



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

APRIL 16, 2025

A meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, April 16, 2025, at 9:47 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by the Part 14 of the *Procedure By-law*.

PRESENT: Councillor Lenny Zhou, Chair
Mayor Ken Sim*
Councillor Rebecca Bligh*
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Mike Klassen, Vice Chair
Councillor Sarah Kirby-Yung*
Councillor Lucy Maloney
Councillor Sean Orr

ABSENT: Councillor Peter Meiszner (Leave of Absence – Personal Reasons)
Councillor Brian Montague (Leave of Absence – Personal Reasons)

CITY MANAGER'S OFFICE: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager

CITY CLERK'S OFFICE: Lesley Matthews, Deputy City Clerk
Cassia Nasralla, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Chair 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 Chair 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.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Bligh

SECONDED by Councillor Dominato

THAT the Committee recommend to Council

THAT Council adopt Reports 1 through 3 and 5 through 7 on consent.

CARRIED UNANIMOUSLY

REPORTS

1. 2024 Statement of Financial Information March 24, 2025

THAT the Committee recommend to Council

- A. THAT Council approve the 2024 Statement of Financial Information for filing with the Ministry of Housing and Municipal Affairs pursuant to the *Financial Information Act*.
- B. THAT Council receive for information the portion of the 2024 Statement of Financial Information which represents the report of the City's auditors on the 2024 financial statements of the City pursuant to Section 231 of the *Vancouver Charter*.
- C. THAT Council receive for consideration the portion of the 2024 Statement of Financial Information as it pertains to the remuneration and expenses of Council members pursuant to Section 196A of the *Vancouver Charter*.

ADOPTED ON CONSENT (Vote No. 10642)

2. Annual Procurement Report 2024 March 31, 2025

THAT the Committee recommend to Council

THAT Council receive the Report dated March 31, 2025, entitled "Annual Procurement Report 2024" for information.

ADOPTED ON CONSENT (Vote No. 10644)

**3. New Edition of the Building By-law (2025 VBBL)
March 18, 2025**

THAT the Committee recommend to Council

- A. THAT Council approve in principle, a new Vancouver Building By-law (2025) to take effect September 15, 2025, as provided in Appendix C of the Report dated March 18, 2025, entitled “New Edition of the Building By-law (2025 VBBL)”, that:
 - i. repeals Building By-law #12511 and its amendments;
 - ii. adopts the 2024 British Columbia Building Code, as amended from time to time, as a base document;
 - iii. retains existing fire & life safety, security, accessibility and energy & water efficiency provisions of the current Vancouver Building By-law (2019); and
 - iv. incorporates such enhancements and refinements as identified in Appendix A of the above-noted report to enhance building and personal security, fire and life safety, affordability, improved building energy and emissions performance in accordance with City priorities and objectives.
- B. THAT Council instruct the Director of Legal Services to bring forward, for enactment, the necessary By-laws in accordance with Council’s decision in regards to A above.

ADOPTED ON CONSENT (Vote No. 10645)

**4. Effective Water Use in the City of Vancouver
March 5, 2025**

Staff from Engineering Services provided a presentation and answered questions.

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During questions to staff, it was

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

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

CARRIED UNANIMOUSLY

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There were no registered speakers for this item, and per section 5.16 of the *Procedure By-law*, no vote is necessary as the Report dated March 5, 2025, entitled “Effective Water Use in the City of Vancouver”, was received for information only.

**5. Change Order to PS20240847-VBPR-RFP - Construction Manager - FIFA World Cup 26 Vancouver Venue Specific Training Site (VSTS)
March 31, 2025**

THAT the Committee recommend to Council

- A. THAT Council authorize staff to negotiate Change Orders to add additional scope to Construction Management Agreement PS20240847-VBPR-RFP - FIFA World Cup 26 Vancouver VSTS with Canadian Turner Construction Company, Ltd. (the "Agreement") to advance construction of the FIFA training site at Killarney Park. The Change Orders carry an estimated, cumulative value of \$11,000,000.00 plus applicable taxes, to be funded from the project's approved capital budget and are not expected to extend the overall term of the contract.
- B. THAT the Director of Legal Services, Chief Procurement Officer and General Manager of Parks and Recreation be authorized to execute on behalf of the City the Change Orders contemplated by A above.

