



COUNCIL REPORT

Report Date: October 3, 2025
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Meeting Date: November 26, 2025
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities
FROM: General Manager of Engineering Services
SUBJECT: Patio Program Updates

Recommendations

- A. THAT Council approve the proposed updates to the Patio Program as outlined in this report.
- B. THAT Council approve, in principle, amendments to the Street Vending By-law to change patio names;

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Street Vending By-law generally in accordance with the draft by-law attached in Appendix A.

- C. THAT Council approve, in principle, amendments to the Vancouver Building By-law to exempt certain decks and lightweight structures for patios from the requirement to obtain a building permit; and to exempt ancillary outdoor seating on patios from the requirement to include patio seats in the building washroom capacity calculation, provided that sufficient interior washroom capacity already exists, generally as provided in Appendix B;

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Building By-law generally in accordance with the draft by-law attached in Appendix B.

Purpose and Executive Summary

In response to Council's September 2021 direction to review the Patio Program, this report outlines proposed updates to the Patio Program, including:

- Updated accessibility requirements and expanded design options for summer curbside patios, supported by design guidelines and tools for businesses.

- Name changes to patio types to improve understanding of the program.
- Updates to “storefront seating” (formerly named “small sidewalk patio”) to have no permit fee and a ‘permit light’ process.
- Rationale for updated patio permit fees and financial tools to support businesses, as presented to Council for decision in the 2026 Engineering Fees Council report (separate report).

To maintain a streamlined permit process while introducing accessibility requirements and expanded design options, the following by-law amendments are recommended:

- Vancouver Building By-law (VBBL):
 - o Exceptions for certain decks and lightweight structures for patios so they do not require building permits or sealed engineer drawings and schedules
 - o Added seats for patios that are excluded from washroom calculations for occupant load
- Street Vending By-law:
 - o Updates to reflect the new patio names
 - o Elimination of fees for storefront seating

Council Authority/Previous Decisions

- February 2025: Council adopted the “Buy Local” [motion](#) in response to economic uncertainty and trade tariffs, with a focus on supporting local businesses.
- February 2024: Council directed staff to trial the summer 2024 [Gastown Water Street Pedestrian Zone Pilot](#), which included new and expanded pilot patios with waived fees and expedited permitting. These tools were applied in Gastown and the Granville Entertainment District pedestrianization pilot areas in summer 2025.
- July 2022: Council approved the citywide [Accessibility Strategy](#).
- September 2021: Council approved a permanent summer patio program by approving amendments to the Street Vending Bylaw to enable curbside patios and a summer permit term; and further [directed staff](#) to undertake a review of the Patio Program.
- May 2020: In response to COVID-19, Council adopted the “Flexible, Innovative and Expedited Patio Permitting” [motion](#), leading to the creation of the Temporary Expedited Patio Program (TEPP). TEPP was extended in October 2020.

City Manager’s Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Building on the success of the Temporary Expedited Patio Program (TEPP) during the COVID-19 pandemic, Council approved a permanent summer patio program in September 2021. Given the changing demands for patios during and following the pandemic, as well as feedback about the TEPP program from the hospitality industry and accessibility community, Council further directed staff to undertake a Patio Program Review (the ‘Review’), including design guidelines, accessibility policy, and permit fees.

Inputs for the Review included:

- Engagement with industry stakeholders and the Persons with Disabilities Advisory Committee (PDAC).

- Jurisdictional research on comparable patio programs in cities across North America.
- Site audits and accessibility policy recommendations led by a Rick Hansen Foundation certified accessibility consultant.
- Learnings from the implementation of the summer patio program since 2022, and pedestrian zone pilots on Water Street and Granville Street.
- A financial review of the Patio Program.
- Collaboration with Development, Buildings and Licensing (DBL), Vancouver Fire and Rescue Services (VFRS), and other internal and external partners.

Discussion

Objectives for the Patio Program updates

Key objectives for the Patio Program updates were developed based on the inputs above:

- Provide clear accessibility requirements and safety standards for curbside patios.
- Provide a greater range of design options for summer curbside patios.
- Keep the permit process streamlined and limit any new application requirements.
- Improve public realm management by clarifying roles and responsibilities between the City and permit holders and developing a more robust compliance framework.
- Provide recommendations for updated permit fees, along with potential financial tools to support businesses.

