



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON POLICY AND STRATEGIC PRIORITIES

NOVEMBER 26, 2025

A meeting of the Standing Committee of Council on Policy and Strategic Priorities was held on Wednesday, November 26, 2025, at 9:40 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 Peter Meiszner, Chair* (Leave of Absence – Civic Business – 9:30 am to 1 pm)
Mayor Ken Sim
Councillor Rebecca Bligh
Councillor Lisa Dominato, Vice Chair
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Lucy Maloney*
Councillor Brian Montague*
Councillor Sean Orr
Councillor Lenny Zhou

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

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
David Yim, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Vice 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 Vice 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 Kirby-Yung
SECONDED by Councillor Montague

THAT the Committee adopt Reports 3 and 7, on consent.

CARRIED UNANIMOUSLY
(Councillor Meiszner absent for the vote)

REPORTS

1. FIFA World Cup 2026 By-law November 4, 2025

Staff from the City Manager's Office responded to questions.

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During questions to staff, it was

*MOVED by Councillor Maloney
SECONDED by Councillor Zhou*

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

CARRIED UNANIMOUSLY

* * * * *

MOVED by Councillor Montague
SECONDED by Councillor Zhou

THAT the Committee recommend to Council

- A. THAT Council approve in principle temporary amendments to and relaxations of the Building By-law, Graffiti By-law, Noise Control By-law, Sign By-law, Street and Traffic By-law, Street Vending By-law, and Ticket Offences By-law, all as described in Appendix A of the Report dated November 4, 2025, entitled "FIFA World Cup 2026 By-law" to support the City of Vancouver's role as a Host City for FIFA World Cup 2026 Vancouver (FWC26).
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment a time-bound FIFA World Cup 2026 By-law that includes the amendments and relaxations described above, generally in accordance with the by-laws attached in Appendix A of the Report dated November 4, 2025, entitled "FIFA World Cup 2026 By-law".
- C. THAT Council direct staff to report back with amendments to authorize the

relaxation of the Zoning and Development By-law to support Vancouver's role as a FWC26 Host City, at a later date.

CARRIED UNANIMOUSLY (Vote No. 11168)
(Councillor Fry abstained from the vote)
(Councillor Meiszner absent for the vote)

2. Patio Program Updates October 3, 2025

Staff from Engineering Services provided a presentation and responded to questions.

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the Committee recommend to Council

- A. THAT Council approve the proposed updates to the Patio Program as outlined in this Report dated October 3, 2025, entitled "Patio Program Updates".
- 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 of the Report dated October 3, 2025, entitled "Patio Program Updates".

- 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 of the Report dated October 3, 2025, entitled "Patio Program Updates";

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 of the above-noted report.

amended

AMENDMENT MOVED by Councillor Klassen
SECONDED by Councillor Fry

THAT the following be added to the end of A:

and direct staff from Engineering Services, Development Building, and Licensing (DBL), and the Business and Economy Office (BEO) to work jointly to develop a

simplified and coordinated patio permitting framework that consolidates guidelines, timelines, approvals, and design requirements into one interdepartmental process, including a single point of applicant interface, and report back to Council by the end of January 2026 with the proposed framework and implementation plan;

FURTHER THAT Council direct staff to evaluate existing patio pilot programs as a part of the January 2026 report back with recommendations to either make current pilots permanent or bring them to a conclusion;

AND FURTHER THAT Council direct staff to develop a visual design template for a minimum standard patio that provides clarity for businesses and reduces reliance on case-by-case review to ensure predictability and long-term regulatory stability for businesses.

FURTHER THAT the following be added as D:

THAT Council direct staff to report back by the end of January 2026 with the required by-law and policy amendments to eliminate the Development Permit requirement for seasonal, unenclosed patio structures, consistent with concerns raised through the Vancouver Business Growth Taskforce.

Prior to the vote, the Committee agreed to separate the components of the amendment. The amendment was put with the third clause of A having CARRIED UNANIMOUSLY (Vote No. 11170) with Councillor Kirby-Yung abstaining from the vote and Councillors Maloney and Meiszner absent for the vote, and the addition to the first clause of A, the second clause of A, and D having CARRIED UNANIMOUSLY (Vote No. 11171) with Councillors Maloney and Meiszner absent for the vote.

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11172), with Councillors Maloney and Meiszner absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council approve the proposed updates to the Patio Program as outlined in this report and direct staff from Engineering Services, Development Building, and Licensing (DBL), and the Business and Economy Office (BEO) to work jointly to develop a simplified and coordinated patio permitting framework that consolidates guidelines, timelines, approvals, and design requirements into one interdepartmental process, including a single point of applicant interface, and report back to Council by the end of January 2026 with the proposed framework and implementation plan;

FURTHER THAT Council direct staff to evaluate existing patio pilot programs as a part of the January 2026 report back with recommendations to either make current pilots permanent or bring them to a conclusion;

AND FURTHER THAT Council direct staff to develop a visual design template for a minimum standard patio that provides clarity for businesses and reduces

reliance on case-by-case review to ensure predictability and long-term regulatory stability for businesses.

- 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 of the Report dated October 3, 2025, entitled "Patio Program Updates".

- C. THAT Council approve, in principle, amendments to the Vancouver Building Bylaw 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 of the Report dated October 3, 2025, entitled "Patio Program Updates";

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 of the above-noted report.

