



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

JULY 23, 2025

A meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, July 23, 2025, at 9:32 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 Mike Klassen, Vice Chair
Councillor Peter Meiszner
Councillor Lisa Dominato*
Councillor Pete Fry*
Councillor Sarah Kirby-Yung*
Councillor Lucy Maloney
Councillor Brian Montague
Councillor Sean Orr*

CITY MANAGER'S OFFICE:

Karen Levitt, Acting City Manager
Sandra Singh, Deputy City Manager

CITY CLERK'S OFFICE:

Lesley Matthews, Deputy City Clerk
Connie Law, 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 Dominato
SECONDED by Councillor Klassen

THAT the Committee adopt Reports 3, 4 and 6, on consent.

CARRIED UNANIMOUSLY

REPORTS

1. City-Wide Design and Development Guidelines – Phase Two Actions July 10, 2025

The General Manager, Planning, Urban Design and Sustainability, along with staff from Planning, Urban Design and Sustainability, provided a presentation and responded to 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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The Committee heard from one speaker who spoke in opposition of the report recommendations.

REFERRAL MOVED by Councillor Meiszner
SECONDED by Councillor Dominato

THAT debate and decision on the report titled *City-Wide Design and Development Guidelines – Phase Two Actions* be deferred to the Standing Committee on Policy and Strategic Priorities scheduled for September 17, 2025, so that staff may have more time to engage with stakeholders.

amended

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

THAT the referral be struck and replaced with the following:

THAT Council refer the report *City-Wide Design and Development Guidelines – Phase Two Actions* back to staff, to be considered at the Standing Committee on Policy and Strategic Priorities scheduled for September 17, 2025, to allow staff to make some updates to the report, as well as engage with stakeholders.

CARRIED UNANIMOUSLY (Vote No. 10881)

The amendment having carried, the referral motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 10882).

FINAL MOTION AS APPROVED

THAT Council refer the Report dated July 10, 2025, entitled “City-Wide Design and Development Guidelines – Phase Two Actions”, back to staff, to be considered at the Standing Committee on Policy and Strategic Priorities scheduled for September 17, 2025, to allow staff to make some updates to the report, as well as engage with stakeholders.

2. Prohibiting the Sale of Gun-shaped Lighters (GSL) June 19, 2025

Staff from Development, Buildings and Licensing, along with members of the Vancouver Police Department, responded to questions.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the Committee recommend to Council

- A. THAT Council approve, in principle, amendments to the Licence By-law to regulate the sale of gun-shaped lighters in Vancouver as described in the Report dated June 19, 2025, entitled “Prohibiting the Sale of Gun-shaped Lighters (GSL)”, and as generally set out in Appendix A of the same report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council a by-law to amend the Licence By-law, generally as set out in Appendix A of the above-noted report, to be effective immediately upon enactment.

- B. THAT, subject to Council's approval of A above, Council approve, in principle, amendments to the Ticket Offences By-law regarding the sale of gun shaped lighters, as described in the Report dated June 19, 2025, entitled “Prohibiting the Sale of Gun-shaped Lighters (GSL)”, and as generally set out in Appendix B of the same report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council a by-law to amend the Ticket Offences By-law, generally

as set out in Appendix B of the above-noted report, to be effective immediately upon enactment.

- C. THAT Council request that the Mayor send letters on behalf of Council to the Province and Federal Government to advocate for legislative amendments on gun-shaped lighters as outlined in the Report dated June 19, 2025, entitled "Prohibiting the Sale of Gun-shaped Lighters (GSL)".

CARRIED UNANIMOUSLY (Vote No. 10883)

**3. Debenture Program 2025 (Sustainability Bond)
June 24, 2025**

THAT the Committee recommend to Council

- A. THAT Council authorize the issuance of up to \$150 million of City of Vancouver debentures, utilizing borrowing authorities approved as part of the Capital Budgets between 2021 and 2025 as follows:

Borrowing authorities from the 2019-2022 Capital Plan:

Neighbourhood Energy Utility	\$	3,000,000
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Borrowing authorities from the 2023-2026 Capital Plan:

Electrical Services in Public Spaces	\$	3,000,000
Renewal and Upgrades of Public Safety and Other Civic Facilities	\$	28,500,000
Emerging Climate Adaptation Priorities	\$	1,000,000
Senior Government Partnership and/or Other Emerging Priorities	\$	14,500,000
Sewers & Drainage	\$	100,000,000
Subtotal 2023-2026 Capital Plan:	\$	147,000,000
Total	\$	150,000,000

- B. THAT, until the borrowing authorities established pursuant to A above are exercised, the Director of Finance be empowered to act and instruct the City's bank syndicate to proceed with the issuance of the debentures, and to set the interest rate, price, and other terms and conditions on which the debentures will be issued by the City. It should be noted that once the Director of Finance instructs the bank syndicate to offer the debentures in the public market, Council will be required to enact the appropriate borrowing by-law to authorize issuance of the debentures.

ADOPTED ON CONSENT (Vote No. 10905)

**4. Contract Award for Supply and Delivery of Water Meter Assemblies
June 20, 2025**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate to the satisfaction of the City's General Manager of Engineering Services, City's Director of Legal Services, and the City's Chief Procurement Officer and enter into a contract with Fred Surridge Ltd. ("Fred Surridge") for supply and delivery of water meter assemblies for a term of three (3) years, including options for the City to extend for three (3) successive two (2)-year terms, with an estimated contract value of \$3,602,328 plus applicable taxes over the potential maximum nine (9) year term, to be funded from the approved Multiyear Capital Budget for the 2023-2026 New Water Meter and 2023-2026 Water Meter Replacement program with Engineering Services.
- B. THAT the City's Chief Procurement Officer, General Manager of Engineering Services, and Director of Legal Services be authorized to execute the contract described in A above on behalf of the City.
- C. THAT no legal rights or obligations will be created by Council's adoption of A and B above unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT (Vote No. 10906)

**5. Contract Award for Supply of Tree Related Maintenance Services Pre-Qualification
July 2, 2025**

Staff from the Vancouver Board of Parks and Recreation responded to questions.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate with each of the eight (8) vendors listed in Appendix A of the Report dated July 2, 2025, entitled "Contract Award for Supply of Tree Related Maintenance Services Pre-Qualification", a prequalification, standing-offer agreement for the provision of various tree related maintenance services during a term of three (3) years each, with the total estimated contract value of \$4 million, plus applicable taxes, for all 8 contracts combined, to be funded through the Annual Capital Expenditure Budget, the Multi-Year Capital Budget and the Operating Budget subject to Council approval.
- B. THAT Council delegate authority to execute the contracts to the Director of Legal Services, Chief Procurement Officer, and General Manager of Vancouver Board of Parks and Recreation.

- C. THAT no legal rights or obligations will be created by Council's approval of A and B above unless and until the City executes and delivers the Agreements.

CARRIED UNANIMOUSLY (Vote No. 10884)

**6. Contract Award for Supply of Contracted Janitorial Services
July 2, 2025**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate agreements for contracted janitorial services with each of the following three suppliers, for an estimated total combined cost of \$6,149,967 over the initial five-year terms and two (2) additional two (2) year possible extension terms (the "Agreements"), which will be funded from departmental operating budgets;

List of Suppliers (Estimated amounts for the contract terms, based on projected required services, are shown):

- 1) SPAL Facility Services Inc. ("dba Integral Building Maintenance Inc.") - \$ 2,120,544
 - 2) Nutech Facility Services Ltd.- \$ 2,805,423
 - 3) Executive Building Maintenance Inc. - \$1,224,000.
- B. THAT Council delegate authority to execute the Agreements to the Director of Legal Services, Chief Procurement Officer and the Deputy City Manager.
- C. THAT no legal rights or obligations will be created by Council's approval of A and B above unless and until the City executes and delivers the Agreement.