ADOPTED ON CONSENT (Vote No. 10646)

**6. Contract Award for Supply and Delivery of Reinforced Concrete Pipe, Maintenance Hole Sections, Bases, and Tops
March 13, 2025**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate and enter into an agreement with Langley Concrete and Tile Ltd. for the supply and delivery of reinforced concrete pipe, including maintenance hole sections, bases, and tops. The total estimated contract value is \$23,039,250, plus applicable taxes, over an initial three-year term, with the option for three successive two-year unilateral extensions (the "Agreement"). The Agreement will be funded from the Approved Multiyear Capital Program Budget of Sewer Main Renewal Program, with initial years of the contract primarily supporting the Alberta Trunk and the Balaclava Basin.
- B. THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of Engineering Services.

ADOPTED ON CONSENT (Vote No. 10647)

**7. Contract Award for Depot Collection Services of Packaging and Paper Products – Revenue Contract
March 31, 2025**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate a revenue agreement (the "Agreement") with MMBC Recycling Inc., doing business as Recycle BC ("Recycle BC"), for the City to receive compensation for providing depot collection services of packaging and paper products at the Vancouver Landfill and Vancouver South Transfer Station (VSTS) totalling \$2,391,450 plus applicable taxes over an initial five-year term with an option to extend the Agreement for up to two further periods of one year each exercisable by Recycle BC, for a total value of \$3,348,030 plus applicable taxes over the potential seven-year term.
- B. THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of Engineering Services.

ADOPTED ON CONSENT (Vote No. 10648)

**8. Mobile Pump-out Service Provision and Aquatic Environments Action Plan
Progress Update
April 1, 2025**

At the Council meeting on April 15, 2025, due to time constraints Council referred the report to the Standing Committee on City Finance and Services meeting on April 16, 2025, as Report 8.

Staff from Environmental Services responded to questions.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the Committee recommend to Council

- A. THAT a mobile sewage pump-out service be delivered in False Creek for the 2025 to 2027 boating seasons, inclusive as described in the Report dated April 1, 2025, entitled "Mobile Pump-out Service Provision and Aquatic Environments Action Plan Progress Update".
- B. THAT any future service beyond the 2027 boating season be considered as a part of Phase 3 of the Healthy Waters Plan and subject to future Operating Budgets.

CARRIED UNANIMOUSLY (Vote No. 10636)
(Councillor Bligh absent for the vote)

**9. 2025 Local By-Election Results
April 9, 2025**

At the Council meeting on April 15, 2025, due to time constraints Council referred the report to the Standing Committee on City Finance and Services meeting on April 16, 2025, as Report 9.

Staff from the City Clerk's Office, the City Manager's Office, and Election Services responded to questions.

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During questions to staff, it was

MOVED by Councillor Klassen

SECONDED by Councillor Kirby-Yung

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

CARRIED UNANIMOUSLY

(Councillor Bligh absent for the vote)

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There were no registered speakers for this item, and per section 5.16 of the *Procedure By-law*, no vote is necessary as the Report dated April 9, 2025, entitled "2025 Local By-Election Results", was received for information only.

COUNCIL MEMBERS' MOTIONS

1. Strengthening Tenant Relocation and Protection Policy in Vancouver

The Committee heard from two speakers who spoke in support of the motion.

MOVED by Councillor Fry

SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver is committed to protecting tenants from displacement and ensuring affordable housing options are available, especially in the face of rising redevelopment pressures and rent increases;
2. Redevelopment often leads to tenant displacement, which creates significant financial and emotional hardship. Displaced tenants may struggle to find affordable interim housing, face rent increases, or endure the stress of relocating multiple times before returning to their homes. These hardships disproportionately affect low-income residents, seniors, and families with children;
3. Currently, the Tenant Relocation and Protection Policy under the Broadway Plan area provides stronger tenant protections, including temporary rent top-up

options during displacement and discounted Right of First Refusal rents, which are not available in other areas of the City;