- D. THAT Council direct staff to report back by the end of January 2026 with the required by-law and policy amendments to eliminate the Development Permit requirement for seasonal, unenclosed patio structures, consistent with concerns raised through the Vancouver Business Growth Taskforce.

**3. Contract Award for Supply of Employee and Family Assistance Plan Services
October 28, 2025**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate to the satisfaction of the City's Chief Human Resources Officer, City's Director of Legal Services, and the City's Chief Procurement Officer and enter into a contract with Homewood Health Inc. ("HHI") under which HHI will provide Employee and Family Assistance Plan services for an initial term of (3) three-years with an estimated contract value of \$1,122,076 plus applicable taxes, with the option to extend for (6) six additional (1) one- year terms, with an estimated contract value of \$3,570,983, plus applicable taxes over the entire term of the contract to be funded through the operating budget.
- B. THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and Chief Human Resources Officer;

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

ADOPTED ON CONSENT (Vote No. 11179)
(Councillor Meiszner absent for the vote)

**4. Contract Award for Tree Removal and Associated Services in Stanley Park
October 28, 2025**

Staff from Finance and Supply Chain Management responded to questions.

MOVED by Councillor Klassen
SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate an agreement with Blackwell Consulting Ltd. ("BCL"), under which BCL will provide tree removal and associated services in Stanley Park, with an estimated total contract value of \$4,504,221 over an initial 1.5-year term and a 1-year optional extension term (the "Agreement"), to be funded from Park Board Operating Budget.
- B. THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of the Vancouver Board of Parks and Recreation;

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

CARRIED UNANIMOUSLY (Vote No. 11173)
(Councillors Fry and Orr abstained)
(Councillors Maloney and Meiszner absent for the vote)

**5. 2025 Community Services and Other Grants
October 28, 2025**

Staff from Arts, Culture, and Community Services responded to questions.

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

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the Committee recommend to Council

Operating and Capital Grants

- A. THAT Council approve eight Social Innovation Project (SIP) Anti-Black Racism Grants, totalling \$100,000, from the 2025 Social Policy Grants Operating budget to the organizations listed in Appendix A-1 of the Report dated October 28, 2025, entitled "2025 Community Services and Other Grants" for the amounts recommended for each organization in the "2025 Recommend" column of the same report.
- B. THAT Council approve one School Food Grant of \$325,000 from the 2025 Social Policy Grants Operating budget (\$20,000) and the 2025 Social Policy & Projects Operating Budget (\$305,000) to the Board of Education School District No. 39 Vancouver dba The Vancouver School Board, subject to the conditions outlined in Appendix B of the Report dated October 28, 2025, entitled "2025 Community Services and Other Grants".
- C. THAT Council approve six One-Time Project Grants totalling \$220,283 from the 2025 Social Policy Grants Operating budget to the organizations listed in Appendix C-1 of the Report dated October 28, 2025, entitled "2025 Community Services and Other Grants" for the amounts recommended to each organization in the "2025 Recommend" column of the same report;

FURTHER THAT Council approve the reallocation of \$30,000 previously approved from the 2024 Social Policy Grants Operating budget as described in Appendix C-2 of the above-noted report, to the organization listed in Appendix C-2 of the same report.

- D. THAT Council approve two Childcare Operating Grants through 2 grant streams totalling \$43,916 from the 2025 Social Policy Grants Operating budget – Childcare, to the organizations listed in Appendices D-1 and D-2 of the Report dated October 28, 2025, entitled "2025 Community Services and Other Grants", for the amounts recommended for each organization in the "2025 Recommend" column of the same report;

FURTHER THAT Council approve the reallocation of \$22,000 previously approved from the 2025 Social Policy Grants Operating budget – Childcare as described in Appendix D-4 of the above-noted report, to the organization listed in Appendix D-4 of the same report.

- E. THAT Council approve three Social Policy Small-Medium Capital Grants totalling \$55,525 from the 2025 Social Policy Capital Grants budget to the organizations listed in Appendix E-1 of the Report dated October 28, 2025, entitled "2025 Community Services and Other Grants" for the amounts recommended for each organization in the "2025 Recommend" column of the same report.
- F. THAT Council approve three Childcare Small Capital Grants totalling \$150,000 from the 2025 Small Capital Grants for Non-City Owned Childcare budget (\$50,000) to the organizations listed in Appendix F-1 of the Report dated October 28, 2025, entitled "2025 Community Services and Other Grants", and from the 2025 Social Infrastructure Grants - Climate budget (\$100,000) to the organizations listed in Appendix F-2 of the above-noted report, for the amounts recommended to each organization in the "2025 Recommend" column of the

same report.