ADOPTED ON CONSENT (Vote No. 10907)

COUNCIL MEMBERS' MOTIONS

1. Request for Review of School Liaison Officer Program

The Committee heard from two speakers who spoke in support of the motion, three speakers who spoke in opposition of the motion, and one speaker who spoke to other aspects of the motion.

MOVED by Councillor Fry
SECONDED by Councillor Bligh

THAT the Committee recommend to Council

WHEREAS

1. The School Liaison Officer (SLO) program in Vancouver was previously eliminated in 2021 after careful consideration;
2. The Vancouver School Board's review of the School Liaison Officer program, conducted by Argyle Communications (the Argyle study), was completed, and due to predominantly Indigenous and Black voices articulating that they felt unsafe and/or it did not foster a safe school environment, it was eliminated;
3. The current SLO program has been revised but continues to raise concerns. It is understood that officers are now plain-clothed, have concealed weapons, and must engage in special training such as de-escalation techniques with special considerations towards mental health, while recognizing that student safety is a priority;
4. As per the Argyle study, 60% of Black students disagreed or strongly disagreed that SLO contributed to a sense of safety in schools;
5. As per the Argyle study, 33% of Indigenous students disagreed or strongly disagreed that SLO contributed to a sense of safety in schools.

THEREFORE BE IT RESOLVED THAT, per the Racial and Ethno-Cultural Equity Advisory Committee, Council express its concern regarding the renewal of the School Liaison Officer (SLO) Program in Vancouver Schools without a full review;

FURTHER THAT, per the Racial and Ethno-Cultural Equity Advisory Committee, Council request the Vancouver School Board conduct a new independent review of the School Liaison Officer (SLO) program by a neutral organization with expertise in equity and policing, with a focus on centering equity-deserving communities who have historically expressed distrust towards police (particularly Indigenous and Black communities).

amended

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The Committee recessed at 11:56 am and reconvened at 1:03 pm.

Following the recess and during discussion, Chair Zhou relinquished the Chair to Duty Councillor Dominato in order to provide comments on the motion and resumed the Chair once finished.

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AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Fry

THAT the following be added at the end:

AND FURTHER THAT the independent review of the SLO program includes perspectives from staff and children with disabilities and that a report of the review's findings be completed and shared publicly by the end of 2025.

amended

During discussion on Members' Motion 1, Councillor Bligh rose on a point of order under section 8.7(g) of the Procedure By-law, noting that the review is under the jurisdiction of Vancouver School Board, not the City of Vancouver. The Chair ruled the amendment out of order.

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

THAT the previous amendment be struck and replaced with the following:

AND FURTHER THAT Council request the Vancouver School Board to include in the independent review of the SLO program perspectives from staff and children with disabilities and requests that a report of the review's findings be completed and shared publicly by the end of 2025.

CARRIED (Vote No. 10885)
(Councillors Klassen, Montague, Zhou and Mayor Sim opposed)
(Councillor Dominato absent for the vote)

Following the vote, Councillor Bligh rose on a point of order under section 8.7(b) of the Procedure By-law, identifying a procedural issue that since the original amendment was ruled out of order by the Chair, and the motion is no longer valid, it is not proper procedure to amend it. Since the Chair ruled in favour of Councillor Bligh's point of order, the Chair advised Councillor Maloney to withdraw the amendment.

MOVED by Councillor Maloney
SECONDED by Councillor Meiszner

THAT the amendment be withdrawn.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Fry

THAT the following be added at the end:

AND FURTHER THAT Council request the Vancouver School Board to include in the independent review of the SLO program perspectives from staff and children with disabilities and requests that a report of the review's findings be completed and shared publicly by the end of 2025.

CARRIED (Vote No. 10887)
(Councillors Dominato, Klassen, Montague, Zhou and Mayor Sim opposed)

AMENDMENT TO THE AMENDMENT MOVED by Councillor Bligh
SECONDED by Councillor Orr

THAT the words “equity-deserving communities (particularly black & indigenous communities)” be inserted after the words “perspectives from”.

CARRIED (Vote No. 10888)
(Councillors Montague, Zhou and Mayor Sim opposed)

The amendment to the amendment having carried, and prior to the vote on the motion as amended, Council agreed to separate the vote on the components of the motion. The first clause was put and LOST with Councillors Bligh, Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed (Vote No. 10889); the second clause was put and LOST with Councillors Bligh, Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed (Vote No. 10890); the third clause was put and LOST with Councillors Dominato, Kirby-Yung, Klassen, Montague, Zhou and Mayor Sim opposed (Vote No. 10891).

2. Urgent Investment in Vancouver’s Arts and Culture Infrastructure: Strengthening Vancouver’s Cultural Sustainability and Economic Impact

The Committee heard from 33 speakers who spoke in support of the motion.

MOVED by Councillor Fry
SECONDED by Councillor Bligh

THAT the Committee recommend to Council

WHEREAS

1. Vancouver boasts a vibrant and diverse arts scene, encompassing a wide range of disciplines and cultural expressions, characterized by a strong connection to its natural surroundings, a thriving independent art scene, and a commitment to fostering creativity across various platforms;
2. Of all major Canadian cities, Vancouver has the highest population of artists and cultural workers¹;
3. The B.C. Fairs, Festivals and Events Fund (the BCFFE Fund) created to help community event organizations recover from ongoing challenges related to cost increases, reduced revenue and sponsorships, rising costs of equipment and services, and severe weather events² has been currently and indefinitely

¹ Hill Strategies: “Artist and Cultural Workers in Canadian Municipalities”, 2014
<https://hillstrategies.com/resource/artists-and-cultural-workers-in-canadian-municipalities/>

² Government of British Columbia | B.C. Fairs, Festivals and Events Fund
<https://www2.gov.bc.ca/gov/content/tourism-immigration/tourism-resources/tourism-funding-programs/fairs-festivals-events-fund>

suspended – thus jeopardizing the existence of Vancouver’s renowned and unique arts and culture scene;

4. Anticipated contributions to the arts and culture sector from FIFA, in consideration of their World Cup 2026 presence in Vancouver, have not been forthcoming; further, FIFA has upended anticipated attendance and participation in key arts and culture events in the city during that time, posing a further threat to arts and culture sustainability;
5. The City’s Culture|Shift (2020–2029) strategy outlines five strategic directions — including increased investment, cultural equity, and creating new models for securing space — and explicitly calls for the creation of an Arts, Culture & Creative City Navigator and a cultural-space acquisition fund;
6. Vibrant Vancouver: Council’s Strategic Priorities 2023–2026³ position culture as essential to building a “Vibrant and Diverse City”, pledging to *ensure Vancouver is a dynamic and vibrant city, with a great range of exciting and engaging amenities and events throughout the city*, calling for the support of diverse communities, large-scale events, and neighbourhood revitalization, including in cultural districts such as Chinatown;
7. Vancouver’s cultural sector generates over \$6 billion in GDP and 24,000+ jobs across Metro Vancouver (StatsCan Culture Satellite Account, 2022⁴), yet receives just 4% of the City’s operating budget and has seen only modest grant increases below inflation;
8. The estimated replacement cost of the City’s aging and disappearing cultural infrastructure exceeds \$900 million (City of Vancouver Cultural Spaces Inventory, 2023), yet current capital investments remain inadequate to meet the scale of loss and need.