4. A Temporary Rent Top-Up refers to a financial assistance mechanism provided to displaced tenants, either as periodic payments or as a lump sum, to cover the difference between their previous rent and their interim housing rent during redevelopment. This helps to mitigate financial strain and provides stability for tenants while awaiting their return to redeveloped housing;
5. The Right of First Refusal grants displaced tenants the first opportunity to return to a newly redevelopment unit at a discounted rent, either 20% below the city-wide average market rent for the same unit type, or at the tenant's current rent at the time of the rezoning or development application, whichever is less;
6. The lack of a Density Offset formula in Vancouver has hindered the development of affordable replacement units. A Density Offset Formula is a calculation used to determine the additional density required to offset the costs of providing affordable replacement units in redevelopment projects. The City of Burnaby, among others, has successfully implemented this mechanism to ensure that affordable units can be provided without harming the financial viability of the projects, resulting in the successful development of affordable housing; and
7. As the City of Vancouver continues to grow, and redevelopment pressure is expanding across the City, there is a need to extend these enhanced protections and to create consistent, city-wide standards that protect tenants across all neighbourhoods.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to review and report back with considerations to amend the Tenant Relocation and Protection Policy to extend the additional protections provided under the Broadway Plan to all areas of the city, specifically:
 - i. Implementing a Temporary Rent Top-Up option for all displaced tenants to mitigate rent increases during interim housing periods. This option should allow tenants the flexibility to choose between periodic payments or a onetime lump sum at the tenant's discretion;
 - ii. Offering Right of First Refusal to all displaced tenants at a 20% discount off city-wide average market rents by unit type, or at their current rent at time of application, with the discount guaranteed to be at the time of the rezoning application or the development permit application, whichever is less;
 - iii. Ensuring that new units can be secured either by the tenant themselves or with assistance from the applicant, with the responsibility for payment of the temporary rent top-up resting on the applicant;

- iv. Allowing the satisfaction of the Right of First Refusal at discounted rents in another rental building within or outside the initial redevelopment area to enable a single move by the impacted tenant if they so choose.
- B. THAT Council direct staff to report back with development of a Density Offset formula, similar to the model used in the City of Burnaby, which will calculate how much additional density is required to cover the costs of affordable replacement units, ensuring a balanced approach between new development and tenant protection.
- C. THAT Council direct staff to report back with considerations for the eligibility of tenant benefits under the Tenant Relocation and Protection Policy and Broadway Plan and other enhanced tenant protections with the date of an accepted rezoning or development permit application.
- D. THAT Council direct staff to provide a report on the implementation of these changes, including expected timelines and any potential impacts on current and future development projects.

lost

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At 11:50 am, it was

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

THAT the Committee set aside discussion on Motion 1 to hear speakers for Motion 2 and return to Motion 1 after the completion of Motion 2;

FURTHER THAT per section 2.8 of the Procedure By-law, the Committee extend past noon in order to complete hearing from speakers on Motion 2 and finish debate and decision for Motion 2 after the recess.

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

For ease of reference, the minutes are recorded in numerical order.

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At 2:07 pm, following the completion of Motion 2, it was

MOVED by Councillor Dominato

SECONDED by Councillor Bligh

THAT the Committee return to discussion on Motion 1.

CARRIED UNANIMOUSLY

During debate on Motion 1, Chair Zhou relinquished the Chair to Vice-Chair Klassen in order to provide closing comments and resumed the role of Chair once finished.

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Following discussion, the motion was put and LOST (Vote No. 10638) with Councillors Dominato, Kirby-Yung, Klassen, Zhou and Mayor Sim opposed.

2. Catalyzing Support for Feline Control Services in Vancouver

The Committee heard from four speakers who spoke in support of the motion and one speaker who provided general comments on the motion.

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The Committee recessed at 12:16 pm and resumed at 2:04 pm.