- G. THAT Council approve two School Aged Care Expansion Capital Grants totalling \$54,735 from the 2025 ACCS School Aged Expansion Grants budget to the organizations listed in Appendix G of the Report dated October 28, 2025, entitled "2025 Community Services and Other Grants" for the amounts recommended to each organization in the "2025 Recommend" column of the same report.
- H. THAT Council approve one Building Safer Communities Program (BSCP) Youth Engagement Project Grant of \$10,000, to the organization listed in Appendix H of the Report dated October 28, 2025, entitled "2025 Community Services and Other Grants". Source of funds is the federal Building Safer Communities Program Fund from Public Safety and Emergency Preparedness Canada.
- I. THAT Council approve one grant of \$60,000 to Good Night Out Vancouver Association as described in Appendix I of the Report dated October 28, 2025, entitled "2025 Community Services and Other Grants" from the 2025 Social Policy & Projects Operating Budget.
- J. THAT Council approve, in advance of the 2026 operating budget, one grant of \$6,379,789 to Vancouver Coastal Health Authority (VCH) as described in Appendix J of the Report dated October 28, 2025, entitled "2025 Community Services and Other Grants" from the 2026 Social Policy Grants Operating budget, to continue implementation of VCH's *Urgent Mental Health and Substance Use Service Enhancements Framework Program*.
- K. THAT Council approve one grant of \$270,000 to Atira Women's Resource Society as described in Appendix K of the Report dated October 28, 2025, entitled "2025 Community Services and Other Grants", to support continuation of the Oppenheimer Park Field House Washroom Monitoring Program through December 31, 2026. Source of funds is the 2025 General Government Operating budget.

Other Applicable Recommendations

- L. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization listed in Appendices A to K of the Report dated October 28, 2025, entitled "2025 Community Services and Other Grants" that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the health and welfare of the City.
- M. THAT Council delegate its authority to the General Manager of Arts, Culture and Community Services to negotiate and execute agreements to disburse the grants described in A to K above on the terms and conditions set out herein or such other terms and conditions as are satisfactory to the General Manager of Arts, Culture and Community Services and the Director of Legal Services.
- N. THAT no legal rights or obligations will arise or be created by Council's adoption of A to K above unless and until all legal documentation has been executed and delivered by the respective parties.

CARRIED UNANIMOUSLY AND A to K
BY THE REQUIRED MAJORITY (Vote No. 11174)
(Councillors Meiszner and Montague absent for the vote)

**6. Business Improvement Area (BIA) Renewals 2026
October 28, 2025**

The Committee heard from one speaker who spoke to other aspects of the report recommendations.

MOVED by Councillor Klassen
SECONDED by Councillor Montague

THAT the Committee recommend to Council

Dunbar Village BIA – Renewal:

- A1. THAT Council confirm the Dunbar Village Business Association as the sponsor for the Dunbar Village BIA.
- A2. THAT Council approve the commencement of a Council Initiative to renew the Dunbar Village BIA, for a further term (5 years) commencing April 1, 2026;

FURTHER THAT Council forward the application of the Dunbar Village Business Association to a hearing of the Court of Revision.
- A3. THAT the City notify property owners and tenants within the area (outlined in Appendix A) of the proposed BIA renewal and levy.
- A4. THAT Council approve a 5-year (2026-2031) funding ceiling of \$1,049,425 for the Dunbar Village BIA, subject to Council approval of the renewal.

Hastings Crossing BIA – Renewal:

- B1. THAT Council confirm the Hastings Crossing Business Improvement Association as the sponsor for the Hastings Crossing BIA.
- B2. THAT Council approve the commencement of a Council Initiative to renew the Hastings Crossing BIA, for a further term (5 years) commencing April 1, 2026;

FURTHER THAT Council forward the application of the Hastings Crossing Business Improvement Association to a hearing of the Court of Revision.
- B3. THAT the City notify property owners and tenants within the area (outlined in Appendix B) of the proposed BIA renewal and levy.
- B4. THAT Council approve a 5-year (2026-2031) funding ceiling of \$1,833,404 for the Hastings Crossing BIA, subject to Council approval of the renewal.

Kerrisdale BIA – Renewal:

- C1. THAT Council confirm the Kerrisdale Business Association as the sponsor for the Kerrisdale BIA.
- C2. THAT Council approve the commencement of a Council Initiative to renew the Kerrisdale BIA, for a further term (5 years) commencing April 1, 2026;

FURTHER THAT Council forward the application of the Kerrisdale Business Association to a hearing of the Court of Revision.
- C3. THAT the City notify property owners and tenants within the area (outlined in Appendix C) of the proposed BIA renewal and levy.
- C4. THAT Council approve a 5-year (2026-2031) funding ceiling of \$1,991,500 for the Kerrisdale BIA, subject to Council approval of the renewal.

Kitsilano 4th Avenue BIA – Renewal:

- D1. THAT Council confirm the Kitsilano 4th Avenue Business Association as the sponsor for the Kitsilano 4th Avenue BIA.
- D2. THAT Council approve the commencement of a Council Initiative to renew the Kitsilano 4th Avenue BIA, for a further term (5 years) commencing April 1, 2026;

FURTHER THAT Council forward the application of the Kitsilano 4th Avenue Business Association to a hearing of the Court of Revision.
- D3. THAT the City notify property owners and tenants within the area (outlined in Appendix D) of the proposed BIA renewal and levy.
- D4. THAT Council approve a 5-year (2026-2031) funding ceiling of \$5,195,002 for the Kitsilano 4th Avenue BIA, subject to Council approval of the renewal.

