



COUNCIL REPORT

Report Date: February 24, 2026
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VanRIMS No.: 08-2000-20
Meeting Date: March 10, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: Amendments to Street Vending By-law to Support 2026 Granville Street Summer Patios

Recommendations

THAT Council approve, in principle, amendments to the Street Vending By-Law to allow the temporary waiving of the permit and application fees for summer patios between April 1 and October 31, 2026, in the 2026 Granville Street Pilot project area, as described in this report and generally in accordance with Appendix A;

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

Purpose and Executive Summary

This report recommends that Council amend the Street Vending By-law to waive application and permit fees for summer patios in the Granville Street Pilot project area, as indicated on the map (see Schedule A of Appendix A) during the period of April 1 to October 31, 2026.

The purpose of waiving these fees is to:

- mitigate impacts on local businesses of tactical public space improvements related to the Granville Street Pilot, and support them to help activate the public realm during the 2026 summer patio season, including during the FIFA World Cup 2026™ (FWC26) event;
- test and inform learnings for long-term public realm infrastructure investments guided by the Granville Street Plan; and
- monitor the implementation of updated accessibility requirements and design guidelines for summer curbside patios, which were recently approved for the Patio Program.

Council Authority/Previous Decisions

[“Patio Program Updates”](#) (November 26, 2025) which approved updates to the Patio Program, including accessibility requirements and expanded design options for Summer Curbside Patios, name changes to patio types, a low-barrier, no-fee permit for Storefront Seating, and washroom count relaxations to enable added seats to outdoor patios.

[“Granville Street Plan”](#) (June 4, 2025) that presented policy directions to support the revitalization of Downtown Granville Street and the Granville Entertainment District, including new uses, expanded development opportunities, arts and culture investment, and improvements to public space and transportation.

[“Amendments to Street Vending By-law to support Water St Pedestrian Zone and Granville Public Realm Improvements”](#) (February 25, 2025) that enabled temporary fee waiving of summer patio permits within the Water Street and Granville Street pilot zones.

[“Granville Street Planning Program – Terms of Reference and Interim Rezoning Policies”](#) (January 31, 2023) which directed staff to initiate the Granville Street Planning Program, with the objective of developing a new vision to re-establish Granville as an exciting, welcoming, safe and inclusive downtown destination.

City Manager’s Comments

The City Manager concurs with the foregoing recommendation.

Context and Background

From April 1 to October 31, 2026, staff will test the Granville Street Pilot for a second year in the six blocks between West Georgia Street and Drake Street. The purpose of this pilot is to test public realm and traffic improvements, and support local Granville Street businesses in activating the public realm with new and expanded patios for the summer 2026 season.

The 2026 Granville Street Pilot overlaps with the FWC26, during which staff, in partnership with the Downtown Vancouver Business Improvement Association or “Downtown Van” (DTVAN), will support pedestrian-first activations and programming on Granville Street in a five-block street closure between West Georgia Street and Davie Street, from early June to late-July 2026. There may be opportunities for additional expanded patios in the area that is closed to vehicular traffic during this six-week period.

This second year of the Granville Street Pilot builds on the successes of the 2025 pilot, which resulted in 15 net new summer patios in the project area and contributed to increased vibrancy and public life in Downtown Granville. With the FWC26 occurring this summer and plans to further activate and program Granville Street, staff anticipate increased interest from local businesses in creating new and expanded summer patios.

As with the summer 2025 pilot, staff are proposing a range of tools to encourage businesses to participate in the Granville Street Pilot, and to mitigate potential impacts associated with the City-led temporary changes, including:

- targeted business engagement;

- a streamlined permitting process;
- increased patio seating capacity (added seats);
- expedited licensing support with the Liquor and Cannabis Regulation Branch (LCRB);
and
- temporary waiving of summer patio fees, if approved by Council.

Discussion

In this report, staff recommend temporarily waiving summer patio fees for businesses within the 2026 Granville Street Pilot project area from April 1 to October 31, 2026 (see Appendix A for the draft by-law amendment to the Street Vending By-law).

Through last year's Granville Street Pilot, staff learned that business participation is critical to the success of tactical and temporary public space initiatives. Business use of the street right-of-way is an effective way to animate the public realm, while complementing other programming such as events, markets, and community activations. Leveraging City tools such as fee-waiving and expedited permitting and licensing provides incentives for businesses to test public space interventions alongside the City. This approach will also help inform longer-term public realm infrastructure investments under the Granville Street Plan.

At the time of Council's consideration of this report, staff are engaging with local Granville Street businesses to identify opportunities for summer patios and guide businesses through a streamlined permitting process. Through this work, staff anticipate that an additional 10 to 15 summer patios will be added within the project area.

