



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

MAY 20 AND 21, 2026

A meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, May 20, 2026, at 9:56 am, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Thursday, May 21, 2026, at 3:13 pm. This Council meeting was convened in person and via electronic means as authorized by the Part 14 of the *Procedure By-law*.

- PRESENT:**
- Councillor Lenny Zhou, Chair
 - Mayor Ken Sim* (Leave of Absence – Civic Business – May 20, 2026, 9:30 am to 11 am)
 - Councillor Rebecca Bligh* (Leave of Absence – Civic Business – May 20, 2026, 9:30 am to 12 pm)
 - Councillor Lisa Dominato
 - Councillor Pete Fry*
 - Councillor Sarah Kirby-Yung* (Leave of Absence – Civic Business – May 20, 2026, 9:30 am to 12 pm)
 - Councillor Mike Klassen*, Vice Chair (Leave of Absence – Civic Business – May 20, 2026, 9:30 am to 1:30 pm)
 - Councillor Lucy Maloney
 - Councillor Peter Meiszner
 - Councillor Brian Montague
 - Councillor Sean Orr*
- CITY MANAGER'S OFFICE:** Donny van Dyk, City Manager
Sandra Singh, Deputy City Manager
- CITY CLERK'S OFFICE:** Lesley Matthews, Acting Deputy City Clerk
Bonnie Kennett, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Chair acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

The Chair also recognized the immense contributions of the City of Vancouver's team members who work hard every day to help make our city an incredible place to live, work, and play.

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The Committee recessed at 9:59 am and reconvened at 10:04 am.

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PROCLAMATION - Eid al-Adha

Mayor Sim, alongside members of Council, proclaimed May 27, 2026, as Eid al-Adha in the city of Vancouver and welcomed Sumaiyyah Adam to accept the proclamation and say a few words on behalf of the Muslim Community.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Meiszner
SECONDED by Councillor Dominato

THAT Council adopt Report 1 on consent.

CARRIED UNANIMOUSLY
(Councillors Bligh and Kirby-Yung absent for the vote)

PRESENTATIONS

1. VanStat: Facilities Condition and Maintenance

Staff from Real Estate and Facilities Management, Finance and Supply Chain Management, Arts, Culture and Community Services, Vancouver Board of Parks and Recreation, Vancouver Fire and Rescue Services, Vancouver Police Department, and Engineering Services provided a presentation and, along with the City Manager, responded to questions.

MOVED by Councillor Maloney
SECONDED by Councillor Orr

THAT the Committee recommend to Council

THAT Council approve an increase of the Infrastructure Levy from 1% to 2% to reduce the elimination of the infrastructure deficit by 20 years from 2065 to 2045;

FURTHER THAT appropriate priority in infrastructure renewal be given to ensuring that emergency response and community hubs are renewed to the Functional Occupancy standard for ongoing use rather than the minimum required by the Vancouver Building By-law;

AND FURTHER THAT priority be given to upgrading City of Vancouver-owned public buildings to make them accessible to disabled persons.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

THAT the FURTHER THAT and AND FURTHER THAT clauses be struck.

amended

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During discussion of the amendment, Chair Zhou ceded the Chair to Councillor Dominato in order to provide comments and resumed the Chair once finished.

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

THAT the following be added to the amendment:

FURTHER THAT the following be added to the motion:

FURTHER THAT Council direct staff to include a fulsome FCI (Facility Condition Index) inclusive of all 696 city-owned assets, with clear state of repair rating, cost of repair, and primacy of needs, independent of any Council directed priorities, as reference for upcoming capital plan report.

CARRIED UNANIMOUSLY (Vote No. 11637)
(Councillor Klassen and Mayor Sim absent for the vote)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 11638) with Councillor Bligh abstaining from the vote and Councillor Klassen absent for the vote.

The motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11639) with Councillor Klassen absent for the vote.

FINAL MOTION AS APPROVED

THAT Council approve an increase of the Infrastructure Levy from 1% to 2% to reduce the elimination of the infrastructure deficit by 20 years from 2065 to 2045;

FURTHER THAT Council direct staff to include a fulsome FCI (Facility Condition Index) inclusive of all 696 city-owned assets, with clear state of repair rating, cost of repair, and primacy of needs, independent of any Council directed priorities, as reference for upcoming capital plan report.

REPORTS

1. **Tree Inspection Policy** **April 21, 2026**

THAT the Committee recommend to Council

THAT Council receive the Report dated April 21, 2026, entitled "Tree Inspection Policy," and adopt the new Tree Inspection Policy as outlined in the above-noted report and attached as Appendix D of the same report.

ADOPTED ON CONSENT (Vote No. 11642)
(Councillors Bligh and Kirby-Yung absent for the vote)

2. **Contract Award for Consultant Services for Cambie Bridge Seismic Upgrade and Rehabilitation Program** **April 21, 2026**

The Committee heard from one speaker who spoke in opposition to the report recommendations.

