



COUNCIL MEETING MINUTES

OCTOBER 27, 2026

A Meeting of the Council of the City of Vancouver was held on Tuesday, October 27, 2026, at 9:36 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law*.

PRESENT:

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

CITY MANAGER'S OFFICE:

Donny van Dyk, City Manager
Armin Amrolia, Deputy City Manager
Sandra Singh, Deputy City Manager

CITY CLERK'S OFFICE:

Andrew Aguilar, Deputy City Clerk
Bonnie Kennett, Meeting Coordinator

WELCOME

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

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

IN CAMERA MEETING

MOVED by Councillor 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:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city; and
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Council – July 14, 16 and 21, 2026

MOVED by Councillor Dominato
SECONDED by Councillor Bligh

THAT the Minutes of the Council meeting of July 14, 16 and 21, 2026, be approved.

CARRIED UNANIMOUSLY

2. Public Hearing – July 14, 20, 22 and 23, 2026

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Bligh

THAT the Minutes of the Public Hearing meeting of July 14, 20, 22 and 23, 2026, be approved.

CARRIED UNANIMOUSLY

3. Council (City Finance and Services) – July 15, 2026

MOVED by Councillor Montague
SECONDED by Councillor Bligh

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of July 15, 2026, be approved.

CARRIED UNANIMOUSLY

4. Public Hearing – July 16, 23 and 24, 2026

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the Minutes of the Public Hearing meeting of July 16, 23 and 24, 2026, be approved.

CARRIED UNANIMOUSLY

5. Public Hearing – July 21 and 28, 2026

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT the Minutes of the Public Hearing meeting of July 21 and 28, 2026, be approved.

CARRIED UNANIMOUSLY

6. Public Hearing – July 23 and 27, 2026

MOVED by Councillor Zhou
SECONDED by Councillor Montague

THAT the Minutes of the Public Hearing meeting of July 23 and 27, 2026, be approved.

CARRIED UNANIMOUSLY

7. Council – July 28 and 29, 2026

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the Minutes of the Council meeting of July 28 and 29, 2026, be approved.

CARRIED UNANIMOUSLY

8. Special Council (Public Safety Plebiscite) – August 14, 2026

MOVED by Councillor Montague
SECONDED by Councillor Zhou

THAT the Minutes of the Special Council (Public Safety Plebiscite) meeting of August 14, 2026, be approved.

CARRIED UNANIMOUSLY

9. Business Licence Hearing – September 9, 2026

MOVED by Councillor Bligh
SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Business Licence Hearing meeting of September 9, 2026, be approved.

CARRIED UNANIMOUSLY

10. Special Council (2027 Real Property Tax Interest on Arrears) – September 10, 2026

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the Minutes of the Special Council (2027 Real Property Tax Interest on Arrears) meeting of September 10, 2026, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

None.

REPORTS

**1. Cancellation of 2025 Tax Sale of 1208 – 1575 West 10th Avenue
October 21, 2026**

MOVED by Councillor Bligh
SECONDED by Councillor Dominato

THAT, in accordance with section 445 of the *Vancouver Charter*, Council hereby cancels the sale to the tax sale purchaser of the registered leasehold interest in the property known as 1208 - 1575 West 10th Avenue, Vancouver, BC and legally described as:

Parcel Identifier: 024-230-251

Legal Description:

STRATA LOT 81 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER
DISTRICT LEASEHOLD STRATA PLAN LMS3443 TOGETHER WITH AN
INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1,

due to a manifest error in the proceedings leading to the sale in the 2025 Property Tax Sale.

withdrawn

* * * * *

Prior to debate and discussion, it was

MOVED by Councillor Bligh

SECONDED by Councillor Maloney

THAT the motion be withdrawn.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

* * * * *

The General Manager of Finance and Supply Chain Management responded to questions.

MOVED by Councillor Dominato

SECONDED by Councillor Zhou

THAT, in accordance with section 445 of the *Vancouver Charter*, Council hereby cancels the sale to the tax sale purchaser of the registered leasehold interest in the property known as 1208 - 1575 West 10th Avenue, Vancouver, BC and legally described as:

Parcel Identifier: 024-230-251

Legal Description:

STRATA LOT 81 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER
DISTRICT LEASEHOLD STRATA PLAN LMS3443 TOGETHER WITH AN
INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1,

due to a manifest error in the proceedings leading to the sale in the 2025 Property Tax Sale.

CARRIED UNANIMOUSLY (Vote No. 11948)

BY-LAWS

Councillors Bligh and Fry advised they had reviewed the proceedings related to By-law 10 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 13 and would therefore be voting on the enactment.

Councillor Bligh advised she had reviewed the proceedings related to By-laws 14, 15, 38 and would be voting on the enactment.

Councillors Bligh and Dominato advised they had reviewed the proceedings related to By-law 36 and would be voting on the enactment.

MOVED by Councillor Klassen

SECONDED by Councillor Montague

THAT Council enact the by-law listed on the agenda for this meeting as number 5 and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

MOVED by Councillor Dominato

SECONDED by Councillor Zhou

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 4, 6 to 18 and 20 to 57 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

The General Manager of Planning, Urban Design and Sustainability responded to questions.