Overview of the stakeholder engagement

From fall 2023 to summer 2025, staff conducted three rounds of stakeholder engagement with current and past patio permit holders, Business Improvement Areas (BIAs), representatives of the food and hospitality industry, and PDAC. Progressively, the engagement sessions identified industry and community needs from the program, introduced draft design guidelines materials, and presented final draft recommendations for program updates.

Key themes from stakeholder engagement included: the need for clear requirements and tools to achieve accessibility; interest in a wide range of patio types and design options to meet business needs; desire for more streamlined permit processes; and concerns about fees and other patio-related costs. Engagement feedback helped to inform the key objectives for Review and recommended program updates. A summary of engagement is included in Appendix C.

Name changes to patio types

Name changes to the patio types in the Patio Program are proposed, based on feedback that the current names are confusing for businesses. For example, the distinction between a “large sidewalk patio” and “small sidewalk patio” is not, in fact, size: a large sidewalk patio is delineated by a railing and allows for liquor service (if licensed by LCRB), while a small sidewalk patio refers to tables and chairs against a building frontage with no railing or liquor service. The proposed names better describe the use and location of each patio type. These name changes require amendments to the Street Vending By-law, detailed in Appendix A.

Proposed name changes:

- Changing “large sidewalk patio” to “sidewalk patio”
- Changing “small sidewalk patio” to “storefront seating”
- No changes to “curbside patio”

Proposed accessibility requirements for summer curbside patios

When a permanent summer program including curbside patios was approved by Council in September 2021, the accessibility community raised concerns that TEPP curbside patios were often inaccessible and sometimes impacted accessibility in the surrounding public realm. A review, supported by accessibility consultant HCMA, found that the existing design guidelines lacked sufficient direction for businesses to create accessible patios. Site audits with participants with lived experience of disability confirmed that most existing curbside patios have multiple accessibility barriers.

The proposed program updates include the following accessibility-related requirements:

- A minimum of one accessible seat per patio.
- An accessible path of travel and entrance.
- Drainage underneath decks and ramps to prevent water and debris buildup in the public realm.

To support businesses to meet these requirements, the proposed updated guidelines provide options for decks and ramps for curbside patios that address varying site conditions and business choice. As existing unapproved patio decks have led to water pooling and debris buildup that impact street operations and accessibility, the guidelines will also illustrate how to provide proper drainage.

Since most existing or renewing patios do not currently meet the proposed accessibility requirements, staff propose a three-year transition period to allow businesses enough time to redesign and upgrade their patios. The proposed program updates also include direct and indirect financial tools to support businesses to make this capital investment (refer to Financial Implications section).

PDAC expressed support for the updated accessibility requirements and proposed transition period for businesses (meeting on June 12, 2025). From business engagement survey conducted in June 2025, 78% of survey respondents said it was feasible to upgrade their curbside patios to meet the new requirements within three years. See Appendix C for key engagement findings.

Expanding design options for summer curbside patios

The proposed program updates introduce expanded design options for summer curbside patios to address businesses' diverse needs, from a simple low-cost patio to more complex designs with improved weather protection and an elevated customer experience.

The existing design guidelines, based on the former TEPP program, limit curbside patios to tables and chairs placed on the road surface, single-post umbrellas, standing heaters, and simple railings. The proposed expanded design guidelines introduce:

- Vertical elements such as wind screens, posts and lightweight open frames (must maintain clear traffic sightlines).
- Summer-appropriate overhead covers made of flexible and lightweight materials.
- Accessories such as lighting and planters.
- Overhead electrical connections from the building to the patio to support string lighting (requires electrical permit).
- Larger patio footprints that span the curb lane and boulevard (where site conditions allow).
- Non-seating-related public realm enhancements such as painted concrete barriers and planters behind barriers (generally to be initiated by BIAs).

From the stakeholder engagement survey, 72% of respondents say the proposed design options meet their needs for their summer curbside patios.

Proposed changes to storefront seating (formerly small sidewalk patios)

To provide a very low-cost, easy-to-access option for outdoor seating for businesses while encouraging a more vibrant public realm, the proposed program updates include changes to the existing “small sidewalk patio” type (that is, simple bistro tables and chairs placed directly adjacent to a business frontage, without railing or liquor service). The proposed updates include:

- Renaming the program to “storefront seating”.
- Elimination of application and permit fees.
- A permit-light process where businesses submit a declaration form confirming that they meet program requirements and permit terms and conditions, but do not submit drawings or other application documents.
- Expanded eligibility to allow for seating for non-food businesses, such as non-food retail and commercial services. (Note that for non-food businesses, storefront seating is meant for seating only, not for conducting services.)