THEREFORE BE IT RESOLVED

THAT at the urgent recommendation of the Arts & Culture Advisory Committee, Vancouver City Council direct staff to consider and report back prior to 2026 budget considerations with means and methods to substantially and sustainably increase support for the arts and culture sector by exploring strategies including but not limited to:

- i. Increased Funding strategies, such as:

³ City of Vancouver | Vibrant Vancouver
<https://vancouver.ca/files/cov/strategic-priorities-2023-2026.pdf>

⁴ Government of Canada | Culture Satellite Account
<https://www.canada.ca/en/canadian-heritage/corporate/publications/general-publications/culture-satellite-account.html>

- Increasing cultural operating grants — beginning with a suggested 10% uplift in 2026 — and working towards establishing a \$40,000 minimum for operating grants to stabilize small, equity-seeking organizations, aligning with Culture|Shift D1 G1 & D3 G1;
- Exploring minimal taxes or surcharges (0.05%) on hotels, liquor, sales, empty buildings, etc. that could be dedicated to arts and culture funding;
- Reviewing other municipal funding strategies for sustained investment, such as Los Angeles County's 1% for the Arts on public construction projects.

ii. Infrastructure and Cultural Spaces supports, such as:

- Exploring incentives to let empty spaces be turned into temporary arts and culture spaces, rather than sitting vacant. This could include revising temporary use permit processing, and other strategies working in tandem with other committees focused on similar permit streamlining;
- Recommending the Province revise the Assessment Act to create a new classification for arts and culture spaces;
- Piloting an Arts, Culture & Creative City Navigator desk within Development, Buildings & Licensing to streamline permitting, liquor, and special-event approvals for artists and cultural non-profits, and promote collective marketing to boost tourism and public awareness (Culture|Shift action A3);
- Exploring the creation of a Festivals Vancouver Fund, in collaboration with the existing/emerging Festivals Committee, and based on Ottawa Festival Network: an ongoing, self-sustaining fund to support Vancouver's myriad and vibrant grassroots arts and culture festivals, to provide increased visibility and sustainability and foster jobs and tourism. The fund could serve as a single, long-term support strategy, rather than constant emergency-response requests from multiple organizations from public funds.

iii. Data gathering to drive investment, such as:

- Commissioning an annual Cultural Infrastructure & Economic Impact Report — integrating GIS mapping of cultural spaces, replacement-cost modelling, tourism metrics, and GDP/job data — to inform budget deliberations and align with Council's "Good Government" priority. This could include compiling information and data from previously commissioned reports;

- Creating a Community-Led Cultural Land Trust seeded with \$20 million in the 2026 Capital Budget and matching City land, to secure at-risk spaces and leverage federal/provincial funds (aligns with Culture|Shift D4 G3);
- Introducing a 1% Cultural Space Contribution on new commercial and mixed-use floor area city-wide (mirrors CAC/DCL framework) with revenues dedicated to implementing the Making Space cultural-space targets;
- Adopting a ticket surcharge on events at large venues to feed a Grassroots Venue Resilience Fund for repairs, acoustics, and accessibility upgrades in spaces under 500 seats;
- Piloting an Arts, Culture & Creative City Navigator desk within Development, Buildings & Licensing by Q4 2025 to streamline permitting, liquor, and special-event approvals for artists and cultural non-profits, and promote collective marketing to boost tourism and public awareness (Culture|Shift action A3);
- Facilitating annual diversity, equity, and inclusion (DEI) and accessibility self-audits from all City-funded cultural organizations and tie future grant increases to demonstrable progress (Culture|Shift D3 G1).

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the motion be struck and replaced with the following:

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to work with the Arts and Culture Advisory Committee to establish a roundtable working group, similar to the Hospitality Working Group, that can respond to the urgent needs of the arts and culture sector and engage with senior government partners with the intent to:
- Identify and articulate the ongoing challenges facing the industry at a time of economic uncertainty and the risk of rising costs related to tariffs;
 - Promote a collaborative intergovernmental arts and culture funding strategy, including potential shared governance models for cultural infrastructure and public reporting on sector impact;
 - Provide recommendations to council for policy initiatives

that can better support Vancouver's vibrant Arts and Culture sector.

- B. THAT Council direct staff to report back with strategies to further strengthen the City's support for arts and culture, including but not limited to:
- Establishing mechanisms to ensure the streamlining of permitting, liquor and special-event approvals for artists and cultural non-profits is prioritized as part of the City's ongoing work to improve permitting timelines;
 - Assessing best practices from other cities to support long-term sustainability for grassroots festivals and cultural facilities.
 - Reviewing potential funding tools, such as dedicated contributions from commercial developments or venue surcharges, that may require provincial authorization;
 - Leveraging provincial and federal funds for capital and operational investment.
- C. THAT Council request the Mayor write a letter to the provincial Minister of Tourism, Arts, Culture and Sport advocating for urgent and sustained investment in Vancouver's arts and culture sector, including the restoration of critical funding programs such as the BC Fairs, Festivals and Events Fund, and the development of long-term funding strategies that reflect the sector's \$6 billion contribution to GDP and over 24,000 jobs in the region; and
- FURTHER THAT the letter include advocacy for the expansion of eligible expenses to include policing and security costs associated with public events and festivals under the fund.
- D. THAT Council request the Mayor write a letter to the federal Minister of Canadian Heritage to formally convey Council's call for renewed and sustained investment in Vancouver's arts and culture sector, and to advocate for the restoration and expansion of funding programs that reflect the sector's cultural and economic significance.

carried

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

THAT the following be added as E:

THAT Council direct staff to explore specific strategies to increase funding within city jurisdiction including:

- Exploring minimal taxes or surcharges (0.05%) on hotels, liquor, sales, empty buildings, etc. that could be dedicated to arts and culture funding;
- Exploring incentives to let empty spaces be turned into temporary arts and culture spaces, rather than sitting vacant. This could include revising temporary use permit processing, and other strategies working in tandem with other committees focused on similar permit streamlining;
- Exploring a 1% Cultural Space Contribution on new commercial and mixed-use floor area city-wide (mirroring the Community Amenity Contribution/Development Cost Levy framework) with revenues dedicated to implementing the Making Space cultural-space targets; and
- Exploring a ticket surcharge on events at large venues to feed a Grassroots Venue Resilience Fund for repairs, acoustics, and accessibility upgrades in spaces under 500 seats.

LOST (Vote No. 10892)

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

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The Committee recessed at 4:19 pm and reconvened at 4:29 pm.

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

THAT in A, the word “urgently” be inserted before the word “establish”, and the words “to inform any forthcoming 2026 budget considerations and” be inserted after the word “intent”.

FURTHER THAT the following be added as E:

THAT Council report back with 2026 and beyond budget considerations to increase city’s cultural operating grants — beginning with the Arts and Culture Advisory Committee’s suggested 10% uplift in 2026 — and working towards establishing a \$40,000 minimum for operating grants to stabilize small, equity-seeking organizations, aligning with Culture|Shift D1 G1 & D3 G1.

LOST (Vote No. 10893)

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

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During discussion on the motion, it was

MOVED by Councillor Klassen

SECONDED by Councillor Meiszner

THAT under section 2.8 of the Procedure By-law, the Committee extend the meeting past 5 pm in order to complete Members' Motion 2.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

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The amendments to the amendment having lost, the amendment was put and CARRIED (Vote No. 10894) with Councillors Bligh, Fry Maloney and Orr opposed. The amendment having carried, the motion as amended was put and CARRIED (Vote No. 10895) with Councillors Bligh, Fry Maloney and Orr opposed.