MOVED by Councillor Zhou

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

CARRIED UNANIMOUSLY

1. A By-law to Contract a Debt by the Issue and Sale of 4.35% Sinking Fund Debentures in the Aggregate Principal Amount of \$175,000,000 for the Objects Set Out in Schedule "B" (By-law No. 14823)
2. A By-law to amend Licence By-law No. 4450 regarding miscellaneous amendments (By-law No. 14824)
3. A By-law to amend Vehicles for Hire By-law No. 6066 regarding a miscellaneous amendment (By-law No. 14825)
4. A By-law to amend Animal Control By-law No. 9150 regarding miscellaneous amendments (By-law No. 14826)
5. A By-law to amend Zoning and Development By-law No. 3575 regarding updating apartment regulations and miscellaneous amendments (By-law No. 14827)
6. A By-law to amend CD-1 (918) By-law No. 14581 (2111 Main Street) (By-law No. 14828)

7. A By-law to amend CD-1 (927) By-law No. 14705 regarding 4911-5255 Heather Street (637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands (South)) (By-law No. 14829)
8. A By-law to amend CD-1 (925) By-law No. 14673 (2110 West 5th Avenue) (By-law No. 14830)
9. A By-law to amend CD-1 (928) By-law No. 14710 (2158-2170 West 1st Avenue) (By-law No. 14831)
10. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1613-1625 Nanaimo Street) (By-law No. 14832)
(*Councillor Orr ineligible to vote*)
11. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2202-2212 West 10th Avenue and 2221 Marstrand Avenue) (By-law No. 14833)
12. A By-law to amend Vancouver Official Development Plan By-law No. 14660 regarding the Regional Context Statement amendments and redesignation of 1550 Burrard Street and 1655 West 1st Avenue to Mixed-Use High-Rise 2 (former Molson Brewery Site) (By-law No. 14834)
13. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (441 East Pender Street) (By-law No. 14835)
(*Mayor Sim ineligible to vote*)
14. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from R1-1 to RR-2A (8366 - 8380 Beatrice Street) (By-law No. 14836)
(*Councillors Maloney and Orr ineligible to vote*)
15. A By-law to amend CD-1 (363) By-law No. 7679 (1055-1085 Canada Place and 1001-1045 West Waterfront Road) (By-law No. 14837)
(*Mayor Sim ineligible to vote*)
16. A By-law to enact a Housing Agreement for 1770 West 12th Avenue (By-law No. 14838)
17. A By-law to enact a Housing agreement for 4975 – 4997 Joyce Street (By-law No. 14839)
18. A By-law to enact a Housing Agreement for 1125 West 10th Avenue (By-law No. 14840)
19. A By-law to enact a Housing Agreement for 461 – 479 East 16th Avenue (By-law No. 14841)
20. A By-law to enact a Housing Agreement for 816-860 West 13th Avenue and 2915-2925 Willow Street (By-law No. 14842)
21. A By-law to repeal By-law No. 14042 authorizing a Housing Agreement for 3231-3245 Fraser Street and 675 East 17th Avenue (By-law No. 14843)
22. A By-law to repeal By-law No. 14327 authorizing a Housing Agreement for 701 Kingsway (By-law No. 14844)

23. A By-law to repeal By-law No. 13892 authorizing a Housing Agreement for 5570 Manson Street (By-law No. 14845)
24. A By-law to repeal By-law No. 14305 authorizing a Housing Agreement for 5630-5668 Heather Street (By-law No. 14846)
25. A By-law to enact a Housing Agreement for 1088 Burnaby Street (By-law No. 14847)
26. A By-law to enact a Housing Agreement for 1045 Burnaby Street (By-law No. 14848)
27. A By-law to repeal By-law No. 14306 authorizing a Housing Agreement for 3362-3384 Vanness Avenue and 3347 Clive Avenue (By-law No. 14849)
28. A By-law to repeal By-law No. 14152 authorizing a Housing Agreement for 3803-3823 West 10th Avenue and 2553 Highbury Street (By-law No. 14850)
29. A By-law to enact a Housing Agreement for 2268-2294 West 3rd Avenue and 1902-1912 Vine Street (By-law No. 14851)
30. A By-law to enact a Housing Agreement for 5770 – 5790 Granville Street (By-law No. 14852)
31. A By-law to exempt from taxation certain lands and improvements pursuant to section 396 of the *Vancouver Charter* (By-law No. 14853)
32. A By-law to amend Sign By-law No.11879 (1770 West 12th Avenue) (By-law No. 14854)
33. A By-law to amend Noise Control By-law No. 6555 (1770 West 12th Avenue) (By-law No. 14855)
34. A By-law to amend Sign By-law No.11879 (648-680 East Broadway and 2505 Fraser Street) (By-law No. 14856)
(*Councillors Maloney, Orr and Mayor Sim ineligible to vote*)
35. A By-law to amend Noise Control By-law No. 6555 (648-680 East Broadway and 2505 Fraser Street) (By-law No. 14857)
36. A By-law to amend Sign By-law No.11879 (4975-4997 Joyce Street) (By-law No. 14858)
(*Councillor Orr and Mayor Sim ineligible to vote*)
37. A By-law to amend Noise Control By-law No. 6555 (4975-4997 Joyce Street) (By-law No. 14859)
38. A By-law to amend Sign By-law No.11879 (2158-2170 West 1st Avenue) (By-law No. 14860)
39. A By-law to amend Noise Control By-law No. 6555 (2158-2170 West 1st Avenue) (By-law No. 14861)
40. By-law to amend Sign By-law No.11879 (2110 West 5th Avenue) (By-law No. 14862)
(*Mayor Sim ineligible to vote*)

