral Requests and adding ACC Deferral Requests (By-law No. 14820)

ADMINISTRATIVE MOTIONS

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

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The owner (the "Lot 1 Owner") of 961 West 19th Avenue [PID: 032-388-004] Lot 1, Block 536, District Lot 472, Group 1, New Westminster District, Plan EPP129611 ("Lot 1") has made application to acquire the 7 foot wide portions of adjacent road described in Item 3 below), in exchange for a 4030 square foot (374.4 square metre) portion of Lot 1 for park purposes (the "Park Lot");
3. The Lot 1 Owner and the City intend to enter into a contract (the "Land Exchange Contract") for the land exchange of the Park Lot to the City and the Road Portions to the Lot 1 Owner;
4. The said portions of the adjacent road to be closed, stopped-up and conveyed to the Lot 1 Owner are legally described as:
 - i. [PID: 016-048-172]; The South 7 Feet of Lot 3;
 - ii. [PID: 016-048-181]; The South 7 Feet of Lot 4;
 - iii. [PID: 016-048-199]; The South 7 Feet of Lot 5;
 - iv. [PID: 016-048-202]; The South 7 Feet of Lot 6;
 - v. [PID: 016-048-211]; The South 7 Feet of Lot 7;
 - vi. [PID: 016-048-229]; The South 7 Feet of Lot 8;
 - vii. [PID: 016-048-237]; The South 7 Feet of Lot 9;
 - viii. [PID: 016-048-245]; The South 7 Feet of Lot 10;
 - ix. [PID: 016-048-253]; The South 7 Feet of Lot 11;
 - x. [PID: 016-048-261]; The South 7 Feet of Lot 12;
 - xi. [PID: 016-048-270]; The South 7 Feet of Lot 13; and
 - xii. [PID: 016-048-288]; The South 7 Feet of Lot 14;all of Block 536 District Lot 472 Plan 4121],
(collectively, the "Road Portions")

5. The said Road Portions to be closed were established as road by Resolution of Council (DF39721) in 1945;
6. The said Road Portions to be closed are no longer required for municipal or highway purposes;
7. The said Road Portions to be closed will be consolidated with the adjacent remainder portion of Lot 1 (following an intended preceding subdivision of Lot 1) (the "Remainder Lot 1"); and
8. The said Park Lot will be conveyed to the City.

THEREFORE BE IT RESOLVED THAT, subject to the City and the Lot 1 Owner entering into the Land Exchange Contract, the Road Portions, established as road by document filed DF39721, be closed, stopped-up and conveyed to the Lot 1 Owner;

BE IT FURTHER RESOLVED THAT the said Road Portions to be closed are to be subdivided with the said Remainder Lot 1 to form a single parcel and to convey the Park Lot to the City, to the satisfaction of the Director of Legal Services and the Approving Officer.

CARRIED UNANIMOUSLY

2. Adoption of Amended Heather Lands Design Guidelines

MOVED by Councillor Dominato

SECONDED by Councillor Kirby-Yung

WHEREAS on March 31, 2026, Council approved, in principle, zoning by-law amendments regarding the Heather Lands including CD-1 North and CD-1 South as presented in the staff report entitled "CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)" (the "Report");

WHEREAS at the time of the enactment of either CD-1 North or CD-1 South, the General Manager of Planning, Urban Design and Sustainability was instructed to bring forward for approval by Council amendments to the Heather Lands Design Guidelines, generally as presented in the Report;

AND WHEREAS CD-1 South was enacted by Council on June 2, 2026.

THEREFORE BE IT RESOLVED THAT the amended Heather Lands Design Guidelines attached as Appendix "A" and entitled "Heather Lands Special Design District Guidelines" are hereby adopted and are to come into effect on July 28, 2026.

CARRIED UNANIMOUSLY

3. Updating Development Contributions: A New Framework for Financing Growth

(2027-2036)

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

WHEREAS on July 21, 2026, Council approved, in principle, a new Amenity Cost Charge (ACC) By-Law, generally as set out in Appendix A of the Council Report dated July 6, 2026, entitled "Updating Development Contributions: A New Framework for Financing Growth (2027-2036)";

WHEREAS on July 21, 2026, Council also directed staff to bring forward for approval by Council amendments to the Community Amenity Contributions through Rezoning Policy, Public Art Policy for Rezoned Developments, Moderate Income Rental Housing Pilot Program Rezoning Policy, Mount Pleasant Employment Intensive Light Industrial Rezoning Policy and Guidelines (I-1C), Large Format Area Rezoning Policies and Guidelines: Marine Drive Industrial Area, Rental Development Relief Program, and Secured Rental Policy, generally as presented in Appendix J of the Council Report dated July 6, 2026, entitled "Updating Development Contributions: A New Framework for Financing Growth (2027-2036)" to be adopted by Council after the By-law noted above is enacted;

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

THEREFORE BE IT RESOLVED THAT the amendments to the various policy documents as described in Table 1 below entitled "Summary of Proposed Amendments for policies related to Updating Development Contributions: A New Framework for Financing Growth (2027-2036)" are hereby adopted, and are to come into effect on September 30, 2026.