FINAL MOTION AS APPROVED

WHEREAS

1. Vancouver boasts a vibrant and diverse arts scene, encompassing a wide range of disciplines and cultural expressions, characterized by a strong connection to its natural surroundings, a thriving independent art scene, and a commitment to fostering creativity across various platforms;
2. Of all major Canadian cities, Vancouver has the highest population of artists and cultural workers⁵;
3. The B.C. Fairs, Festivals and Events Fund (the BCFFE Fund) created to help community event organizations recover from ongoing challenges related to cost increases, reduced revenue and sponsorships, rising costs of equipment and services, and severe weather events⁶ has been currently and indefinitely suspended – thus jeopardizing the existence of Vancouver's renowned and unique arts and culture scene;

⁵ Hill Strategies: "Artist and Cultural Workers in Canadian Municipalities", 2014
<https://hillstrategies.com/resource/artists-and-cultural-workers-in-canadian-municipalities/>

⁶ Government of British Columbia | B.C. Fairs, Festivals and Events Fund
<https://www2.gov.bc.ca/gov/content/tourism-immigration/tourism-resources/tourism-funding-programs/fairs-festivals-events-fund>

4. Anticipated contributions to the arts and culture sector from FIFA, in consideration of their World Cup 2026 presence in Vancouver, have not been forthcoming; further, FIFA has upended anticipated attendance and participation in key arts and culture events in the city during that time, posing a further threat to arts and culture sustainability;
5. The City's Culture|Shift (2020–2029) strategy outlines five strategic directions — including increased investment, cultural equity, and creating new models for securing space — and explicitly calls for the creation of an Arts, Culture & Creative City Navigator and a cultural-space acquisition fund;
6. Vibrant Vancouver: Council's Strategic Priorities 2023–2026⁷ position culture as essential to building a "Vibrant and Diverse City", pledging to *ensure Vancouver is a dynamic and vibrant city, with a great range of exciting and engaging amenities and events throughout the city*, calling for the support of diverse communities, large-scale events, and neighbourhood revitalization, including in cultural districts such as Chinatown;
7. Vancouver's cultural sector generates over \$6 billion in GDP and 24,000+ jobs across Metro Vancouver (StatsCan Culture Satellite Account, 2022⁸), yet receives just 4% of the City's operating budget and has seen only modest grant increases below inflation;
8. The estimated replacement cost of the City's aging and disappearing cultural infrastructure exceeds \$900 million (City of Vancouver Cultural Spaces Inventory, 2023), yet current capital investments remain inadequate to meet the scale of loss and need.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to work with the Arts and Culture Advisory Committee to establish a roundtable working group, similar to the Hospitality Working Group, that can respond to the urgent needs of the arts and culture sector and engage with senior government partners with the intent to:
 - Identify and articulate the ongoing challenges facing the industry at a time of economic uncertainty and the risk of rising costs related to tariffs;
 - Promote a collaborative intergovernmental arts and culture

⁷ City of Vancouver | Vibrant Vancouver
<https://vancouver.ca/files/cov/strategic-priorities-2023-2026.pdf>

⁸ Government of Canada | Culture Satellite Account
<https://www.canada.ca/en/canadian-heritage/corporate/publications/general-publications/culture-satellite-account.html>

funding strategy, including potential shared governance models for cultural infrastructure and public reporting on sector impact;

- Provide recommendations to council for policy initiatives that can better support Vancouver's vibrant Arts and Culture sector.

B. THAT Council direct staff to report back with strategies to further strengthen the City's support for arts and culture, including but not limited to:

- Establishing mechanisms to ensure the streamlining of permitting, liquor and special-event approvals for artists and cultural non-profits is prioritized as part of the City's ongoing work to improve permitting timelines;
- Assessing best practices from other cities to support long-term sustainability for grassroots festivals and cultural facilities;
- Reviewing potential funding tools, such as dedicated contributions from commercial developments or venue surcharges, that may require provincial authorization;
- Leveraging provincial and federal funds for capital and operational investment.

C. THAT Council request the Mayor write a letter to the provincial Minister of Tourism, Arts, Culture and Sport advocating for urgent and sustained investment in Vancouver's arts and culture sector, including the restoration of critical funding programs such as the BC Fairs, Festivals and Events Fund, and the development of long-term funding strategies that reflect the sector's \$6 billion contribution to GDP and over 24,000 jobs in the region; and

FURTHER THAT the letter include advocacy for the expansion of eligible expenses to include policing and security costs associated with public events and festivals under the fund.

D. THAT Council request the Mayor write a letter to the federal Minister of Canadian Heritage to formally convey Council's call for renewed and sustained investment in Vancouver's arts and culture sector, and to advocate for the restoration and expansion of funding programs that reflect the sector's cultural and economic significance.

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The Committee recessed at 5 pm and reconvened at 6:01 pm.

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3. Building BC's Creative Advantage: A New Immigration Pathway for Cultural Entrepreneurs

The Committee heard from six speakers who spoke in support of the motion, one speaker who spoke in opposition of the motion, and one speaker who spoke to other aspects of the motion.

MOVED by Councillor Montague

SECONDED by Councillor Dominato

THAT the Committee recommend to Council

WHEREAS

1. British Columbia is a national leader in the cultural and creative industries, with over 89,000 people working in the sector and a GDP contribution exceeding \$6.7 billion in 2022, surpassing traditional sectors such as forestry and hospitality;
2. Vancouver's creative economy — including live events, music, nightlife, film, visual effects (VFX), gaming, and digital media — is a cornerstone of the city's cultural identity and contributes billions annually to British Columbia's economy, supporting tens of thousands of skilled, well-paying jobs;
3. Cities such as Los Angeles and London have surged ahead by leveraging targeted international talent strategies — including specialized designations for globally recognized creators and entrepreneurs — leading to job creation, new businesses, and strong returns on investment;
4. Canada currently lacks a dedicated and modern immigration stream for exceptional creative professionals and/or culturally innovative entrepreneurs, forcing them to navigate general skilled-worker pathways that often disadvantage individuals with non-traditional education, freelance careers, or project-based work histories;
5. This lack of an immigration stream for exceptional creative professionals has led to missed opportunities in talent recruitment, retention, and long-term cultural investment, as foreign creative professionals often enter Canada on temporary work permits without a clear path to permanent residence, and many Canadian-trained creatives leave the country for more supportive jurisdictions;
6. Creating a specialized immigration pathway for people with exceptional creative talent would help grow local industries, support new businesses, boost tourism, and strengthen cultural exchange. It would bring long-term social and economic benefits by connecting world-class creative leaders with communities across Canada; and
7. In B.C., the Provincial Nominee Program (PNP) framework offers an effective mechanism for piloting a new immigration stream aligned with provincial needs and economic development strategies, where the infrastructure and networks to

support such a program are already well established through organizations such as Creative BC, the BC Arts Council, and industry associations.

THEREFORE BE IT RESOLVED

- A. THAT Council request the Province to develop a pilot Creative Talent Stream under the British Columbia Provincial Nominee Program (BC PNP), that would allow world-class creative professionals and cultural entrepreneurs to establish long-term economic roots in British Columbia and contribute to the province's creative economy;

FURTHER THAT Council request the Province to design the pilot program in consultation with Creative BC, Music BC, DigiBC, and other relevant cultural sector partners to create an industry-informed nomination mechanism for global creative leaders.