Mount Pleasant BIA – Renewal for Combined Areas:

- E1. THAT Council confirm the Mount Pleasant Commercial Improvement Society as the sponsor for the Mount Pleasant BIA and Mount Pleasant Expansion BIA.
- E2. THAT Council approve the commencement of a Council Initiative to renew and consolidate the Mount Pleasant BIAs, for a further term (5 years) commencing April 1, 2026;
FURTHER THAT Council forward the application of the Mount Pleasant Commercial Improvement Society to a hearing of the Court of Revision.
- E3. THAT the City notify property owners and tenants within the area (outlined in Appendix E) of the proposed BIA renewal and levy.
- E4. THAT Council approve a 5-year (2026-2031) funding ceiling of \$5,700,000 for the Mount Pleasant BIA, subject to Council approval of the renewal.

West Broadway BIA – Renewal:

- F1. THAT Council confirm the West Broadway Business Improvement Association as the sponsor for the West Broadway BIA.

- F2. THAT Council approve the commencement of a Council Initiative to renew the West Broadway BIA, for a further term (5 years) commencing April 1, 2026;

FURTHER THAT Council forward the application of the West Broadway Business Improvement Association to a hearing of the Court of Revision.

- F3. THAT the City notify property owners and tenants within the area (outlined in Appendix F) of the proposed BIA renewal and levy.

- F4. THAT Council approve a 5-year (2026-2031) funding ceiling of \$2,610,861 for the West Broadway BIA, subject to Council approval of the renewal.

West End BIA – Renewal:

- G1. THAT Council confirm the Davie Village Business Improvement Association as the sponsor for the West End BIA.

- G2. THAT Council approve the commencement of a Council Initiative to renew the West End BIA, for a further term (10 years) commencing April 1, 2026;

FURTHER THAT Council forward the application of the Davie Village Business Improvement Association to a hearing of the Court of Revision.

- G3. THAT the City notify property owners and tenants within the area (outlined in Appendix G) of the proposed BIA renewal and levy.

- G4. THAT Council approve a 10-year (2026-2036) funding ceiling of \$14,110,831 for the West End BIA, subject to Council approval of the renewal.

CARRIED UNANIMOUSLY (Vote No. 11175)
(Councillor Meiszner absent for the vote)

**7. Vancouver Technical Secondary School Synthetic Turf Joint Use Agreement – Custody, Care and Management of Land
October 28, 2025**

THAT the Committee recommend to Council

- A. THAT Council approve the City of Vancouver (the “City”) to enter into a license and operating agreement (the “Joint Use Agreement”) with The Board of Education of School District No. 39 (Vancouver) (“VSB”), whereby the City, as represented by the Vancouver Board of Parks and Recreation (the “Park Board”) and VSB will jointly use and operate the synthetic turf field (the “Field”) at the Vancouver Technical Secondary School, based upon the key terms and conditions outlined in Appendix B of the Report dated October 28, 2025, entitled “Vancouver Technical Secondary School Synthetic Turf Joint Use Agreement – Custody, Care and Management of Land” and upon such other terms and conditions to the satisfaction of the City’s Director of Legal Services and the General Manager of Park Board.

- B. THAT Council resolves, pursuant to Section 488(3) of the *Vancouver Charter*,

that the VSB lands so held by the City, pursuant to the Joint Use Agreement, shall be in the custody, care and management of the Park Board for the full term of the Joint Use Agreement.

ADOPTED ON CONSENT (Vote No. 11180)
(Councillor Meiszner absent for the vote)

**8a. New St. Paul's Hospital and Health Campus – Road Establishments
October 28, 2025**

Staff from Engineering Services responded to questions.

MOVED by Councillor Klassen
SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

THAT Council approve the establishment as street of the following City-owned parcels of land in support of the New St. Paul's Hospital and Health Campus road network:

- All of 410 Prior Street, legally described as: [PID: 010-813-209]; Lot 8, District Lots 181, 196 and 2037, Plan 6780 (the "Dunlevy Connection");
- A 695.4 square-metre (7485 square-foot) portion of the north-end of Trillium Park at 580 Malkin Avenue, legally described as: [PID: 025-467-743]; Part of Lot G, District Lots 196 and 2037, Group 1, New Westminster District, Plan BCP802 (the "Malkin Connection");

the same as shown on the sketch attached as Appendix A in the Report dated November 26, 2025, entitled "New St. Paul's Hospital and Health Campus – Road Establishments."

CARRIED UNANIMOUSLY (Vote No. 11176)
(Councillor Meiszner absent for the vote)

8b. New St. Paul's Hospital and Health Campus – Road Establishments

MOVED by Councillor Zhou
SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

THAT WHEREAS:

1. The City of Vancouver is the owner of all streets and lanes lying within the limits of the City of Vancouver;
2. The registered owner, the City of Vancouver, wishes to establish two parcels of land for road purposes in the City of Vancouver, Province of British Columbia,

more particularly known and described as follows:

- a. Parcel Identifier: 010-813-209
Lot 8, District Lots 181, 196 and 2037, Plan 6780;
- b. Parcel Identifier: _____
That Part of Lot G, District Lots 196 and 2037, Group 1, New Westminster
District, Plan BCP802 Shown on Reference Plan EPP123872;

AND WHEREAS it is deemed expedient and in the public interest to allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT all the above described lands are hereby allocated for road purposes and declared to form and to constitute a portion or portions of road.