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MOVED by Councillor Fry
SECONDED by Councillor Dominato

THAT the Committee recommend to Council

WHEREAS

1. Felis catus, the small carnivorous mammal otherwise known as the house cat, was first domesticated around 7500 BC. Today, they are a popular pet numbering in the tens of thousands in the City of Vancouver. According to federal government statistics for pet ownership, Canadian households with cats slightly outnumber households with dogs at 50.9% to 49.1% respectively;
2. Cats are highly adaptable animals, and occurrences of lost, abandoned, or stray cats are an unfortunate reality in the urban environment. Prior to a successful trapping and sterilization program pioneered by Vancouver Orphan Kitten Rescue Association (VOKRA), there were nearly 10,000 feral cats living on the streets of Vancouver (2017)¹;
3. Stray, abandoned, or feral cats can multiply rapidly, necessitating humane and ethical population control measures. Cats can get pregnant at five months, and can have up to three litters a year. Unchecked, feral cat colonies can significantly disrupt ecosystems and pose public health risks through predation and the spread of zoonotic diseases;

¹ How Vancouver solved its feral feline problem <https://www.vancouverisawesome.com/courier-archive/news/howvancouver-solved-its-feral-feline-problem-3052527>

4. Some other local cities manage stray cats as part of their animal control budget and resourcing:
 - Surrey Animal Services catch, accept surrenders, impound, provide veterinary care, and rehome cats²;
 - Burnaby provides assistance catching stray animals, and contracts BCSPCA for animal care, surrender, shelter, and control services³;
 - Coquitlam mandates cat registration and identification through its Animal Care and Control By-law⁴, the city-run animal shelter impounds, cares for, and re-homes abandoned cats in Coquitlam and Pitt Meadows (through a special funding agreement);
5. Vancouver Animal Services (VAS) do not manage or control cats – feral, stray, surrendered, or otherwise – except for temporary shelter in emergency services involved cases (when someone is jailed or dies for example) which are subsequently surrendered to VOKRA. VAS do take lost cat reports from the public, and receives dead cats picked up by sanitation to check for microchips or tattoos before cremating the bodies. In 2023 VAS processed 272 lost cat reports and 64 deceased cats, in 2024 VAS processed 281 lost cat reports and 111 deceased cats. Independently of the city, the BCSPCA in Vancouver provide surrender, rehoming, and microchip registration for cats, they generally don't trap, catch and impound stray cats, nor do they license cats;
6. Since 2000, Vancouver Orphan Kitten Rescue Association (VOKRA) has been providing humane services to control, spay/neuter, and re-home stray, abandoned, and feral cats. The volunteer-run not for profit charity includes a network of 550 foster homes and is one of the only providers of free spay/neuter for low-income cat-owners in Vancouver, as BCSPCA ceased their program last year;
7. In Vancouver, the number of surrendered or abandoned cats has increased dramatically since COVID and has been exacerbated by the lack of affordable pet-friendly housing. In the last year, 55% of all the cats VOKRA cared for were free roaming or abandoned. According to VOKRA's records, intakes from the City of Vancouver were:
 - 386 cats in 2023: 175 strays, 180 surrenders, 30 low-income owner spay/neuter, and 1 transfer from Vancouver Animal Control;
 - 366 cats in 2024: 219 strays, 79 surrenders, 64 low-income owner spay/neuter, and 4 transfers from Vancouver Animal Control;
8. The City of Vancouver currently supports VOKRA through a small Animal Welfare Grant (provided to organizations to offset costs of providing supplemental animal services to the City), for 2025, staff recommended \$2,610 for VOKRA to assist with the costs of spaying/neutering, vaccination, and microchipping of six cats.

² Surrey Animal Resources Centre, Animal Responsibility Bylaw <https://www.surrey.ca/services-payments/animals/surreyanimal-resource-centre/about-shelter>

³ City of Burnaby; Animal Control & Burnaby SPCA <https://www.burnaby.ca/services-and-payments/pets-and-animals/animal-control-and-burnaby-sPCA>

⁴ Coquitlam Animal Care and Control By-law No. 4240 <https://publicdocs.coquitlam.ca/coquitlamdoc/getdocIF.asp?doc=4572110>

VOKRA gets 70% of its revenue through individual donations, on top of sponsorships and an annual \$44k gaming grant. The BCSPCA does not provide any supporting grants; and

9. VOKRA's average basic cost for intaking a cat is \$377.56 (2024) and includes deworming, vaccine, flea treatment, microchip and spay/neuter. It does not include food, litter, or veterinary care for illness or injuries. In recent years, significant expenditure escalations have resulted from increases to the cost of veterinary services and pet food. According to VOKRA's records, the care and medical costs (not including foster care or extra vet expenses) for cats taken in from the streets of Vancouver increased from \$66,073 in 2023 to \$82,685 in 2024, despite a reduction in total number of cats.