- B. THAT Council urge the Province to work in partnership with the federal government, particularly Immigration, Refugees and Citizenship Canada (IRCC), to secure a dedicated allocation of nomination spaces under the BC PNP for extraordinary creative talent, with a view to expanding the program nationally based on pilot outcomes.
- C. THAT Council request that the Mayor write to the Province of British Columbia (Ministers of Housing and Municipal Affairs; Tourism, Arts, Culture and Sport; and Jobs, Economic Development and Innovation), expressing Council's support for the development of a pilot Creative Talent Stream under the British Columbia Provincial Nominee Program (BC PNP) to enable creative industries to identify and retain globally recognized talent crucial to B.C.'s and the City of Vancouver's economic resilience, export growth potential, and domestic job creation.
- D. THAT Council direct that a resolution be submitted to the Union of BC Municipalities (UBCM) advocating for the Province to develop a pilot Creative Talent Stream under the British Columbia Provincial Nominee Program (BC PNP), aimed at attracting and retaining individuals with demonstrated extraordinary ability or high potential in creative industries as per the intent of this motion:

THEREFORE BE IT RESOLVED THAT the City of Vancouver submit the following resolution for consideration at UBCM's 2026 Policy Convention.

Establishing a Creative Talent Stream under the BC Provincial Nominee Program

WHEREAS British Columbia's creative sector – including music, live events, film, television, visual effects, digital media, and gaming – is a major driver of the provincial economy, supporting tens of thousands of skilled jobs and contributing over \$6.7 billion in GDP annually, yet Canada currently lacks a dedicated immigration stream to attract and retain exceptional creative professionals and cultural entrepreneurs; AND

WHEREAS other jurisdictions such as Los Angeles and London have successfully leveraged targeted immigration pathways to grow their creative economies, and British Columbia is uniquely positioned to pilot a similar initiative through the Provincial Nominee Program in collaboration with organizations like Creative BC, Music BC, and DigiBC.

THEREFORE BE IT RESOLVED THAT UBCM call on the Province of British Columbia to develop a pilot Creative Talent Stream under the BC Provincial Nominee Program to attract and retain globally recognized creative professionals and cultural entrepreneurs who can contribute to the province's creative economy, tourism sector, and global competitiveness;

FURTHER THAT UBCM urge the Province to design this pilot in close consultation with cultural industry partners and seek federal partnership and dedicated nomination allocations through Immigration, Refugees and Citizenship Canada, with the potential for national expansion based on pilot results.

carried

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Orr

THAT the following be added as E and F:

- E. THAT Council further request that any Creative Talent Stream developed under the BC Provincial Nominee Program be designed to acknowledge the precarious realities faced by many cultural entrepreneurs, including low and inconsistent income, limited access to housing, and a lack of dedicated creative workspaces.
- F. THAT Council further request that the Province invest in fostering local talent, especially amongst equity-deserving groups.

LOST (Vote No. 10896)

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

(Councillor Bligh, Fry and Kirby-Yung absent for the vote)

The amendment having lost, the motion was put and CARRIED UNANIMOUSLY (Vote No. 10897) with Councillors Bligh and Fry absent for the vote.

FINAL MOTION AS APPROVED

WHEREAS

1. British Columbia is a national leader in the cultural and creative industries, with over 89,000 people working in the sector and a GDP contribution exceeding \$6.7 billion in 2022, surpassing traditional sectors such as forestry and hospitality;

2. Vancouver's creative economy — including live events, music, nightlife, film, visual effects (VFX), gaming, and digital media — is a cornerstone of the city's cultural identity and contributes billions annually to British Columbia's economy, supporting tens of thousands of skilled, well-paying jobs;
3. Cities such as Los Angeles and London have surged ahead by leveraging targeted international talent strategies — including specialized designations for globally recognized creators and entrepreneurs — leading to job creation, new businesses, and strong returns on investment;
4. Canada currently lacks a dedicated and modern immigration stream for exceptional creative professionals and/or culturally innovative entrepreneurs, forcing them to navigate general skilled-worker pathways that often disadvantage individuals with non-traditional education, freelance careers, or project-based work histories;
5. This lack of an immigration stream for exceptional creative professionals has led to missed opportunities in talent recruitment, retention, and long-term cultural investment, as foreign creative professionals often enter Canada on temporary work permits without a clear path to permanent residence, and many Canadian-trained creatives leave the country for more supportive jurisdictions;
6. Creating a specialized immigration pathway for people with exceptional creative talent would help grow local industries, support new businesses, boost tourism, and strengthen cultural exchange. It would bring long-term social and economic benefits by connecting world-class creative leaders with communities across Canada; and
7. In B.C., the Provincial Nominee Program (PNP) framework offers an effective mechanism for piloting a new immigration stream aligned with provincial needs and economic development strategies, where the infrastructure and networks to support such a program are already well established through organizations such as Creative BC, the BC Arts Council, and industry associations.

THEREFORE BE IT RESOLVED

- A. THAT Council request the Province to develop a pilot Creative Talent Stream under the British Columbia Provincial Nominee Program (BC PNP), that would allow world-class creative professionals and cultural entrepreneurs to establish long-term economic roots in British Columbia and contribute to the province's creative economy;

FURTHER THAT Council request the Province to design the pilot program in consultation with Creative BC, Music BC, DigiBC, and other relevant cultural sector partners to create an industry-informed nomination mechanism for global creative leaders.
- B. THAT Council urge the Province to work in partnership with the federal government, particularly Immigration, Refugees and Citizenship Canada (IRCC),

to secure a dedicated allocation of nomination spaces under the BC PNP for extraordinary creative talent, with a view to expanding the program nationally based on pilot outcomes.

- C. THAT Council request that the Mayor write to the Province of British Columbia (Ministers of Housing and Municipal Affairs; Tourism, Arts, Culture and Sport; and Jobs, Economic Development and Innovation), expressing Council's support for the development of a pilot Creative Talent Stream under the British Columbia Provincial Nominee Program (BC PNP) to enable creative industries to identify and retain globally recognized talent crucial to B.C.'s and the City of Vancouver's economic resilience, export growth potential, and domestic job creation.
- D. THAT Council direct that a resolution be submitted to the Union of BC Municipalities (UBCM) advocating for the Province to develop a pilot Creative Talent Stream under the British Columbia Provincial Nominee Program (BC PNP), aimed at attracting and retaining individuals with demonstrated extraordinary ability or high potential in creative industries as per the intent of this motion:

THEREFORE BE IT RESOLVED THAT the City of Vancouver submit the following resolution for consideration at UBCM's 2026 Policy Convention.

Establishing a Creative Talent Stream under the BC Provincial Nominee Program

WHEREAS British Columbia's creative sector – including music, live events, film, television, visual effects, digital media, and gaming – is a major driver of the provincial economy, supporting tens of thousands of skilled jobs and contributing over \$6.7 billion in GDP annually, yet Canada currently lacks a dedicated immigration stream to attract and retain exceptional creative professionals and cultural entrepreneurs; AND

WHEREAS other jurisdictions such as Los Angeles and London have successfully leveraged targeted immigration pathways to grow their creative economies, and British Columbia is uniquely positioned to pilot a similar initiative through the Provincial Nominee Program in collaboration with organizations like Creative BC, Music BC, and DigiBC.

THEREFORE BE IT RESOLVED THAT UBCM call on the Province of British Columbia to develop a pilot Creative Talent Stream under the BC Provincial Nominee Program to attract and retain globally recognized creative professionals and cultural entrepreneurs who can contribute to the province's creative economy, tourism sector, and global competitiveness;

FURTHER THAT UBCM urge the Province to design this pilot in close consultation with cultural industry partners and seek federal partnership and dedicated nomination allocations through Immigration, Refugees and Citizenship Canada, with the potential for national expansion based on pilot results.