Financial Implications

It is estimated that approximately 33 to 38 summer patios will have their fees waived representing a range of approximately \$67,400 to \$79,300 of uncollected revenue, to be managed from within the existing Operating Budget of License and Development Fees for Engineering Services. This estimate includes both renewing summer patios and potential new summer patios and is subject to final confirmation following the submission of patio renewals and new patio applications (see Appendix B for a detailed breakdown of estimates).

Legal Implications

If the Recommendations in this report are approved, Legal Services will prepare by-law amendments to allow for the temporary waiving of fees as outlined in Appendix A.

Conclusion

Staff recommend that Council temporarily waive summer patio fees to support local Granville Street businesses to help activate the public realm during the 2026 Granville Street Pilot and the FWC26 tournament period. Fee waiving is an effective tool to encourage business participation in City-led public realm improvement pilots.

**APPENDIX A
DRAFT By-law to Amend the
Street Vending By-law No.10868
Regarding the 2026 Granville Street Pilot Area**

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 Schedule A under “Application Fees”, Council strikes out subsection (e) and substitutes the following:
 - “(e) despite subsection (d) above, no application fees are payable if the applicant is applying for a permit for a new patio or an expansion of an existing patio, if the patio or expansion is located the 2026 Granville Street Pilot Area as shown outlined in black on Schedule C to this by-law, and only exists between April 1, 2026 and October 31, 2026”.
3. In Schedule A under “Permit Fees”, Council strikes out subsections (i) and (j) and substitutes the following:
 - “(i) despite subsection (e) above, no Summer Term permit fees are payable for new sidewalk patios, new curbside patios, expansions to existing sidewalk or curbside patios, or renewals of prior Summer Term sidewalk and curbside patios, if the sidewalk patio, curbside patio or expansion is located in the 2026 Granville Street Pilot Area as shown outlined in black on Schedule C to this by-law, and only exists between April 1, 2026 and October 31, 2026”.
4. Council strikes out Schedule C and substitutes the Schedule C attached to this by-law as Schedule A.
5. Council strikes out Schedule D.
6. This By-law comes into force and takes effect upon enactment.

ENACTED by Council this _____ day of _____, 2026

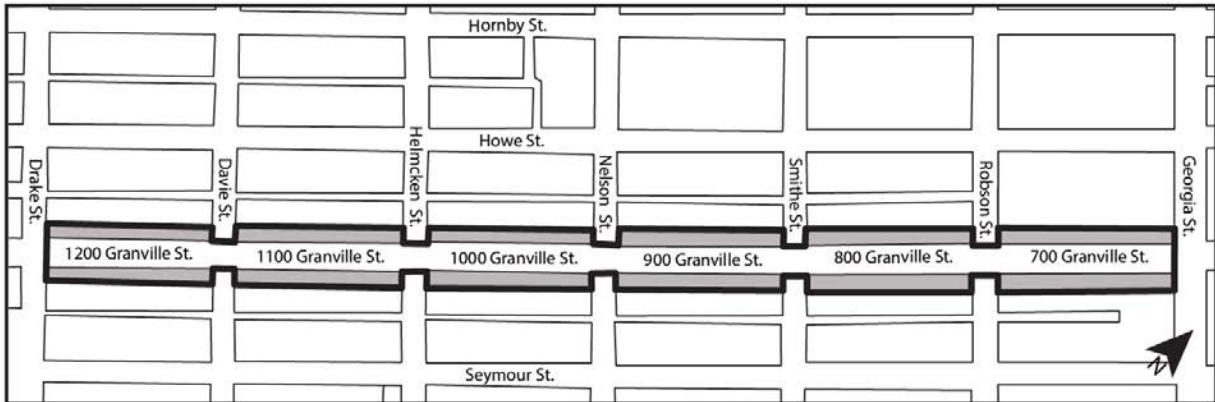
Mayor

Clerk

Schedule A

Schedule C

2026 Granville Street Pilot Area



**APPENDIX B
FEE WAIVING ESTIMATES**

	2026 Granville Street Pilot
# of existing summer patios ¹ for renewal	10
Fees in 2026 from existing summer renewals (estimate)	\$16,200
# of 2025 pilot patios ² for renewal	13
Fees in 2026 from pilot patio renewals (estimate)	\$27,400
# of new pilot patios ³ in 2026 (estimate)	10 to 15 net new
Fees in 2026 from new pilot patios (estimate)	\$23,900 to \$35,800
Total # of summer patios (renewals and new)	33 to 38
Total summer patio fees to waive in 2026 (estimate)	\$67,400 to \$79,300

¹ **Existing summer patios** refer to patios on Granville Street that were there before the 2025 Granville Street Pilot.

² **2025 pilot patios** refer to new patios permitted on Granville Street last year as part of the 2025 Granville Street Pilot.

³ **New pilot patios** refer to potential new patios on Granville Street as part of the 2026 Granville Street Pilot. At the time of this report, the number of new patios is an estimate as business outreach has not yet concluded.