Even with discounted services from partner clinics, veterinary costs have increased by 32% in 2022 and an additional 25% in 2023. At the current rate of financial pressure, and without meaningful and timely intervention, there are serious concerns VOKRA may be unable to continue providing services. Without VOKRA, there would be no stray cat control in the City of Vancouver.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back with considerations for regularized full or partial funding of feline control services in the City of Vancouver, either as a function of Vancouver Animal Services, or with an established reputable third party like VOKRA or the BCSPCA;

FURTHER THAT Council direct staff to report the extent and cost of feline control services currently provided by Vancouver Animal Services, VOKRA, and the BCSPCA in Vancouver.

- B. THAT Council direct staff to report back with considerations for definition and administration of feline control services in the Animal Control By-law No. 9150 for the purposes of carrying out the provisions of section 324 of the *Vancouver Charter*.
- C. THAT the Mayor formally recognizes and thanks VOKRA leadership and volunteers for their ongoing commitment to humane feline control services in the City of Vancouver since 2000.

CARRIED UNANIMOUSLY (Vote No. 10637)
(Councillor Kirby-Yung absent for the vote)

3. Advocating for Pet-friendly Rental Housing

The Committee heard from three speakers who spoke in support of the motion.

MOVED by Councillor Fry
SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

WHEREAS

1. Research indicates that companion animals improve cardiovascular health, physical mobility, and mental well-being. The companionship of a pet can reduce feelings of loneliness and can be a catalyst for improved relationships with neighbours. These benefits are especially significant for seniors, unhoused people looking to transition into permanent housing, and those with mental health challenges;
2. Rental housing is already scarce in the City of Vancouver, housing insecurity is exacerbated by the limited availability of pet-friendly rental units. This scarcity often results in higher rents for pet-friendly units, forcing many tenants to make the choice to rent a unit they cannot truly afford or compromise on other aspects related to housing. When a tenancy ends, restrictions on pet-friendly options often result in renters being forced to surrender their pets to avoid homelessness - this burden disproportionately affects lower-income households;
3. Current tenant support policies and protections, such as the Tenant Relocation and Protection Policy (TRPP), offer only limited protections for renters with pets. The TRPP states that tenants who had previously had a pet under a pet-accommodating tenancy will be offered a pet-friendly unit as part of the Right of First Refusal. However, these same protections do not cover the interim alternate accommodations - and an applicant is only required to demonstrate "reasonable effort" in meeting a tenant's identified priorities, with pet-friendly housing being listed as just one of several examples; and
4. Vancouver and British Columbia are lagging: No-pet clauses in Ontario are specifically banned and protection is in place for individuals with companion animals through the Ontario Residential Tenancies Act. Legislation has passed in the U.S. and France recognizing the choice to have a companion animal as a basic civil right. In 2020, Vancouver City Council unanimously voted to end no-pet clauses; however, this will not result in any meaningful change or progress for residents without further action. Significant work was also done by the prior Renters Advisory Committee, which resulted in a successful motion put forward by Councillors Fry and Swanson on behalf of the committee.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council advocate to the Province of British Columbia, with the following motion to UBCM, to Amend the Residential Tenancy Act to eliminate no-pet clauses and better protect renters with pets:

WHEREAS a majority of British Columbian households include at least one dog or cat, and that companionship imparts various wellbeing benefits to mental and physical health;

AND WHEREAS housing insecurity is exacerbated by the limited availability of pet-friendly rental units often resulting in higher rents, and

restrictions on pet-friendly housing often result in renters being forced to surrender their pets to avoid homelessness, a burden that disproportionately affects lower income households;

AND WHEREAS British Columbia is lagging other jurisdictions: No-pet clauses in Ontario are specifically banned, and protection is in place for individuals with companion animals through the Ontario Residential Tenancies Act. Legislation has passed in the U.S. and France recognizing the choice to have a companion animal as a basic civil right:

THEREFORE BE IT RESOLVED THAT UBCM ask the Province of British Columbia to amend the Residential Tenancy Act to prohibit blanket “no pets” clauses in rental contracts, instead providing for appropriate management guidelines, including requirements, tenant responsibilities, and conditions for landlord indemnification in rental contracts for tenants with pets.