CARRIED UNANIMOUSLY (Vote No. 11177)
(Councillor Meiszner absent for the vote)

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Prior to the start of the next item, Vice-Chair Dominato relinquished the Chair to Mayor Sim and resumed the Chair once the item finished.

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COUNCIL MEMBERS' MOTIONS

1. National Child and Youth Mental Health Day Actions

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

MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

WHEREAS

1. National Child and Youth Mental Health Day is observed annually across Canada on May 7, a day dedicated to raising awareness about the mental health challenges faced by children and young people, and to fostering strong, supportive relationships between youth and the caring adults in their lives;
2. Rates of mental health concerns among children and youth have risen significantly in recent years, with increasing reports of anxiety, depression, social isolation, and stress linked to factors such as academic pressures, affordability challenges, and the lingering social impacts of the COVID-19 pandemic;

3. Early awareness, prevention, and the building of protective connections between young people and trusted adults are recognized by public health experts as essential to improving long-term mental health outcomes and resilience;
4. The Children, Youth and Families Advisory Committee (CYFAC), whose mandate includes advising Council on matters affecting the well-being of children, youth, and families in Vancouver, considered and passed a motion at its recent meeting recommending that Council take further action to support youth mental health awareness and connection;
5. Through that motion, the Committee recommended a set of actions for Council's consideration to strengthen public awareness and engagement, and to promote collaboration among civic and community partners—including Schools, Community Centres, and Public Libraries—in advance of future observances of National Child and Youth Mental Health Day; and
6. Supporting youth mental health aligns with the City's broader commitments to social equity, inclusion, and community well-being, as reflected in the Healthy City Strategy and other Council directions.

THEREFORE BE IT RESOLVED

- A. THAT Council acknowledge and thank the Children, Youth and Families Advisory Committee for its leadership in passing a motion recommending actions to strengthen youth mental health awareness in Vancouver.
- B. THAT Council affirm the City's commitment to youth mental health and well-being by annually recognizing National Child and Youth Mental Health Day (May 7) through an official Proclamation.
- C. THAT Council direct staff to consult with the Children, Youth and Families Advisory Committee and Vancouver Coastal Health on ideas to promote youth mental health awareness in anticipation of National Child and Youth Mental Health Day 2026 and implement promotion ideas as feasible.

CARRIED UNANIMOUSLY (Vote No. 11178)

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The Committee recessed at 11:49 am and reconvened at 1:02 pm.

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2. Promoting Cultural Inclusion and Economic Vitality: Advancing the Main Street Filipino Cultural Centre and Hotel Project

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After Mayor Sim introduced the motion, Councillor Bligh rose on a point of order under Section 8.7 (b) of the Procedure By-law, noting the motion should be out of order as it prejudged the exercise of Council's regulatory authority on the two development sites in the motion. After consulting with staff, the Chair ruled that the motion is in order as it does not conflict with existing laws and bylaws. Further, the motion does not prejudice Council's authority, as any new rezoning application will be considered by Council in a public hearing.

After the ruling on the point of order, Councillor Dominato relinquished the Chair to Councillor Meiszner.

During the hearing of speakers, it was

MOVED by Councillor Kirby Yung

SECONDED by Councillor Dominato

THAT Council extend the meeting past 5 pm to complete the current item.

CARRIED UNANIMOUSLY

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The Committee heard from 81 speakers who spoke in support, 13 speakers who spoke in opposition, and four speakers who spoke to other aspects of the motion.

MOVED by Mayor Sim

SECONDED by Councillor Zhou

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver has prioritized inclusive cultural infrastructure, economic resilience, and tourism growth through recent strategic documents, including the Vancouver Plan, the Broadway Plan, and the Economic Development Strategy;
2. The Filipino Canadian community is one of Canada's largest and most dynamic diasporas and has long sought a permanent cultural home in Vancouver to reflect its heritage, identity, and contributions to the City;
3. In June 2023, Vancouver City Council unanimously endorsed a motion entitled "*Support for the Filipino Cultural Centre in Vancouver Campaign*" (Vote No. 09335), affirming Council's support for a Filipino Cultural Centre to serve British Columbia's Filipino community. The motion recognized the Centre's value in enabling local cultural celebrations and performances, and in helping younger generations of Filipino Canadians born in Canada remain connected to their roots. The motion also endorsed Vancouver as a desirable location for such a

centre;

4. The Filipino Legacy Society of Canada has formally been registered under the provincial *Societies Act* for the purpose of coordinating and advancing efforts of the Filipino community toward the establishment of a Filipino Cultural Centre, and will work in coordination with organizations such as, but not limited to, the United Filipino Canadian Associations in BC (UFCABC), the Filipino Seniors Club of British Columbia (FSCBC), the Filipino Seniors Club of British Columbia (FSCBC), Cebuano Society of Canada, Diversity and Inclusion Support Group of BC, and the Seniors Intercultural Society of BC;¹
5. A preliminary proposal has now been brought forward, by PortLiving, for a Main Street Filipino Cultural Centre and dual-tower hotel development that spans two sites in the Mount Pleasant neighbourhood, 1940 Main Street and 143 East 3rd Avenue, both of which are situated within a 5-minute walk of the future Mount Pleasant Broadway Line station;
6. The preliminary proposal includes:
 - **A Filipino Canadian Cultural Centre**, offering language and cooking classes, event and gallery space, and the largest Filipino art collection outside the Philippines;
 - **A dedicated heritage landmark** commemorating and honouring Filipino history and culture;
 - **500 much-needed hotel rooms** through two internationally affiliated brands serving both traditional and extended-stay visitors;
 - **Residential-style hotel suites** close to St. Paul's and Vancouver General Hospitals to support visiting families and long-stay patients; and
 - **A privately funded model**, with a Letter of Intent in place with an internationally affiliated brand and no anticipated requirement for City funding;
7. The project presents unique economic development and tourism benefits, consistent with the Broadway Plan's intent to strengthen Mount Pleasant Centre as a vibrant, transit-connected, mixed-use hub for jobs, housing, culture, and amenities;
8. The project aligns with multiple City priorities, including:
 - Delivering cultural and community infrastructure without the use of City funds;