4. Closing a Tenant Relocation and Protection Policy Loophole to Protect More Tenants

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

MOVED by Councillor Orr

SECONDED by Councillor Maloney

THAT the Committee recommend to Council

WHEREAS

1. The city-wide Tenant Relocation and Protection Policy is intended to protect tenants in long-term rental housing, including:
 - Purpose-built rental housing;
 - Buildings with rentals above commercial spaces; and
 - Multiple conversion dwellings with five or more units.
2. But in some rare edge cases, vagueness in the existing Policy's language has required staff to interpret this to not include builds that were originally built as strata units, but later purchased by a single buyer and operated as rental housing; and
3. This means that some tenants who are living in long-term rental housing, including rentals above commercial spaces, are not protected by the TRPP, against the spirit of the Policy.

THEREFORE BE IT RESOLVED

THAT Council direct staff to report back with a proposed amendment to the Tenant Relocation and Protection Policy to clarify that any building that operates its housing units as rentals under a single landlord is "primary" rental stock and those tenants are eligible for compensation under the Policy.

amended

AMENDMENT MOVED by Councillor Meiszner

SECONDED by Councillor Montague

THAT the following be added to the end:

THAT Council direct staff to consider if this proposed amendment to the *Tenant Relocation and Protection Policy* would also apply to strata windups, where a developer purchases an entire building, and converts it into rental suites, ahead of redevelopment, which can often take several years.

CARRIED UNANIMOUSLY (Vote No. 10898)

(Councillors Bligh, Fry and Mayor Sim absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 10899) with Councillor Fry absent for the vote.

FINAL MOTION AS APPROVED

WHEREAS

1. The city-wide Tenant Relocation and Protection Policy is intended to protect tenants in long-term rental housing, including:
 - Purpose-built rental housing;
 - Buildings with rentals above commercial spaces; and
 - Multiple conversion dwellings with five or more units.
2. But in some rare edge cases, vagueness in the existing Policy's language has required staff to interpret this to not include builds that were originally built as strata units, but later purchased by a single buyer and operated as rental housing; and
3. This means that some tenants who are living in long-term rental housing, including rentals above commercial spaces, are not protected by the TRPP, against the spirit of the Policy.

THEREFORE BE IT RESOLVED

THAT Council direct staff to report back with a proposed amendment to the Tenant Relocation and Protection Policy to clarify that any building that operates its housing units as rentals under a single landlord is "primary" rental stock and those tenants are eligible for compensation under the Policy;

FURTHER THAT Council direct staff to consider if this proposed amendment to the Tenant Relocation and Protection Policy would also apply to strata windups, where a developer purchases an entire building, and converts it into rental suites, ahead of redevelopment, which can often take several years.

5. Improving Public Safety by Protecting Supportive Modular Housing

The Committee heard from 16 speakers who spoke in support of the motion.

MOVED by Councillor Orr

SECONDED by Councillor Maloney

THAT the Committee recommend to Council

WHEREAS

1. The City has a duty to protect the health, safety, and well-being of all residents, including vulnerable populations experiencing homelessness;

2. Evidence consistently shows that chronic homelessness is associated with [higher rates](#) of [emergency service calls](#), including fire, police, and paramedic responses, as well as increased risk of both [victimization](#) and [criminalization](#) for people who are homeless;
3. Vancouver's Supportive Modular Housing sites provide cost-effective and dignified shelter with on-site health and social supports, [reducing the strain on emergency services](#) and [improving outcomes](#) for individuals in need of support;
4. Supportive modular housing can last for 30-40 years, and it is more cost effective to maintain and protect existing housing than to replace it with new shelter rate construction;
5. There are very few appropriate options to move supportive modular housing residents into if their buildings close, and when appropriate housing is found, it means that unit is no longer available for someone who is still currently homeless;
6. There is a rapidly growing number of Vancouver residents who desperately need social housing they can afford, including over 3,200 people on social assistance who are currently without a fixed address;
7. The Vancouver Zoning Bylaw states in Section [11.3.4.3](#): "A development permit for temporary modular housing must be limited in time to a maximum of 5 years, unless otherwise extended in writing for up to an additional 5 years by the Director of Planning."; and
8. Land leases for about 600 units of modular housing will expire by 2031 unless Council changes the bylaw to allow the housing to stay longer.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to bring forward for Council's consideration as soon as possible a referral report to amend the Zoning Bylaw to allow supportive modular housing to remain on its current sites for the life of the building.
- B. THAT when a supportive modular building has to be moved because the site has another imminent use, the city will make every effort, including considering city-owned lots and parking lots, to move the existing modular buildings to a new site.

LOST (Vote No. 10900)

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

(Councillors Fry and Kirby-Yung absent for the vote)

6. Identifying Progressive Revenues to Protect Public Services

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

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During discussion, Chair Zhou relinquished the Chair to Vice-Chair Klassen in order to provide comments on the motion and resumed the Chair once finished.

* * * * *

MOVED by Councillor Orr
SECONDED by Councillor Maloney

THAT the Committee recommend to Council

WHEREAS

1. Staff have indicated that a 6 or 7 percent property tax increase is required for 2026 in order to sustain city operations, but Vancouver City Council, on June 18, 2025, directed staff to explore property tax options which are as low as 2.5% or 0% for 2026;
2. Vancouver's vital public services are at risk of being under-funded without continued and reliable sources of revenue that include property taxes and other revenues;
3. Vancouver has a variety of methods to collect revenues, which impact different groups and household incomes in different ways;
4. During an affordability crisis, we must provide relief first and foremost to those most in need, and not give handouts to the wealthy and well-connected.

THEREFORE BE IT RESOLVED THAT Council request staff to produce a report that is delivered concurrently with the previously requested report on potential 2026 tax rates that will:

- i. Identify existing or new sources of revenue which primarily impact people with higher incomes in Vancouver, which are suitable for deployment as early as the 2026 budget; and
- ii. Compare and contrast the existing sources of revenue the city collects and review existing research from other jurisdictions to provide a high-level analysis on which income groups different revenue sources tend to impact the most.

LOST (Vote No. 10901)

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

(Councillors Bligh, Fry and Kirby-Yung absent for the vote)

7. Streamlining the Provision of Duplex and Multiplex Housing in R1-1 Zoning

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

MOVED by Councillor Maloney

SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. Vancouver is a provincial and national leader in enabling laneway homes, multiplexes, and other types of small-scale multi-unit housing that support a greater diversity of housing types, offered at a wider array of price points, within existing neighbourhoods;
2. Significant construction-cost escalations and broad economic uncertainty are challenging Vancouver homebuilders to cost-effectively deliver the city's needed housing;
3. The single-family detached home is the most expensive and least climate-adapted housing form, but it enjoys a considerable advantage over duplexes, multiplexes, and other types of multifamily housing with respect to permit approval time and simplicity of permit requirements;
4. A proposed multiplex in R1-1 development currently requires separate reviews for the Development Permit and Building Permit. This can easily add three to six months of additional approval time when compared to a single-family detached home or a simple laneway home;
5. Development Permits are time-consuming for both staff and applicants. Some applicants report that assessment decisions can at times feel subjective and/or arbitrary when compared to Outright zoning rules;
6. Vancouver's R1-1 zoning does not currently allow a new multiplex on a lot without a lane, or on a lot that is shorter than 30.4 metres in length or smaller than 306 square metres in area;
7. The city requires builders who wish to develop multiplex housing on unusually shaped lots, double-fronting arterial lots, and/or lots with lane easements to pursue a time-consuming application process via the Board of Variance;

8. Builders report that the city's six-strata-unit cap and minimum subdivision lot sizes make the development of multiplexes on estate⁹ sized R1-1 lots economically unfeasible in many instances. While the city provides exclusions for bike parking, builders report that in practice, they do not always improve project feasibility;
9. Allowing greater flexibility in the types of lots on which gentle-density housing can be built will enable homeowners and small- and medium-sized homebuilders to more readily develop such housing;
10. The City of Burnaby currently allows multiplexes with higher floor space ratio than those in Vancouver. Burnaby's regulations allow four floors (three above grade) and 50% site coverage, with no limit on floor space ratio;
11. Given the high cost of land, current regulations that require proposed multiplexes to meet 1.0 floor space ratio significantly constrain the financial viability of many such projects. An allowance for higher density, or higher unit counts per site, would open up additional locations to multifamily housing; and
12. The City is planning a periodic review of its R1-1 zoning.