- B. THAT Vancouver City Council expand pet-friendly tenant protections within policies, including but not limited to the Broadway Plan, the Tenant Relocation and Protection Policy (TRPP), and as part of the scheduled 2026 review of the Tenant Relocation and Protection Policy. These policies should ensure that tenants displaced by redevelopment are guaranteed access to pet-friendly housing both in the interim, and upon return to the redeveloped unit.
- C. THAT Vancouver City Council encourage an increased percentage of new purpose-built rental buildings to be pet-friendly. This measure will help alleviate pressures such as scarcity, insecurity, and unaffordability, and appropriate language should be integrated into the Housing Strategy Review and other housing documents and plans going forward.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the following be added to Clause B:

- The words “direct staff to explore options to” be inserted after the word “Council”;
- The word “City” be inserted between the words “within” and “policies”;
- The words “seek to” be inserted before the word “ensure”;
- The words “as is already the case” be added after the word “unit”.

CARRIED UNANIMOUSLY (Vote No. 10639)

The amendment having carried unanimously, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 10640).

FINAL MOTION AS APPROVED

THAT the Committee recommend to Council

WHEREAS

1. Research indicates that companion animals improve cardiovascular health, physical mobility, and mental well-being. The companionship of a pet can reduce feelings of loneliness and can be a catalyst for improved relationships with neighbours. These benefits are especially significant for seniors, unhoused people looking to transition into permanent housing, and those with mental health challenges;
2. Rental housing is already scarce in the City of Vancouver, housing insecurity is exacerbated by the limited availability of pet-friendly rental units. This scarcity often results in higher rents for pet-friendly units, forcing many tenants to make the choice to rent a unit they cannot truly afford or compromise on other aspects related to housing. When a tenancy ends, restrictions on pet-friendly options often result in renters being forced to surrender their pets to avoid homelessness - this burden disproportionately affects lower-income households;
3. Current tenant support policies and protections, such as the Tenant Relocation and Protection Policy (TRPP), offer only limited protections for renters with pets. The TRPP states that tenants who had previously had a pet under a pet-accommodating tenancy will be offered a pet-friendly unit as part of the Right of First Refusal. However, these same protections do not cover the interim alternate accommodations - and an applicant is only required to demonstrate "reasonable effort" in meeting a tenant's identified priorities, with pet-friendly housing being listed as just one of several examples; and
4. Vancouver and British Columbia are lagging: No-pet clauses in Ontario are specifically banned and protection is in place for individuals with companion animals through the Ontario Residential Tenancies Act. Legislation has passed in the U.S. and France recognizing the choice to have a companion animal as a basic civil right. In 2020, Vancouver City Council unanimously voted to end no-pet clauses; however, this will not result in any meaningful change or progress for residents without further action. Significant work was also done by the prior Renters Advisory Committee, which resulted in a successful motion put forward by Councillors Fry and Swanson on behalf of the committee.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council advocate to the Province of British Columbia, with the following motion to UBCM, to Amend the Residential Tenancy Act to eliminate no-pet clauses and better protect renters with pets:

WHEREAS a majority of British Columbian households include at least one dog or cat, and that companionship imparts various wellbeing benefits to mental and physical health;

AND WHEREAS housing insecurity is exacerbated by the limited availability of pet-friendly rental units often resulting in higher rents, and restrictions on pet-friendly housing often result in renters being forced to surrender their pets to avoid homelessness, a burden that disproportionately affects lower income households;

AND WHEREAS British Columbia is lagging other jurisdictions: No-pet clauses in Ontario are specifically banned, and protection is in place for individuals with companion animals through the Ontario Residential Tenancies Act. Legislation has passed in the U.S. and France recognizing the choice to have a companion animal as a basic civil right:

THEREFORE BE IT RESOLVED THAT UBCM ask the Province of British Columbia to amend the Residential Tenancy Act to prohibit blanket “no pets” clauses in rental contracts, instead providing for appropriate management guidelines, including requirements, tenant responsibilities, and conditions for landlord indemnification in rental contracts for tenants with pets.