Enforcement for non-compliance will be addressed on a by-complaint basis with an education-first approach. The transition from the small sidewalk patio type to storefront seating will require amendments to the Street Vending By-law, detailed in Appendix A.

Public realm management and compliance framework

The proposed program updates aim to expand design options for patios while maintaining traffic safety and a safe, accessible public realm. Due to their location in the street, curbside patios have additional safety and management needs and thus require City-delivered traffic safety measures (e.g. barriers, wheel stops and bollards) as well as additional design considerations and management by permit holders.

The proposed updated program includes a public realm management and compliance framework that identifies clear roles and responsibilities for the City and permit holders. The City will provide clear requirements for patio design and management via updated guidelines, education tools, and permit terms and conditions. At the same time, businesses must obtain necessary permits and build and maintain the patio and surrounding space in compliance with requirements. In cases of non-compliance, the City takes an education-first approach. When necessary, additional enforcement tools may include contacting the business to remediate an urgent safety issue; notification letters of by-law infraction; ticketing; permit revocation; or removal.

From the June 2025 engagement survey, 90% of respondents say the updated roles and responsibilities for businesses are clear and reasonable.

Proposed VBBL amendments to maintain a streamlined permit process

A key goal of the proposed program updates is to support accessibility and provide a greater range of design options—without adding significant additional permit application requirements, costs, or review time.

Amendments to the VBBL are proposed to maintain a streamlined permit process. Specifically, small decks under 60 cm in height and lightweight structures (such as posts, open frames, and overhead covers) under 3.0 m in height may be exempt from a building permit, professional drawings by an engineer or architect, review by the Building Review Branch, or other potential application steps. This exemption applies for summer curbside patios in street right-of-way and patios in private property. (Note that development permits and associated requirements may still be required for some patio applications in private property.)

For summer curbside patios, in lieu of professional drawings, the applicant will only need to submit a simple declaration form identifying what design elements will be included in a patio design. Once built, the City will conduct an inspection to confirm the patio meets key safety and accessibility requirements.

Proposed amendments to the VBBL are detailed in Appendix B. Applications for more complex patio structures that do not meet these VBBL exemptions will be reviewed on a case-by-case basis and may have additional requirements.

Relaxing washroom requirements to enable added seats for outdoor seating

Additional proposed amendments to the VBBL would enable some businesses to add new outdoor seating ('added seats') on patios without triggering the need to build additional washrooms, thus allowing businesses to increase overall customer capacity and boost revenue.

Per the proposed VBBL amendments, added seats on the patio will be contingent upon the available washroom capacity, based on the aggregate interior and exterior seating. The patio must also have direct and unobstructed access to the street. Outdoor seating on the patio may be exempt from the total occupant load calculations if:

- a business has two (2) washrooms, the number of added seats on the patio is limited to the approved patio footprint, while meeting accessibility requirements, or
- a business has one (1) washroom, they are eligible for up to 10 added seats on their patio.
- A business that does not have an existing washroom will still be eligible to transfer existing indoor seats out to the patio.

If approved, this policy would apply to a broad range of food-serving businesses—including restaurants, pubs, grocery and convenience stores, and breweries/distilleries with service areas—and would apply to patios on both private property and in the street right-of-way.

This approach was successfully piloted in the Water Street and Granville Street pilots, where the majority of participating businesses reported no negative impact on washroom availability or maintenance. This update requires amendments to the VBBL, as detailed in Appendix B.

Future work

If approved by Council, the program updates outlined above will be implemented for 2026; however, further updates to the Patio Program will continue in future phases, including:

- **Sidewalk patios (summer and year-round):** Updates to guidelines and permit process to align with summer curbside program.
- **Year-round curbside patios**
 - o Explore potential guidelines updates and by-law amendments to structures suitable for year-round curbside patios. Key considerations will include traffic safety, street operations, and balance of uses in the public realm.
 - o To inform these potential changes, staff will continue to monitor the patios in the ongoing year-round curbside trial, which includes approximately 56 patios.
- **Additional patio types:** Based on engagement feedback, staff will explore shared patios (a single patio used by multiple businesses) and diverted sidewalks (where sidewalks are relocated to the street to enable a row of sidewalk patios).

Financial Implications

Updated patio permit fees

As directed by Council, the Patio Program Review included a review of fees, financial audit of the program and jurisdictional research. It also explored potential financial tools to support business participation and assist with the transition to updated patio requirements.