¹ Additional Organizations include but are not limited to: One Filipino Cooperative of BC, Fil Cooperative One Housing Society, Fil-Can Cultural Heritage Society, North Peace Fil-Can Community Bayanihan Assn, Global Multicultural Affairs Society Canada, Philippine Bagong Pag-Asa of BC, Burnaby Filipino Cultural Society, Dimisilang III International Artist Group, True North Hinirang Eagles Club.

- Increasing hotel supply and diversity amid a growing accommodation shortage;
 - Advancing Reconciliation and UNDRIP goals through partnerships rooted in respect, healing, and inclusion;
 - Supporting Mount Pleasant's multicultural identity, where Tagalog is among the most spoken languages; and
 - Strengthening Vancouver's position as a global cultural and convention destination;
9. The time-sensitive nature of this hotel project proposal, as per the Letter of Intent with the internationally affiliated brand, necessitates prompt action by having this proposal reviewed as a priority by Staff based upon this rare convergence of opportunity, community alignment, and private-sector commitment; and
10. While one of the towers may impact the Main Street view cone, options exist to explore amendments to the view cone and massing adjustments through a review process that recognizes the proposal as a priority project with citywide benefits.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to prioritize the review of the proposed Main Street Filipino Cultural Centre and Hotel project across the two sites at 1940 Main Street and 143 East 3rd Avenue, as well as any recommended amendments to the Main Street view cone, given its significant cultural, social, economic, and tourism merits, as well as the time-sensitivity of the proposal.
- B. THAT staff be directed to work with the applicant to refine the proposal in a manner that:
- Respects key view cone objectives to the extent feasible, including options for re-massing or podium redesign;
 - Ensures high-quality urban design and public realm integration, consistent with the Broadway Plan and Design Guidelines;
 - Maintains the applicant's commitment to deliver the Filipino Cultural Centre at no cost to the City; and
 - Secures the construction and delivery of the Filipino Cultural Centre on the proposed lands as part of any future rezoning application that may be brought forward to Council for its consideration.
- C. THAT staff be directed to process and prioritize any application for rezoning and report back on progress no later than Q1 2026, and to bring the application forward to the earliest available Public Hearing for Council's consideration and

deliberation.

- D. THAT Council direct the General Manager of Planning, Urban Design and Sustainability to engage with the applicant, and other cultural stakeholders to ensure the Centre's programming, governance, and design reflect the values of inclusivity, authenticity, and intergenerational connection.
- E. THAT Council direct staff to work with Filipino stakeholders, such as, the Filipino Legacy Society of Canada to identify a suitable City-owned or City-controlled property for use as an interim community space, and report back to Council on a potential location that may be leased to the Filipino Legacy Society at a nominal lease rate, subject to Council approval of such a lease as a grant.
- F. THAT Council direct staff to work in partnership with the Mayor's Office and the Filipino Legacy Society of Canada in coordination with other organizations such as, but not limited to, the National Pilipino Canadian Cultural Centre (NPC3), the United Filipino Canadian Associations in BC (UFCABC), and the Filipino Seniors Club of British Columbia (FSCBC), to assemble a transitional working group to assist with the development of a governance and programming framework for the Filipino Cultural Centre;

FURTHER THAT the existing agreement between the Filipino Legacy Society and the project proponent will be disclosed to the transitional working group on a confidential basis.

referred

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Maloney

THAT Council defer decision on A through D, and F for future consideration pending review of this motion and background information by the City of Vancouver's Integrity Commissioner before Q2 2026.

FURTHER THAT Council amend E as follows:

THAT Council direct staff to work with Filipino stakeholders including but not limited to the Filipino Legacy Society of Canada, NPC3, UFCABC, FSCBC, Filipino BC, Mabuahy House, and Pinoy Festival Alliance to identify a suitable City-owned or City-controlled property for use as an interim community space, and report back to Council on a potential location that may be leased to the Filipino community at a nominal lease rate, subject to Council approval of such a lease as a grant.

amended

* * * * *

The Committee recessed at 7:21 pm and reconvened at 7:54 pm.

During debate on the amendment, it was

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT Council will go into a meeting immediately after recess, which is closed to the public, pursuant to Section 165.2 (1) of the Vancouver Charter, to discuss matters related to paragraph:

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED UNANIMOUSLY

The Committee recessed at 8:01 pm and reconvened at 9:01 pm.