Staff from Engineering Services responded to questions.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Maloney

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate an agreement for the supply of engineering design and construction contract administration services for Phase 3 of the multi-year Cambie Bridge Seismic Upgrade and Rehabilitation Program with Associated Engineering (B.C.) Ltd. for an estimated total contract value of \$6,405,613.00 over the approximate seven (7) year term (the "Agreement"), which will be funded from Approved Multi-Year Capital Project Budget for Cambie Bridge Seismic Upgrade and Active Transportation Implementation. Of the total funding, \$1.4M will be funded from the 2023-2026 Capital plan with the remaining \$5.0M being funded from the upcoming 2027-2030 Capital Plan, on an 'if and when needed' basis based on Council's approval of budget in the 2027-2030 Capital Plan. Should the need arise sooner than the approval, the City will reprioritise from within existing approved budget to ensure sufficient funding will be available.
- 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 Engineering Services Department.

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

CARRIED UNANIMOUSLY (Vote No. 11640)
(Councillor Klassen absent for the vote)

**3. Amendments to Impounding and Vehicles for Hire By-laws
April 21, 2026**

Staff from Development, Buildings and Licensing and Engineering Services responded to questions.

The Committee heard from three speakers who spoke in opposition and one speaker who spoke to other aspects of the report recommendations.

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*MOVED by Councillor Meizner
SECONDED by Councillor Kirby-Yung*

THAT under Section 2.8(a) of the Procedure By-law, Council extend the meeting past noon in order to complete Report 3.

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

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*MOVED by Councillor Meiszner
SECONDED by Councillor Dominato*

THAT the Committee recommend to Council

- A. THAT Council approve adjustments to the following rates that tow truck operators are authorized to charge for vehicles and other chattels impounded from city streets and private property under the Impounding By-law and the Vehicles For Hire By-law as described in the Report dated April 21, 2026, entitled "Amendments to Impounding and Vehicles for Hire By-laws":
 - a. Increase the per-kilometre towing rate charged after six kilometres by three percent for all vehicle weight categories, to align with the ICBC Towing & Storage Rate Payment Schedule as of December 2025;
 - b. Increase daily storage rates that towing companies may charge for impounded vehicles by five and a half percent to align with the ICBC Towing & Storage Rate Payment Schedule as of December 2025; and
 - c. Decrease the fuel surcharge to align with the ICBC's Fuel Surcharge and Quick Reference Towing Distance Guides as of April 2026.
- B. THAT Council approve amendments to the Vehicles for Hire By-law to:
 - a. Add the following fees for service that towing companies are authorized to charge on any impounded vehicle retrieved after one full calendar day following the date of the initial tow:

- i. Registered Owner Search (BC licence plate): \$12.50;
 - ii. Registered Owner Search (Non-BC licence plate): \$19;
 - iii. Lien Search: \$26 per lien; and
 - iv. Registered Mail: \$14.59;
 - b. Require vehicles impounded from commercial parking lots and parking lots as defined in the Vehicles For Hire By-law, to be stored in Vancouver; and
 - c. Remove requirement for licensed tow operators who provide towing services exclusively at the request of the vehicle owner or operator to have an established place of business in Vancouver.
- C. THAT Council instruct the Director of Legal Services to prepare and bring forward for enactment amendments to the Impounding By-law No. 3519 and Vehicles for Hire By-law No. 6066 as generally outlined in Appendices A and B of the Report dated April 21, 2026, entitled “Amendments to Impounding and Vehicles for Hire By-laws.”

CARRIED (Vote No. 11641)
(Councillors Maloney and Orr opposed)
(Councillor Meiszner abstained from the vote)
(Councillors Fry, Klassen and Mayor Sim absent for the vote)

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The Committee recessed at 12:15 pm and reconvened at 1:03 pm.

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COUNCIL MEMBERS’ MOTIONS

1. Carrying on Joe Fortes’ Legacy: Universal Access to Basic Swimming Lessons and Expansion of Aquatic Infrastructure as Core Public Safety Policy

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

The City Manager responded to questions.