A jurisdictional scan of other Canadian patio programs found a wide range of approaches to patio fees. Some municipalities, such as Calgary and West Vancouver, do not currently charge fees. Within Metro Vancouver, Vancouver's fees are higher than those of neighbouring smaller municipalities whose programs typically administer far fewer patios. Compared to programs in cities of a similar scale, such as Toronto and Montreal, Vancouver's fees are similar or lower.

Over the past three years, the Patio Program has been operating as a subsidized program, with a deficit of approximately \$335,000 in 2025. This is due to several factors, including additional costs to support curbside patios (e.g. traffic safety measures), fee-waiving for City-led public realm pilots (Water St in 2024 and 2025, and Granville St in 2025) and uncollected permit fees due to limited enforcement tools. The proposed elimination of fees for storefront seating, if approved, would add an additional cost pressure.

As the program is subsidized, permit fees currently do not cover the city's costs to support this program nor account for the value of commercial use of the street right-of way, in which businesses may generate revenue from patios located in public space. In similar City programs such as shared micromobility (e.g. Mobi and Lime) and for-profit special events, permit or license fees are paid for the commercial use of street right-of-way.

Staff recommend a balanced approach to increasing permit fees over time to move the program into cost recovery and reflect the value of commercial use of the street right-of-way. The proposed approach introduces incremental fee increases over a three-year period of 6% per year, plus annual inflation (estimated at 4.5% per year in modelling) – after which permit fees normalize with annual inflation increases only. (See Appendix D for further detail.)

The incremental increases to fees would align with the rollout of program updates, during which time businesses will be upgrading their patios to meet accessibility requirements and take advantage of expanded design options. At the same time, the City will be phasing in an updated compliance and enforcement framework to meet the increased public realm management needs of the updated program.

Financial tools to support businesses

Businesses are operating in a period of rising costs and significant economic uncertainty, and stakeholder engagement indicated that permit fees are a significant concern for industry. At the same time, businesses noted that other cost factors were equally or more important than permit fees, such as the costs of construction, seasonal removal and storage, some application requirements (such as professional drawings), and upgrading patios to meet new program requirements.

To support businesses to transition to the updated program requirements and permit fees, staff propose a range of tools that provide direct or indirect financial support. To help businesses upgrade their summer curbside patios to meet accessibility and safety standards, and to take advantage of expanded design options, staff recommend a one-time refund of permit fees when businesses build their patios to meet new program requirements, over an eligibility period of three years. Businesses installing a new summer curbside patio (new permit application) and re-installing the same patio as a previous summer (permit renewal) would both be eligible.

While the proposed fee refunds would impact the City's program budget in the short term, this financial tool would support businesses to build accessible curbside patios in a timely manner, add an effective compliance mechanism for the City, and encourage an improved public realm.

Additional cost-saving tools and process improvements to support businesses to participate in the Patio Program include:

- Eliminating the need for professional drawings (e.g. engineering sealed drawings and schedules) for decks and simple structures for summer curbside patios.
- Relaxing washroom requirements to enable added seats for patios to potentially boost revenue.
- Reducing time costs by maintaining a streamlined permit process.
- Adding storefront seating as a no-fee, permit-light option.

Financial Summary

This proposed approach to increase permit fees incrementally, while adding financial tools and process improvements, aims to achieve a balance between recovering the City's costs to administer the program and manage the public realm, supporting businesses to create patios, and encouraging an accessible and vibrant public realm.

See Appendix D for details on the proposed updated permit fees and one-time permit refund tool for businesses, including financial forecast models. Updated fees for the Patio Program in 2026 require amendments to the Street Vending By-law, which are presented to Council for decision as part of the 2026 Engineering Fees Report (separate report).

Actions in response to the 'Buy Local' Council Motion (February 2025), which directs staff to explore potential temporary reduced patio fees in 2026, may result in additional budget pressure on the program. A potential temporary fee reduction in 2026 has not been included in the financial modeling for this report. If required, further by-law amendments in response to the 'Buy Local' Motion will be brought forward in a separate report.