THEREFORE BE IT RESOLVED THAT Council direct staff as part of its forthcoming review of R1-1 zoning, to:

Explore and report back on the feasibility and implications of amending R1-1 zoning to:

- i. Expedite multiplex permitting by simplifying the approval process. This could be done through a combined Development Permit / Building Permit process, or Outright zoning (similar to what is used for single-family detached homes and laneway homes) on R1-1 residential projects with a frontage of 100 feet or less;
- ii. Allow multiplexes on lots that are smaller than current minimum size thresholds, or on lots without lane access;
- iii. Enable multiplex development on large lots by allowing subdivision and/or higher unit counts to achieve appropriately sized multiplex units, potentially via amendments to the Subdivision By-law (No. 5208);
- iv. Consider granting the Director of Planning discretion in a wider range of situations for multiplexes proposed on non-conforming, small, or unusual lots;
- v. Remove "half storey" massing requirements for upper floors on duplexes to allow for smaller-footprint buildings with more green space;
- vi. Allow bicycle parking exclusions to scale with lot sizes; and

⁹ Vancouver Subdivision Bylaw, Schedule A, Table 1, includes large lot categories C (50' min frontage) through G (150' min frontage) as compared to lot category A that allows subdivision down to 30' frontage.

- vii. Consider altering Vancouver's R1-1 zoning to be at least as permissive as the City of Burnaby's equivalent zoning, the R1 Small-Scale Multi-Unit Housing District.

CARRIED UNANIMOUSLY (Vote No. 10902)
(Councillors Fry and Kirby-Yung absent for the vote)

8. Realizing the Full Potential of Exceptional Lands in Vancouver

The Committee heard from five speakers who spoke in support of the motion and two speakers who provided general comments on the report.

MOVED by Mayor Sim
SECONDED by Councillor Klassen

THAT the Committee recommend to Council

WHEREAS

1. On February 1, 2023, Vancouver City Council unanimously adopted the motion entitled "*Industrial Modernization and Intensification Framework Development Process Update*", directing staff to report back with strategies to advance the modernization, intensification, and protection of Vancouver's industrial and employment lands;
2. The February 2023 motion called for staff to address a number of issues, including opportunities to accelerate the Intensification Framework's development, policy mechanisms to limit speculation, and regulatory tools to preserve and enhance the city's limited industrial land base;
3. On November 14, 2023, Council received a report titled "*Industrial Modernization and Intensification Framework – Updates and Policy Recommendations*" (RTS 15772), which provided policy updates, a review of market conditions, and recommended planning work for specific industrial areas, including Railtown and South Vancouver;
4. City staff have received an increasing number of non-compliant rezoning applications and inquiries seeking to include housing (often high-density residential) on industrial and employment lands in addition to, and while preserving, the ongoing industrial uses, prompting the need for a framework to evaluate such proposals;
5. The Province of British Columbia's Transit-Oriented Areas (TOA) legislation requires local governments to increase housing density around SkyTrain and major transit corridors, increasing the necessity for a policy review of industrial lands near rapid transit;
6. Council has repeatedly reaffirmed the importance of industrial and employment lands to Vancouver's long-term economic resilience, affordability, and job

diversity, especially lands that are strategically located near rapid transit and within urban centres;

7. Staff have been received inquires or applications on several exceptional sites with unique industrial characteristics, and this presents an important opportunity to request site-specific analysis on strategically situated properties of citywide interest. These sites include:
 - The former Molson site, a large, underutilized property with significant redevelopment potential;
 - The former industrial sites near Main Street and Terminal Avenue in close proximity to the new St. Paul's Hospital and other emerging mixed-use and transit-oriented areas;
 - Railtown, a unique industrial and creative district requiring tailored policy guidance to support job space retention and cultural economy integration;
 - Marine Gateway, a rapid transit-served, mixed-use area with employment potential requiring clear direction on the future of adjacent industrial-designated sites;
 - The Mount Pleasant industrial area, a centrally located employment district with sites within the provincially-mandated TOAs, where modernized policy guidance is needed to support innovative tech clusters, light industry, and creative economy uses while carefully considering residential uses.
8. The City of Vancouver has established ambitious housing goals in the *Vancouver Plan*, the *Housing Vancouver Strategy*, and in response to new provincial legislation, which collectively aim to accelerate the delivery of diverse, affordable, and transit-oriented housing options. Achieving these goals necessitates thoughtful integration of housing objectives with industrial and employment land protection policies.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to provide site-specific information regarding the future role, planning considerations, and policy implications for the following exceptional sites and report back on or before October 31, 2025:
 - i. The former Molson site;
 - ii. The former industrial sites near Main Street and Terminal Avenue;
 - iii. The Railtown industrial district;
 - iv. The Marine Gateway area; and
 - v. The Mount Pleasant industrial area.

FURTHER THAT staff continue to process without delay existing and new applications for the exceptional sites outlined above;

AND FURTHER THAT, following the analysis of site-specific information regarding the future role, planning considerations, and policy implications of the exceptional sites listed above, staff prepare concurrent submissions to Metro Vancouver to remove any recommended sites from the Industrial Land Reserve in the fall.

B. THAT staff be requested to provide:

- Analysis of how each site supports the goals of the *Industrial Modernization and Intensification Framework*, the *Vancouver Plan*, the *Housing Vancouver Strategy*, and the *Metro Vancouver Regional Industrial Lands Strategy*;
- Options for future land use directions that maintain or intensify employment-generating capacity while appropriately accommodating the potential for housing and public amenities such as green space, childcare, community and recreation facilities, and arts and culture spaces;
- Assessment of the sites' relationship to major transit infrastructure and opportunities for integrated job space intensification; and
- Any preliminary recommendations for area-specific planning, policy amendments, or further study;

FURTHER THAT staff include this expanded analysis within the broader context of their reporting on citywide industrial land supply, pressures on industrial and employment lands, and protection strategies, and continue to prioritize the advancement of a modernized, transit-oriented employment lands policy framework that supports a diverse and sustainable economy.

carried

AMENDMENT MOVED by Councillor Maloney

THAT in B, the words "while appropriately accommodating the potential for housing and public amenities such as green space, childcare, community and recreation facilities, and arts and culture spaces" be struck and replaced with "with a specific goal of preserving and/or expanding the City of Vancouver's overall number of industrial jobs, which Metro Vancouver economic analysis has found pay 14% higher on average than non-industrial jobs".

FURTHER THAT in the first clause of B, the following be inserted as the third point:

Within that land use direction, options to appropriately accommodate the potential for housing and public amenities such as green space, childcare, community and recreation facilities, and arts and culture spaces.

not put

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

* * * * *

During discussion on the motion, it was

MOVED by Councillor Klassen

SECONDED by Clouncillor Montague

THAT under section 11.5 of the Procedure By-law, the Committee call the vote on the motion.

withdrawn

MOVED by Councillor Klassen

SECONDED by Councillor Montague

THAT the motion to call the vote be withdrawn.