41. A By-law to amend Noise Control By-law No. 6555 (2110 West 5th Avenue) (By-law No. 14863)
42. A By-law to amend Sign By-law No.11879 (657 West 37th Avenue (Heather Lands - South)) (By-law No. 14864)
43. A By-law to amend Noise Control By-law No. 6555 (657 West 37th Avenue (Heather Lands - South)) (By-law No. 14865)
44. A By-law to amend Sign By-law No.11879 (3803-3823 West 10th Avenue and 2553 Highbury Street) (By-law No. 14866)
45. A By-law to amend Noise Control By-law No. 6555 (3803-3823 West 10th Avenue and 2553 Highbury Street) (By-law No. 14867)
46. A By-law to amend Sign By-law No.11879 (2336-2366 Charles Street) (By-law No. 14868)
(Councillors Maloney, Meiszner, Orr and Mayor Sim ineligible to vote)
47. A By-law to amend Noise Control By-law No. 6555 (2336-2366 Charles Street) (By-law No. 14869)
48. A By-law to amend Sign By-law No.11879 (2180 West 6th Avenue) (By-law No. 14870)
49. A By-law to amend Noise Control By-law No. 6555 (2180 West 6th Avenue) (By-law No. 14871)
50. A By-law to amend Sign By-law No.11879 (130-150 West Broadway and 2520 Columbia Street) (By-law No. 14872)
(Councillors Maloney, Orr and Mayor Sim ineligible to vote)
51. A By-law to amend Noise Control By-law No. 6555 (130-150 West Broadway and 2520 Columbia Street) (By-law No. 14873)
52. A By-law to amend Subdivision By-law No. 5208 (4910-4950 Willow Street) (By-law No. 14874)
53. A By-law to amend Subdivision By-law No. 5208 (5889-5925 Dunbar Street) (By-law No. 14875)
54. A By-law to amend Subdivision By-law No. 5208 (5238-5262 Granville Street and 1495 West 37th Avenue) (By-law No. 14876)
55. A By-law to amend Vancouver Development Cost Levy By-law No. 9755 regarding housekeeping amendments (By-law No. 14877)
56. A By-law to amend Vancouver Utilities Development Cost Levy By-law No. 12183 regarding a housekeeping amendment (By-law No. 14878)
57. A By-law to amend Area Specific Development Cost Levy By-law No. 9418 regarding a housekeeping amendment (By-law No. 14879)

ADMINISTRATIVE MOTIONS

1. Updating Apartment Regulations

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

WHEREAS on July 28, 2026, Council approved, in principle, amendments to the Zoning and Development By-law, generally as presented in Appendix A of the Council Report dated July 10, 2026, entitled "Updating Apartment Regulations";

WHEREAS on July 28, 2026, Council also directed staff to bring forward for approval by Council amendments to the Family Room: Housing Mix Policy for Rezoning Projects; the Secured Rental Policy; and the Below-Market Rental Housing Policy for Rezoning; generally as presented in Appendix C of the Council Report dated July 10, 2026, entitled "Updating Apartment Regulations" to be adopted following the enactment of the By-law amendments noted above;

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

THEREFORE BE IT RESOLVED THAT the amendments to the various land use documents as described in the Appendix entitled "Proposed Amendments" of the motion entitled "Updating Apartment Regulations," are hereby adopted and are to come into effect on October 27, 2026.

CARRIED UNANIMOUSLY

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. Restoring Vancouver's Leadership as an Inclusive, Compassionate, and Resilient City

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.

2. Addressing the Risks of Digital Infrastructure

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

3. Working with Team Canada to Bolster Vancouver's Economic Resilience Amid Ongoing Tariff Pressures

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.

4. 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.

5. 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.

NEW BUSINESS

None.

ENQUIRIES AND OTHER MATTERS

1. Canadian Forces Base (CFB) Wainwright

Councillor Fry acknowledged the tragic fire at Canadian Forces Base Wainwright, which claimed the lives of four Canadian Armed Forces members and left dozens of others injured.

2. Recognition of Council Members

The City Manager presented gifts to Councillors Kirby-Yung, Dominato, Bligh, Montague, Meiszner, Zhou and Mayor Sim, in recognition of their contributions to the city of Vancouver during their respective term(s) on Council and thanked them for their years of service.

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 10:36 am.

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