Legal Implications

If Council approves the Recommendations in this report, the Director of Legal Services will bring forward for enactment the following by-law amendments:

Proposed amendments to the Street Vending By-law (Appendix A):

- Name changes to the patio permit types

Proposed amendments to the Vancouver Building By-law (Appendix B):

- Relax washroom requirements to enable added seats on patios to increase overall occupant load without the need to add net new washrooms.
- Remove requirement for sealed engineering drawings and schedules for:
 - o Decks under 60 cm in height
 - o Lightweight overhead structures under 3.0 m in height

Conclusion

The proposed Patio Program updates aim to support accessibility and expand design options for patios, so that patios continue to contribute to a vibrant, well-managed public realm. A key

goal is to provide these updates while maintaining a streamlined permit process and keeping costs manageable for businesses. While the updated program will offer new opportunities for businesses with patios across the city, it will also require a stronger approach to public realm management and compliance. To recover the costs of program operations and support patios as a commercial use in the street right-of-way, while encouraging businesses to continue to participate in the program, updated permit fees are proposed together with business-oriented financial tools and process improvements.

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APPENDIX A

Street Vending By-law Amendments

DRAFT By-law to Amend the Street Vending By-law No. 10868 regarding Patio Review Amendments

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of the Street Vending By-law No. 10868.
2. In section 1.2, Council:
 - (a) in the definition of “curbside patio”, strikes out “an existing food vending establishment which is the subject of a licence agreement with the city” and substitutes “an existing food or beverage establishment’s frontage or flankage, which supports business activity or customer seating as an extension of the establishment”;
 - (b) strikes out the definition of “large patio”;
 - (c) adds the following new definition in the correct alphabetical order:

““sidewalk patio” means a semi-permanent structure constructed or placed on a sidewalk adjacent to an existing food or beverage establishment’s frontage or flankage, which supports business activity or customer seating as an extension of the establishment;”;
 - (d) strikes out the definition of “small patio”;
 - (e) adds the following new definition in the correct alphabetical order:

““storefront seating” means movable furniture placed on a sidewalk adjacent to an existing establishment’s frontage or flankage, which supports business activity or customer seating as an extension of the establishment;” and
 - (f) in the definition of “patio”, strikes out ““small patio” and “large patio”” and substitutes ““sidewalk patio” and “storefront seating””.
3. In sections 5.1 and 5.2, Council strikes out “small patio” wherever it appears, including the titles, and substitutes “storefront seating”.
4. In sections 5.1(a) and (b), Council strikes out “as designated in the permit”.
5. In section 5.3, Council:
 - (a) in the title, strikes out “Large patio” and substitutes “Sidewalk patio”;
 - (b) strikes out “large patio” and substitutes “sidewalk patio”; and
 - (c) strikes out “and the conditions of the licence agreement applicable to the large patio”.

6. In section 5.4, Council strikes out “and the conditions of any licence agreement applicable to the curbside patio”.

7. In Schedule A, Council:

- (a) strikes out “large patio” wherever it appears and substitutes “sidewalk patio”;
- (b) strikes out “small patio” wherever it appears and substitutes “storefront seating”;
and
- (c) under “Permit Fees”, in subsection (e), strikes out “(April 1 – October 31)” wherever it appears and substitutes “(April 1 to October 31)”.

8. This by-law comes into force and takes effect upon enactment.

ENACTED by Council this day of , 2025

Mayor

Clerk

APPENDIX B
Vancouver Building By-law Amendments

DRAFT By-law to amend Building By-law No. 14343
regarding patio review amendments

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of Vancouver Building By-law No. 14343.
2. In Article 1.6.1.1. of Division C of Book I, Council strikes out Sentence (1) and substitutes the following:

“1) Except as permitted by Sentence (2), a *permit* is required before any work regulated by this By-law is undertaken.

2) A building *permit* is not required for an outdoor patio

a) which is not more than 25 m² with a deck of not more than 0.6 m in height, and
b) if it includes demountable lightweight non-structural elements, those elements consist of an open frame with or without an overhead covering made of flexible material, such as textile and vinyl that:

i) is located not more than 3 m above the patio surface,

ii) does not interfere with overhead public utilities,

iii) if of *combustible* material, conforms to the appropriate requirements for resistance to fire as set out in CAN/ULC-S109, “Flame Tests of Flame-Resistant Fabrics and Films”, or NFPA 701, “Standard Method of Fire Tests for Flame Propagation of Textiles and Films, and

iv) is not connected to or supported by a *building* structure.

(See Note C-1.6.1.1.(2).)”

3. In Article 3.7.2.1. of Division B of Book I, Council strikes out Sentence (1) and substitutes the following:

“1) Except as provided in Sentence (2) and Sentence (5), for the purpose of this Subsection, the *occupant load* shall be determined in accordance with Subsection 3.1.17.”