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AMENDMENT TO STRIKE THE AMENDMENT ON THE FLOOR AND REPLACE MOVED by
Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT the amendment be struck and replaced with the following:

THAT the motion entitled "Promoting Cultural Inclusion and Economic Vitality: Advancing the Main Street Filipino Cultural Centre and Hotel Project" be referred to the Standing Committee on City Finance and Services on December 10, 2025,.

CARRIED (Vote No. 11182)
(Councillors Bligh, Fry, and Maloney opposed)

3. Buoying Up a Vibrant Vancouver

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

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the Committee recommend to Council

WHEREAS

1. Vancouver City Council is committed to supporting and enabling a vibrant Vancouver that creates a fun city and offers a diversity of activities and experiences, as well as supporting entrepreneurship, local businesses, and a strong economy;

2. Vancouver values our Cultural sector. Arts and culture are experiencing challenging economic times. While Vancouver has committed to maintaining its grant funding support for the arts, other levels of government are not sustaining their past levels of funding support, and corporate support and contributions are also under threat;
3. The Vancouver Maritime Museum showed an operating deficit in 2024 with projections for another one in 2025. This impacts their ability to create dynamic exhibits and programming, and to represent the City's rich maritime history to locals and tourists alike;
4. Opening up pathways for cultural organizations when unique partnership opportunities arise can help support longer-term stability. The Vancouver Maritime Museum has shown exceptional progress in increasing earned revenue in recent years and has an appetite for proactive business development;
5. Vancouver is also committed to A Healthy City Strategy. Recently, Council has supported the growing interest in wellness experiences by modernizing regulations, recognizing the burst in cold plunges establishments and related offerings;
6. HAVN opened its first floating hydrotherapy facility in Victoria's Inner Harbour in 2023 reimagining a historic marine experience to connect people with the past, the sea, and themselves. HAVN reimagined and was built on a reclaimed 1943 WWII naval vessel. HAVN would like to site its second ship and wellness facility in Vancouver;
7. HAVN offers a people-centred, low-impact waterfront activation — a calm, wellness-focused experience that creates healthy third spaces for our residents. The Vancouver Maritime Museum sees strong alignment in welcoming HAVN to its marina, generating a vital new revenue stream to support the Museum's sustainability while introducing a unique, restorative experience on the water that feels authentically Vancouver;
8. Introducing an innovative, low-impact wellness destination like HAVN would help strengthen the city's visitor economy while contributing to a more vibrant City. HAVN offers the type of modest, thoughtfully designed experience that supports waterfront vitality without creating significant traffic, noise, or operational impacts;
9. In addition to HAVN's Victoria location, benchmarks and successful facilities include Loyly in Helsinki, Salt in Oslo and Bota Bota in Montreal;
10. It has been years since Vancouver has welcomed a significant new tourism attraction. Having an innovator and experience like HAVN locate here will also help buoy Vancouver's visitor economy;

11. Other municipalities are finding ways to welcome new experiences and overcoming red tape to make that happen, as a result they are landing new attractions at Vancouver's expense. Losing this opportunity would mean loss of moorage revenue that would support sustaining the Vancouver Maritime Museum, advancement of Council's goals, and related benefits and improvements for the city-owned dock and the marina; and
12. This will also bolster Vancouver's existing waterfront amenities and institutions in the existing museum district in Kitsilano as one of the city's hidden gems. The Heritage Harbour marina is an ideal location on Vancouver's waterfront complementing the adjacent H.R. Macmillan Space Centre, Museum of Vancouver and new Senakw development, and is well served with an existing parking lot and water ferry service from False Creek Ferries.

THEREFORE BE IT RESOLVED

THAT Council expresses its support for the Vancouver Maritime Museum's partnership opportunity with HAVN Sauna Inc. and direct staff to work with the Vancouver Maritime Museum and HAVN to support the potential addition of a HAVN Saunas vessel and wellness experience to the Museum's leased and managed water lot and marina, by identifying the simplest process to enable this opportunity to move forward.

CARRIED UNANIMOUSLY (Vote No. 11183)

4. Right of First Refusal: Building Pathways to Affordable Non-Market Housing

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

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During the hearing of speakers, it was

MOVED by Councillor Dominato

SECONDED by Councillor Bligh

THAT Council extend the meeting past 10 pm to complete the remaining agenda items.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

MOVED by Councillor Orr

SECONDED by Councillor Fry

THAT the Committee recommend to Council

WHEREAS

1. Rents in Vancouver are rising faster than wages, pushing residents out of the city. Existing affordable market rental buildings are being sold off and redeveloped, or otherwise lost, displacing long-term tenants and driving average rents up;
2. Market housing is not meeting the needs of low and moderate income residents, with the most recent census showing that market rate housing is out of the reach of 71% of the population;
3. Publicly owned, permanently affordable, non-profit, social, and co-operative housing offers long-term stability and affordability for tenants;
4. Tenants have the right to housing stability, dignity, and agency in decisions affecting their homes, but they currently lack powers to formally collectively bargain, and face practical barriers and no institutional support to purchase the buildings in communities they love and call home;
5. Other cities including [Montreal, Quebec](#) and [Washington, DC](#) have implemented Right of First Refusal and Tenant Opportunity to Purchase policies to protect housing and create more non-profit and social housing, including programs that empower tenants, non-profits, and cities to protect rental housing that goes up for sale for public benefit;
6. Tenant Opportunity to Purchase programs can empower tenants to remain in their housing by extending a right of first refusal to tenants, strengthening communities and preventing displacement;
7. Tools to protect existing non-profit land use for affordable and social housing can ensure lasting public benefit, and empower Vancouver to protect and deliver more affordable housing for people over the long term;
8. Tools to transform market housing into publicly-owned social housing or tenant-owned co-operative housing is a pathway to more affordable housing options and meeting Vancouver's housing goals;
9. Programs to aid and support tenants in the co-purchase and ownership of existing housing as co-operatives can enhance tenant rights, protect affordable housing stock from redevelopment, and make it more affordable to produce social housing;
10. Vancouver's Draft Official Development Plan (ODP) calls to address speculation, significantly increase the supply of social and supportive housing, work with