- B. THAT Vancouver City Council direct staff to explore options to expand pet-friendly tenant protections within City policies, including but not limited to the Broadway Plan, the Tenant Relocation and Protection Policy (TRPP), and as part of the scheduled 2026 review of the Tenant Relocation and Protection Policy. These policies should seek to ensure that tenants displaced by redevelopment are guaranteed access to pet-friendly housing both in the interim, and upon return to the redeveloped unit as is already the case.
- C. THAT Vancouver City Council encourage an increased percentage of new purpose-built rental buildings to be pet-friendly. This measure will help alleviate pressures such as scarcity, insecurity, and unaffordability, and appropriate language should be integrated into the Housing Strategy Review and other housing documents and plans going forward.

4. Enhanced Tools for Standards of Property Maintenance

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

MOVED by Councillor Fry

SECONDED by Councillor Dominato

THAT the Committee recommend to Council

WHEREAS

- 1. The Vancouver Standards of Maintenance By-law does not specifically enforce or address mould, water damage, or indoor air quality;
- 2. Standards of property maintenance are guidelines and procedures that local governments (including Vancouver) employ to variously prevent hazards, check

resilience against fire and emergencies, and protect the health and safety of residents;

3. In British Columbia, the Province has created guidelines⁵ to help local governments meet the needs of tenants who live in unsafe and unhealthy accommodation due to poor building maintenance, along with remedies, enforcement and penalties. Some of the caveats in the guide advise that local Standards of Maintenance bylaws:
 - a. Must be consistent with current local regulations and municipal bylaws;
 - b. Cannot exceed standards established by the building code; and
 - c. Any adoption or modification should seek legal advice from city solicitors;
4. The BC Residential Tenancy Act says landlords must follow local standards of maintenance bylaws: A landlord must provide and maintain residential property in a state of decoration and repair that complies with the health, safety and housing standards required by law⁶;

In its Residential Tenancy advisory for repairs, maintenance, and dispute resolution, the provincial agency directs tenants to first “Check with your local government to learn more about the standards of maintenance in your community.”;
5. The standards referenced by BC’s Residential Tenancy advisory, Vancouver’s Standards of Maintenance By-law, while retrievable via the City’s website is not particularly accessible to the general public in plain language and in the absence of dedicated renter services staff at the city;
6. In Vancouver, the *Vancouver Charter* (306, i) allows regulation of building standards for dwellings in respect of standards of “fitness for human habitation”. The Standards of Maintenance Bylaw No. 5462⁷ prescribes standards for the maintenance and occupancy of building sites within the City of Vancouver “to ensure that such buildings and sites are free from hazard and are maintained continuously in conformity with accepted health, fire, and building requirements”. In the context of the *Vancouver Charter* the by-law implicitly targets residential buildings;
7. Mould is a fungi typically found where moisture, decay and oxygen are present. Exposure to mould spores can cause serious and chronic health impacts including mild to severe allergic reactions, headaches, dizziness, even death. Mould testing is typically performed by way of visual identification and on-site or lab testing. The *Vancouver Charter* (330k) considers regulations for (iv) the suitability of any such room in respect of dampness or insanitation;

⁵ BC Gov Standards of Maintenance Guide 2014 <https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/somguidevfin.pdf>

⁶ BC Residential Tenancy Act https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/00_02078_01#section32

⁷ Vancouver <https://bylaws.vancouver.ca/5462c.pdf>

Victoria BC's Rental Property Standards of Maintenance bylaw⁸ lists mould as a hazard, "If a tenant reports mould to the landlord, the landlord must respond in a timely way and take all reasonable steps to eliminate the mould from all structures and surfaces of a residential property;" ;

8. Indoor Air Quality (IAQ) is important for residential safety because poor air quality exposure can lead to a great number of health issues including allergies, asthma, respiratory infections, fatigue, heart disease, cancer, even death. Air Quality testing typically looks for chemical, biological or combustion pollutants and can include exposure to mould, carbon monoxide, carbon dioxide and other harmful particulates. Health Canada advises "proper ventilation is a key component of good indoor air quality".⁹ IAQ in residential buildings is not regulated by Vancouver Coast Health. Vancouver's Standards of Maintenance Bylaw currently regulates that mechanical ventilation systems are in working order but to not regulate systems effectiveness for IAQ. The *Vancouver Charter* (330k) considers regulations for (iii) the degree of ventilation, cleanliness, and access of natural light to be afforded in each room intended to be occupied.