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

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MOVED by Mayor Sim
SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver is one of Canada's coastal and port cities, with a long-standing economic, cultural, and recreational relationship to the Pacific Ocean and its working waterfront, resulting in widespread and ongoing public exposure to aquatic environments;
2. Drowning remains a leading cause of preventable death among children and youth, and basic swimming ability is a foundational life skill essential to survival, safety, and confidence in aquatic environments;
3. The Lifesaving Society and other public safety authorities emphasize that early-stage swimming instruction, such as floating, treading water, and basic propulsion, provides the greatest reduction in drowning risk;
4. Swimming is not only a safety skill but also an important family and community activity, supporting physical health, social connection, and lifelong recreation across all ages;
5. The legacy of Joe Fortes, widely regarded as Vancouver's first official lifeguard and swimming instructor, reflects a long-standing civic commitment to ensuring residents can safely access and enjoy the city's waters;
6. Access to swimming lessons in Vancouver is constrained by both user fees and limited pool capacity, with affordability pressures disproportionately affecting families with children and newcomers;
7. The Vancouver Board of Parks and Recreation currently delivers approximately 1,133 swimming lesson programs annually across introductory levels one through three, serving approximately 6,498 participants, with associated fee revenues of approximately \$420,590 per year;
8. Past and existing efforts to expand access to swimming instruction have demonstrated that partnerships between the Vancouver Board of Parks and Recreation and the Vancouver School Board can provide an effective and equitable model for broad-based delivery of introductory swimming education;
9. Municipal governments routinely invest in universal public safety infrastructure, including fire protection, transportation safety, and parks, without direct user fees, recognizing the shared societal benefit of prevention;
10. The City has historically adopted per-capita service benchmarks, such as parkland targets, to guide long-term infrastructure planning, and a similar approach to aquatic facilities would support equitable access across neighbourhoods;

11. The Vancouver Board of Parks and Recreation has directed staff to initiate an update to the VanSplash Aquatics Strategy, with work anticipated to conclude in early 2027, creating an opportunity to incorporate consideration of aquatic facility expansion, service level targets, and access objectives arising from this motion into that planning process prior to subsequent consideration by Council;
12. Other Canadian cities, including Toronto, Calgary, and Edmonton, have expanded free or low-cost access to recreation programming, recognizing its role in public health, safety, and affordability; and
13. Addressing both financial barriers and infrastructure capacity constraints is necessary to ensure universal access to swimming instruction.

THEREFORE BE IT RESOLVED

- A. THAT Council affirm that basic swimming ability is an essential life skill and that access to introductory swimming instruction should be treated as core public safety goal.
- B. THAT Council direct staff, in consultation with the Vancouver Board of Parks and Recreation, to design and implement a program providing free access to the first three levels of swimming lessons (or equivalent beginner stages) for all residents of Vancouver, with priority access for children aged 3 to 12.
- C. THAT Council direct staff to report back with a proposed per-capita aquatic infrastructure target (e.g., pools per 10,000 residents or equivalent service metric) to be achieved by 2035, analogous to the City's parkland provision metrics, including:
 - Current service levels and geographic distribution;
 - Projected population growth and demand; and
 - Recommended targets to ensure equitable access across neighbourhoods.
- D. THAT Council direct that all new or replacement aquatic facilities required to meet the per-capita target be planned and delivered through the City's Capital Plan and capital budgeting processes, ensuring long-term, sustainable investment in aquatic infrastructure;

FURTHER THAT the program and infrastructure strategy be designed to:

- Expand access while managing demand through fair registration practices;
 - Increase instructor recruitment, certification, and retention;
 - Explore partnerships with the Vancouver School Board, community organizations, and senior governments.
- E. THAT Staff report back in early 2027 to align with Park Board's VanSplash timeline, with:
 - A phased implementation plan, including pilot locations;
 - Capacity expansion options, including extended pool hours and new facility delivery;
 - Financial analysis, including foregone revenue and incremental operating costs; and

- Opportunities for external funding, including provincial and federal contributions aligned with public health and safety objectives.
- F. THAT Council consider funding for both the program and associated capacity expansion through the City's annual Operating Budget and Capital Plan processes, recognizing the initiative as an investment in public safety, affordability, public health, and community well-being.
- G. THAT Council request that the Park Board restore the pre-COVID-19 operational procedures for Kitsilano Pool, including but not limited to the reintroduction of full-capacity operations without time-limited swim sessions, the reinstatement of drop-in public access alongside lane swimming and leisure use, and the resumption of in-person queuing and admissions practices that enabled flexible, spontaneous access for residents and visitors throughout the day;

FURTHER THAT Council request that the Park Board report back on the timeline and operational requirements necessary to reinstate this pre-pandemic service model in advance of the upcoming summer season.

amended

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Fry

THAT in the second bullet in the FURTHER THAT clause in D, add the words "collaborate with CUPE 15 and CUPE 1004 on improving the working conditions for auxiliary lifeguards through a retention strategy;" after the words "certification, and".

lost

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

THAT the word "collaborate" be struck and the word "consult" be inserted.

LOST (Vote No. 11644)
(Councillors Dominato, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

The amendment to the amendment having lost, the amendment was put and LOST (Vote No. 11645) with Councillors Dominato, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed and Councillor Kirby-Yung abstaining from the vote.