indigenous partners to support Indigenous housing models, and become a city for renters that mitigates displacement; and

11. Vancouver should lead the world in pathways to affordable housing including a Public Land Strategy that includes a robust Right of First Refusal policy.

THEREFORE BE IT RESOLVED THAT Council directs staff to return with recommendations on a Public Land Strategy to strengthen the City's ability to secure and retain land for public benefit to preserve and expand the long-term use of land for affordable housing and other essential non-profit community purposes. This strategy will use regulatory, financial, and legal tools to prevent the loss of social, cultural, and public-serving land vulnerable to speculative redevelopment. Including, but not limited to:

- A. Identification of zoning and land use mechanisms to secure land for permanent affordable housing, including social housing-exclusive zoning districts, incentives tied to long-term non-market use covenants, and other legal tools to restrict conversion to market use.
- B. Recommendations on establishing a Tenant Opportunity to Purchase policy to give tenants the ability to turn their rental buildings into co-operatives.
- C. Recommendations on establishing a city-wide right of first refusal for the City, non-profit housing providers, Indigenous governments, and other public bodies for use as affordable non-market housing.
- D. Recommendations on establishing a right of first refusal for non-profit housing providers, Indigenous governments, and public bodies to purchase properties currently used for social housing, faith-based services, community centres, and other non-profit functions to ensure continuity of public-serving use.
- E. Development of City-supported financial instruments such as low-interest loans, land leases, land trusts, equity partnerships, or acquisition funds to enable tenant collectives and non-profit co-operatives to purchase their buildings with the goal of growing community-owned affordable housing.
- F. Recommendations on pathways to more affordable non-market housing with the City's current authority, and places where legislative change or partnerships with senior governments or other public bodies would make that work more successful.

LOST (Vote No. 11184)

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

The Committee adjourned at 10:11 pm.

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**COUNCIL MEETING MINUTES
STANDING COMMITTEE OF COUNCIL ON
POLICY AND STRATEGIC PRIORITIES**

NOVEMBER 26, 2025

A meeting of the Council of the City of Vancouver was held on Wednesday, November 26, 2025, at 10:11 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on Policy and Strategic Priorities meeting, to consider the recommendations and actions of the Committee.

PRESENT:

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

CITY MANAGER'S OFFICE: Sandra Singh, Deputy City Manager

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
David Yim, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on Policy and Strategic Priorities
Wednesday, November 26, 2025

Council considered the report containing the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities. Its items of business included:

Reports:

1. FIFA World Cup 2026 By-law
2. Patio Program Updates
3. Contract Award for Supply of Employee and Family Assistance Plan Services
4. Contract Award for Tree Removal and Associated Services in Stanley Park
5. 2025 Community Services and Other Grants
6. Business Improvement Areas (BIA) Renewals 2026
7. Vancouver Technical Secondary School Synthetic Turf Joint Use Agreement
- 8a. New St. Paul's Hospital and Health Campus – Road Establishments
- 8b. Resolution – New St. Paul's Hospital and Health Campus – Road Establishments

Council Members' Motions:

1. National Child and Youth Mental Health Day Actions
2. Promoting Cultural Inclusion and Economic Vitality: Advancing the Main Street Filipino Cultural Centre and Hotel Project
3. Buoying Up a Vibrant Vancouver
4. Right of First Refusal: Building Pathways to Affordable Non-Market Housing

Reports 1 to 7, 8(a) and (b), and Council Members' Motions 1 to 4

MOVED by Councillor Klassen

SECONDED by Councillor Kirby-Yung

THAT the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities at its meeting of November 26, 2025, as contained in Reports 1 to 7, 8(a) and (b), and Council Members' Motions 1 to 4, be approved.

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

At the Council meeting on November 25, 2025, Council referred the Adoption of Minutes for the Special Council (Housing Target Progress Report) on November 13, 2025, to the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting on November 26, 2025, as Unfinished Business.

1. Adoption of Minutes - Special Council (Housing Target Progress Report) – November 13, 2025

MOVED by Councillor Klassen

SECONDED by Councillor Zhou

THAT the Minutes of the Special Council (Housing Target Progress Report) meeting of November 13, 2025, be approved.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Montague

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

CARRIED UNANIMOUSLY

1. 2026 FIFA World Cup By-law (By-law No. 14514)

ADJOURNMENT

MOVED by Councillor Klassen

SECONDED by Councillor Kirby-Yung

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 10:14 pm.

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