CARRIED UNANIMOUSLY

4. Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver – *WITHDRAWN*

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. Housing with Supports: Improving Public Safety by Tackling Root Causes

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

2. Re-Energize Vancouver: Reducing Carbon Pollution in New and Existing Commercial and Multi-family Buildings

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

3. Save the Caps: Working to Keep the Whitecaps in Vancouver

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

4. Living it up: Making the City of Vancouver a Living Wage Employer Again

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

5. Delivering on the Vancouver Social Housing Initiative

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

6. No More Risky Business: Fair Leases for Small Businesses in Vancouver

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

7. Stop the Gold Rush: Revisiting the DEOD Plan

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

8. Fully Funding the Restorative Vancouver Framework

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

9. Adopting a Ranked Ballot for Mayor

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

10. Closing Landlord Loopholes: Advocating for Provincial Authority on Vacancy Control

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

11. A Public Voice for Public Decisions: Strengthening Engagement in City Decision Making

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

12. An Improvement Tax on Unused and Underused Land

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

13. Introducing the People's Audit

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

14. Rainy Day Fund: Funding for a Covered bench at Every Bus Stop in Vancouver

Councillor Orr submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

15. Continuing to Build a Vibrant Vancouver

Councillor Kirby-Yung submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

16. Growing a Stronger Future for Vancouver's Farmers' Markets

Councillor Dominato submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

17. Strengthening Safeguards Against Tax Avoidance for Unbuilt Housing Sites

Councillor Maloney submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

18. Reinstating the Full-Time Seniors Lead Planner Position to Address Ongoing Support Needs Among Seniors

Councillor Maloney submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

19. Bringing Forward Zero-Based Budgeting

Councillor Klassen submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

20. Ending the Pools Reservation System

Mayor Sim submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

21. Upholding Public Safety

Mayor Sim submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

22. Recognizing Chinese Heritage Month in the City of Vancouver

Councillor Zhou submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

23. Restoring Balance: Moving Away from OPS and Embracing Compassionate Intervention

Councillor Meiszner submitted a notice of Council members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services agenda of November 18, 2026, as a Council Members' Motion.

NEW BUSINESS

1. Emancipation Day

MOVED by Councillor Fry
SECONDED by Councillor Dominato

WHEREAS

1. Slavery in the Commonwealth, and British North America (including present-day Canada) was abolished when the Slavery Abolition Act took effect on August 1, 1834;
2. On March 24, 2021, the House of Commons of Canada voted unanimously to officially designate August 1 Emancipation Day nationwide;

3. The House of Commons designated August 1 Emancipation Day, when Canadians are invited to reflect, educate, and engage in the ongoing fight against both anti-Black and anti-Indigenous racism and discrimination;
4. Emancipation Day celebrates the strength and perseverance of Black and Indigenous communities in Canada;
5. The City of Vancouver recognizes and values the contributions of the diverse communities, and formally observes several internationally recognized days and significant events in our history;
6. Emancipation Day has been recognized in Vancouver by mayoral proclamation annually since 2020, but is not included among the list of official celebrations and observances approved by City Council; and
7. On July 23, 2026 the Racial and Ethno-Cultural Equity Advisory Committee unanimously recommended that the City Council of Vancouver designate August 1 as a day of observance for Emancipation Day in the City of Vancouver.

THEREFORE BE IT RESOLVED

THAT on the recommendation of the City of Vancouver's Racial and Ethno-Cultural Equity Advisory Committee, Council direct staff to add Emancipation Day as an official observance in the City of Vancouver.

CARRIED UNANIMOUSLY (Vote No. 11932)
(Councillor Montague absent for the vote)

ENQUIRIES AND OTHER MATTERS

1. New Brighton Pool Closure

Councillor Dominato inquired about the reopening of the New Brighton Pool and expressed gratitude towards City Staff for their hard work and service delivery. The Deputy City Manager Singh agreed to follow up.

ADJOURNMENT

MOVED by Councillor Meiszner
SECONDED by Councillor Klassen
THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned on July 29, 2026, at 3:42 pm.

* * * * *