4. In Article 3.7.2.1. of Division B of Book I, Council adds the following sentence in the correct numerical order:

“5) For the purposes of this Subsection, an outdoor seating area is permitted to be exempt from the total *occupant load* calculation where:

a) the occupancy is served by at least 2 water closets, or

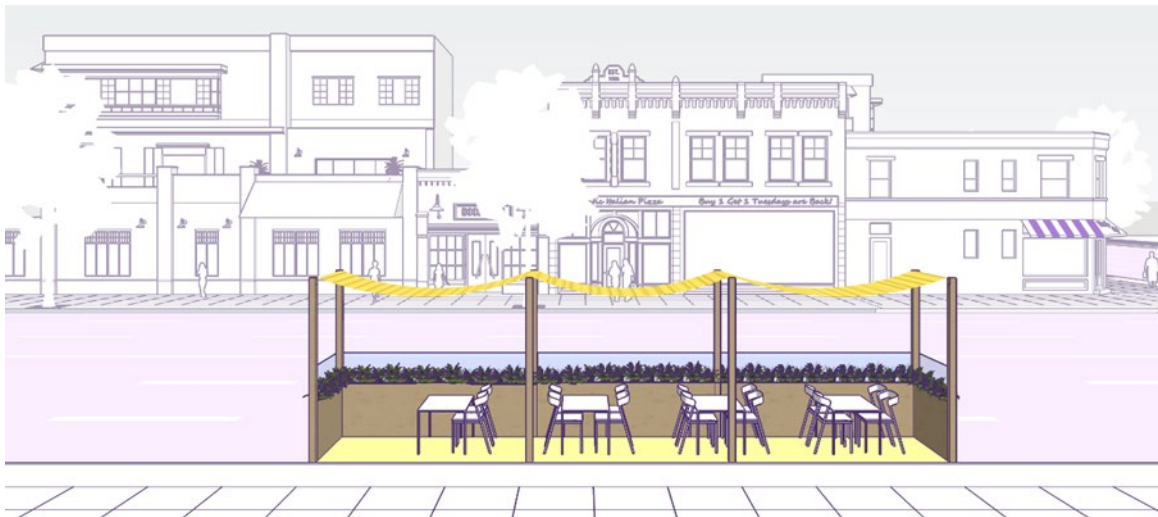
b) the number of outdoor seats does not exceed 10.

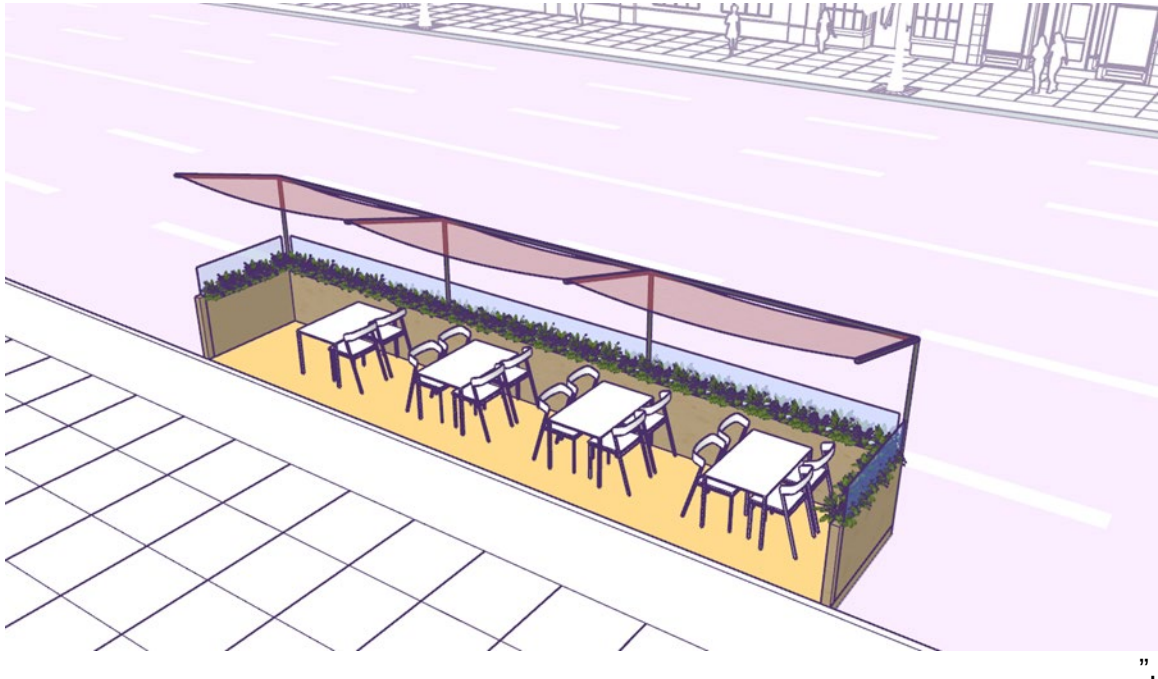
(See Note A-3.7.2.1.(5))”