CARRIED UNANIMOUSLY AND

BY THE REQUIRED MAJORITY

(Councillors Fry, Kirby-Yung and Orr absent for the vote)

* * * * *

MOVED by Councillor Dominato

SECONDED by Councillor Montague

THAT under section 2.8 of the Procedure By-law, the Committee extend the meeting past 10 pm in order to complete the business.

CARRIED UNANIMOUSLY AND

BY THE REQUIRED MAJORITY

(Councillors Fry, Kirby-Yung and Orr absent for the vote)

* * * * *

Subsequently, the motion was put and CARRIED UNANIMOUSLY (Vote No. 10903) with Councillors Fry, Kirby-Yung and Orr absent for the vote.

FINAL MOTION AS APPROVED

WHEREAS

1. On February 1, 2023, Vancouver City Council unanimously adopted the motion entitled "*Industrial Modernization and Intensification Framework Development Process Update*", directing staff to report back with strategies to advance the modernization, intensification, and protection of Vancouver's industrial and

employment lands;

2. The February 2023 motion called for staff to address a number of issues, including opportunities to accelerate the Intensification Framework's development, policy mechanisms to limit speculation, and regulatory tools to preserve and enhance the city's limited industrial land base;
3. On November 14, 2023, Council received a report titled "*Industrial Modernization and Intensification Framework – Updates and Policy Recommendations*" (RTS 15772), which provided policy updates, a review of market conditions, and recommended planning work for specific industrial areas, including Railtown and South Vancouver;
4. City staff have received an increasing number of non-compliant rezoning applications and inquiries seeking to include housing (often high-density residential) on industrial and employment lands in addition to, and while preserving, the ongoing industrial uses, prompting the need for a framework to evaluate such proposals;
5. The Province of British Columbia's Transit-Oriented Areas (TOA) legislation requires local governments to increase housing density around SkyTrain and major transit corridors, increasing the necessity for a policy review of industrial lands near rapid transit;
6. Council has repeatedly reaffirmed the importance of industrial and employment lands to Vancouver's long-term economic resilience, affordability, and job diversity, especially lands that are strategically located near rapid transit and within urban centres;
7. Staff have been received inquires or applications on several exceptional sites with unique industrial characteristics, and this presents an important opportunity to request site-specific analysis on strategically situated properties of citywide interest. These sites include:
 - The former Molson site, a large, underutilized property with significant redevelopment potential;
 - The former industrial sites near Main Street and Terminal Avenue in close proximity to the new St. Paul's Hospital and other emerging mixed-use and transit-oriented areas;
 - Railtown, a unique industrial and creative district requiring tailored policy guidance to support job space retention and cultural economy integration;
 - Marine Gateway, a rapid transit-served, mixed-use area with employment potential requiring clear direction on the future of adjacent industrial-designated sites;
 - The Mount Pleasant industrial area, a centrally located employment district with sites within the provincially-mandated TOAs, where

modernized policy guidance is needed to support innovative tech clusters, light industry, and creative economy uses while carefully considering residential uses.

8. The City of Vancouver has established ambitious housing goals in the *Vancouver Plan*, the *Housing Vancouver Strategy*, and in response to new provincial legislation, which collectively aim to accelerate the delivery of diverse, affordable, and transit-oriented housing options. Achieving these goals necessitates thoughtful integration of housing objectives with industrial and employment land protection policies.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to provide site-specific information regarding the future role, planning considerations, and policy implications for the following exceptional sites and report back on or before October 31, 2025:

- i. The former Molson site;
- ii. The former industrial sites near Main Street and Terminal Avenue;
- iii. The Railtown industrial district;
- iv. The Marine Gateway area; and
- v. The Mount Pleasant industrial area.

FURTHER THAT staff continue to process without delay existing and new applications for the exceptional sites outlined above;

AND FURTHER THAT, following the analysis of site-specific information regarding the future role, planning considerations, and policy implications of the exceptional sites listed above, staff prepare concurrent submissions to Metro Vancouver to remove any recommended sites from the Industrial Land Reserve in the fall.

- B. THAT staff be requested to provide:

- Analysis of how each site supports the goals of the *Industrial Modernization and Intensification Framework*, the *Vancouver Plan*, the *Housing Vancouver Strategy*, and the *Metro Vancouver Regional Industrial Lands Strategy*;
- Options for future land use directions that maintain or intensify employment-generating capacity while appropriately accommodating the potential for housing and public amenities such as green space, childcare, community and recreation facilities, and arts and culture spaces;
- Assessment of the sites' relationship to major transit infrastructure and opportunities for integrated job space intensification; and
- Any preliminary recommendations for area-specific planning, policy amendments, or further study;

FURTHER THAT staff include this expanded analysis within the broader context of their reporting on citywide industrial land supply, pressures on industrial and employment lands, and protection strategies, and continue to prioritize the advancement of a modernized, transit-oriented employment lands policy framework that supports a diverse and sustainable economy.

The Committee adjourned at 9:55 pm.

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

JULY 23, 2025

A meeting of the Council of the City of Vancouver was held on Wednesday, July 23, 2025, at 9:55 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:

Mayor Ken Sim
Councillor Rebecca Bligh
Councillor Lisa Dominato
Councillor Mike Klassen
Councillor Lucy Maloney
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Lenny Zhou

ABSENT:

Councillor Pete Fry (Leave of Absence – Personal Reasons –
7 pm onwards)
Councillor Sarah Kirby-Yung (Leave of Absence – Civic
Business – 5 pm onwards)
Councillor Sean Orr

CITY MANAGER'S OFFICE:

Sandra Singh, Deputy City Manager

CITY CLERK'S OFFICE:

Lesley Matthews, Acting Deputy City Clerk
Connie Law, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
Wednesday, July 23, 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. City-Wide Design and Development Guidelines – Phase Two Actions
2. Prohibiting the Sale of Gun-shaped Lighters (GSL)
3. Debenture Program 2025 (Sustainability Bond)
4. Contract Award for Supply and Delivery of Water Meter Assemblies
5. Contract Award for Supply of Tree Related Maintenance Services Pre-Qualification
6. Contract Award for Supply of Contracted Janitorial Services

Council Members' Motions:

1. Request for Review of School Liaison Officer Program
2. Urgent Investment in Vancouver's Arts and Culture Infrastructure: Strengthening Vancouver's Cultural Sustainability and Economic Impact
3. Building BC's Creative Advantage: A New Immigration Pathway for Cultural Entrepreneurs
4. Closing a Tenant Relocation and Protection Policy Loophole to Protect More Tenants
5. Improving Public Safety by Protecting Supportive Modular Housing
6. Identifying Progressive Revenues to Protect Public Services
7. Streamlining the Provision of Duplex and Multiplex Housing in R1-1 Zoning
8. Realizing the Full Potential of Exceptional Lands in Vancouver

MOVED by Councillor Zhou

SECONDED by Councillor Meiszner

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of July 23, 2025, as contained in Reports 1 through 6 and Council Members' Motions 1 through 8, be approved.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Klassen

SECONDED by Councillor Dominato

THAT Council enact by-laws 1 and 2 as listed on the agenda for this meeting and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend the Licence By-law No. 4450 regarding gun-shaped lighters (By-law No. 14440)
2. A By-law to amend the Ticket Offences By-law No. 9360 regarding gun-shaped lighters (By-law no. 14441)

ADJOURNMENT

MOVED by Councillor Montague

SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 9:57 pm.

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