The City of Kitchener Ontario standards of maintenance has a clause on air quality, advising Interior spaces within a building or structure shall be kept free from accumulations of air borne contaminants that may pose a health concern to any person¹⁰; and

9. Water damage is not explicitly identified in Vancouver Standards of Maintenance By-law, which variously otherwise advises pipes in good working order, and not leaking. Water damage sources may result from leaking pipes, but also weather events like atmospheric rivers, failure of building envelope, or blockage overflows from otherwise properly functioning plumbing. Water damage is often evidenced from warped, bubbled, or sagging interior finishes that often indicate more serious issues inside the walls that can function as a catalyst for mould, IAQ problems, and structural damage. *Vancouver Charter* (330k) considers regulations for (iv) the suitability of any such room in respect of dampness or insanitation.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back with considerations and amendments to improve the existing Standards of Maintenance By-law to include references and remedies for instances of mould, indoor air quality, and water damage.
- B. THAT Council direct staff to report back on creating a simpler, more accessible plain-language delivery of information to advise Vancouver tenants of their rights, health, safety, and remedies under the Standards of Maintenance By-law on the

⁸ Victoria BC <https://www.victoria.ca/media/file/rental-property-standards-maintenance-bylaw-20-091>

⁹ Health Canada | Improve air quality in your home <https://www.canada.ca/en/health-canada/services/air-quality/improve-indoor-air-quality-in-your-home.html>

¹⁰ Kitchener Ontario <https://ff.kitchener.ca/WebLinkExt/DocView.aspx?dbid=0&id=1737934&cr=1>

city's public facing website, information portals and bulletins including but not limited City tenant services.

CARRIED UNANIMOUSLY (Vote No. 10641)
(Mayor Sim absent for the vote)

The Committee adjourned at 3:09 pm.

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**COUNCIL MEETING MINUTES
STANDING COMMITTEE OF COUNCIL ON
CITY FINANCE AND SERVICES**

APRIL 16, 2025

A meeting of the Council of the City of Vancouver was held on Wednesday, April 16, 2025, at 3:09 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on City Finance and Services meeting, to consider the recommendations and actions of the Committee.

PRESENT: Councillor Lenny Zhou, Acting Mayor
Councillor Rebecca Bligh
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Lucy Maloney
Councillor Sean Orr

ABSENT: Mayor Ken Sim (Leave of Absence – Personal Reasons)
Councillor Peter Meiszner (Leave of Absence – Personal Reasons)
Councillor Brian Montague (Leave of Absence – Personal Reasons)

CITY MANAGER'S OFFICE: Paul Mochrie, City Manager

CITY CLERK'S OFFICE: Lesley Matthews, Acting Deputy City Clerk
Cassia Nasralla, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
Wednesday, April 16, 2025

Council considered the report containing the recommendations and actions taken by the Standing Committee on City Finance and Services. Its items of business included:

Reports:

1. 2024 Statement of Financial Information
2. Annual Procurement Report 2024
3. New Edition of the Building By-law (2025 VBBL)
4. Effective Water Use in the City of Vancouver
5. Change Order to PS20240847-VBPR-RFP - Construction Manager - FIFA World Cup 26 Vancouver Venue Specific Training Site (VSTS)
6. Contract Award for Supply and Delivery of Reinforced Concrete Pipe, Maintenance Hole Sections, Bases, and Tops

7. Contract Award for Depot Collection Services of Packaging and Paper Products – Revenue Contract
8. Mobile Pump-out Service Provision and Aquatic Environments Action Plan Progress Update
9. 2025 Local By-Election Results

Council Members' Motions:

1. Strengthening Tenant Relocation and Protection Policy in Vancouver
2. Catalyzing Support for Feline Control Services in Vancouver
3. Advocating for Pet-friendly Rental Housing
4. Enhanced Tools for Standards of Property Maintenance

MOVED by Councillor Klassen
SECONDED by Councillor Orr

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of April 16, 2025, as contained in Reports 1 through 9 and Council Members' Motions 1 through 4 be approved.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 3:11 pm.

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