5. In Division C of Book I, at the end of Part 1, Council adds the following:

“Notes to Part 1

A-1.6.1.1.(2) Sentence 1.6.1.1.(2) enables the introduction of outdoor patios without triggering requirements for a building permit when certain design criteria is met. The following illustrate the intent of this Sentence:





6. In Division B of Book I, Council adds the following new note under Notes to Part 3 in the correct alphanumerical order:

“A-3.7.2.1.(5) The intent of Sentence 3.7.2.1.(5) is to allow the number of water closets in a new premise to be calculated based on the occupant load of the interior space. The occupant load of exterior spaces (such as decks, patios, and similar areas) does not need to be considered when determining the required number of water closets, provided that the premise either has at least two water closets or the number of additional outdoor seats does not exceed ten.

It is important to note that the number of water closets for interior spaces must still be calculated in accordance with the requirements set out in Article 3.7.2.2 when this outdoor seating exemption is applied to a new premise.

When applied to an existing premise, the intent of Sentence 3.7.2.1.(5) is to permit additional outdoor seating provided the premise either has at least two existing water closets or the number of additional outdoor seats does not exceed ten, without requiring additional water closets. This provision is intended to encourage the use of patios and decks without triggering costly renovations for additional washrooms, which could pose a barrier for small businesses or seasonal expansions, when minimum sanitary facilities are already in place.”

7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
8. This By-law is to come into force and take effect upon enactment.

ENACTED by Council this

day of

2025

Mayor

City Clerk

APPENDIX C

Engagement Summary

Round 1: Listening and learning (Q3 2023)	Sessions focused on identifying challenges, opportunities, and industry and community needs from the Patio Program, with a particular focus on curbside patios. Staff also met with PDAC to learn about their key concerns. Round 1 included 4 workshops (51 total participants) and an online questionnaire that received 101 responses. Key feedback: • Current design guidelines limit customer comfort and flexibility (requests for roofs, walls, heaters, lights, planters). • Permit process is costly and complex (engineering drawings, approvals, seasonal removal). • High costs for building, removing, and storing patios; desire for year-round options to reduce seasonal expenses. • Accessibility challenges (need for decking, movable furniture, clear paths). • Interest in sharing patio space or resources between neighbouring businesses to lower costs and increase vibrancy.
Round 2: Design and objectives (Q1 2024)	Draft design scenarios for curbside patios, draft accessibility policies, and a preliminary permit fees review were presented. Round 2 included 4 workshops (73 total participants). Key feedback: • Broad support for an approach offering various patio profiles (simple, enhanced, custom, etc.) to match different budgets and site conditions. • Desire for pre-approved modular designs and City-approved suppliers to reduce engineering and installation costs. • Strong interest in enhanced features (overhead covers, side walls, lighting, heaters, electrical) to improve customer experience and weather protection. • Mixed views on year-round patios: attractive for long-term investment but concerns about costs, vandalism, and winter operations. • Accessibility needs highlighted: stable decking, managing steep slopes, wayfinding, colour contrast, and limits on bar top tables.
Round 3: Review of proposed program updates (Q2 2025)	Staff presented draft recommendations as outlined in this report to stakeholders and PDAC. Round 3 included 3 workshops (29 total participants) and a survey in June 2025 that solicited feedback on the proposed program updates (below). Key feedback from the survey (152 responses in total): 80% are supportive of proposed updates overall. On the proposed guidelines for summer curbside patios: • 83% say guidelines are clear and understandable

	• 78% with existing patios say it is feasible to upgrade their patios to meet new requirements within 3 years; and 66% without existing patios say it is feasible to build new patios to meet new requirements • 72% say the new design options meet their needs for summer curbside patios (minus respondents who do not operate patios firsthand, such as industry representatives) On updates to application process and approach to compliance: • 98% say updates to application process are clear • 90% found roles and responsibilities reasonable (re: public realm management and compliance) On ranking the importance of potential financial tools (1 being the most important): 1. Reduced application requirements 2. Added seats for patio without affecting washroom count 3. Temporarily reduced patio permit fees 4. One-time reimbursement of permit fees when patio is built to new requirements 5. No fee and permit-light patio options (storefront seating) Other cost considerations that businesses noted for summer curbside patios: • Design, construction, and maintenance • Seasonal removal and storage • Provincial liquor fees (LCRB) • Processing time for permits Other feedback from businesses: • Simplify permit process • Improve interdepartmental and intergovernmental coordination
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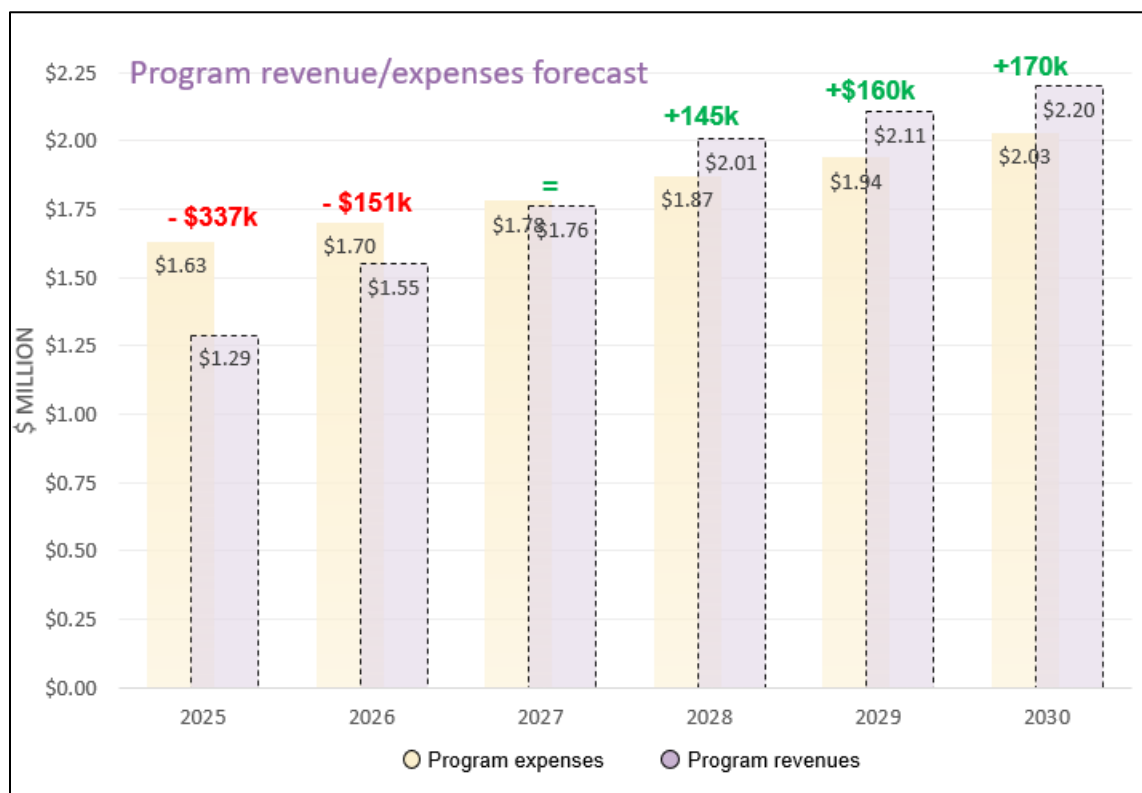
APPENDIX D

Financial Modeling for Recommended Permit Fee Update and Financial Tools for Businesses

	Current permit fee	Recommended permit fee update
Approach	Subsidized program	Update fees to achieve a revenue-generating program, for commercial use of street right-of-way.
Fees	No increases except annual inflation.	Stepped increases of 6%, 6%, and 6% from 2026–2028, plus annual inflation (estimated 4.5% in forecast modelling).
Projected outcomes	Ongoing deficit of \$270,000 – \$335,000 per year.	Achieves program cost recovery by 2028, including resources for enforcement framework.

Program revenue v. expenses forecast model

With recommended fee update of 6%, 6%, and 6% from 2026–2028, plus annual inflation forecasted at 4.5%.



Program revenue v. expenses forecast model

With recommended permit fee update and one-time refund to support businesses in meeting new program requirements. Note that one-time refund tool delays program cost recovery in the short term.