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Maloney

THAT in D the words "per the statutory role of the Board of Parks and Recreation" be inserted after the word "delivered";

FURTHER THAT in F the word "new" be inserted after the word "consider";

AND FURTHER THAT in F the words “to the Board of Parks and Recreation” be added after the word “funding”.

LOST (Vote No. 11646)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT in G, the words “and all other pools in Vancouver” be inserted after the words “Kitsilano Pool”.

CARRIED UNANIMOUSLY (Vote No. 11647)
(Councillor Fry, Maloney and Orr abstained from the vote)

The amendments having either lost or carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11648).

FINAL MOTION AS APPROVED

- A. THAT Council affirm that basic swimming ability is an essential life skill and that access to introductory swimming instruction should be treated as core public safety goal.
- B. THAT Council direct staff, in consultation with the Vancouver Board of Parks and Recreation, to design and implement a program providing free access to the first three levels of swimming lessons (or equivalent beginner stages) for all residents of Vancouver, with priority access for children aged 3 to 12.
- C. THAT Council direct staff to report back with a proposed per-capita aquatic infrastructure target (e.g., pools per 10,000 residents or equivalent service metric) to be achieved by 2035, analogous to the City’s parkland provision metrics, including:
 - Current service levels and geographic distribution;
 - Projected population growth and demand; and
 - Recommended targets to ensure equitable access across neighbourhoods.
- D. THAT Council direct that all new or replacement aquatic facilities required to meet the per-capita target be planned and delivered through the City’s Capital Plan and capital budgeting processes, ensuring long-term, sustainable investment in aquatic infrastructure;

FURTHER THAT the program and infrastructure strategy be designed to:

- Expand access while managing demand through fair registration practices;
- Increase instructor recruitment, certification, and retention;
- Explore partnerships with the Vancouver School Board, community organizations, and senior governments.

- E. THAT Staff report back in early 2027 to align with Park Board's VanSplash timeline, with:
- A phased implementation plan, including pilot locations;
 - Capacity expansion options, including extended pool hours and new facility delivery;
 - Financial analysis, including foregone revenue and incremental operating costs; and
 - Opportunities for external funding, including provincial and federal contributions aligned with public health and safety objectives.
- F. THAT Council consider funding for both the program and associated capacity expansion through the City's annual Operating Budget and Capital Plan processes, recognizing the initiative as an investment in public safety, affordability, public health, and community well-being.
- G. THAT Council request that the Park Board restore the pre-COVID-19 operational procedures for Kitsilano Pool and all other pools in Vancouver, including but not limited to the reintroduction of full-capacity operations without time-limited swim sessions, the reinstatement of drop-in public access alongside lane swimming and leisure use, and the resumption of in-person queuing and admissions practices that enabled flexible, spontaneous access for residents and visitors throughout the day;

FURTHER THAT Council request that the Park Board report back on the timeline and operational requirements necessary to reinstate this pre-pandemic service model in advance of the upcoming summer season.

2. Supporting Italian Day on Commercial Drive in 2026

Prior to the start of motion 2, Mayor Sim declared a conflict of interest citing he owns a business on Commercial Drive, and left the meeting and returned at the conclusion of this item.

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

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

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MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT the Committee recommend to Council

WHEREAS

1. Italian Day on Commercial Drive is one of Vancouver's largest and most well-attended cultural street festivals, celebrating Italian Canadian heritage, community, and small businesses along Commercial Drive;
2. Italian Day attracts tens of thousands of residents and visitors annually, contributing to local economic activity, tourism, and the vibrancy of Vancouver's public spaces;
3. The delivery of large-scale international events, including the upcoming FIFA World Cup activities in Vancouver, has created a more competitive sponsorship and advertising environment in 2026, limiting the ability of long-standing community festivals to secure traditional corporate support and fundraising revenues;
4. Italian Day organizers have indicated that these external pressures have materially affected their ability to raise sufficient funds to deliver the event at its usual scale and quality, including the loss of valuable street banner revenue during the FIFA period;
5. It is estimated that the shortfall of funds facing Italian Day organizers is in the order of \$60,000; and
6. The City of Vancouver has a longstanding practice of supporting community festivals and cultural events that provide broad public benefit, enhance civic pride, and support local business districts.

THEREFORE BE IT RESOLVED

- A. THAT Council approve a one-time extraordinary grant of up to \$60,000 from the City's 2026 Operating Budget, or another funding source deemed appropriate by the General Manager of Finance, to Italian Day Festival Society to assist with costs associated with organizing and delivering Italian Day on Commercial Drive in 2026;

FURTHER THAT this grant support is extraordinary and one-time in nature intended solely to address the unique circumstances arising this year.

- B. THAT the grant be conditional on the Italian Day Festival Society entering into a grant agreement with the City, with terms and conditions satisfactory to the City Manager (or their designate).
- C. THAT Council declare that the grant to the Italian Day Festival Society is in furtherance of the City's objectives of supporting culture, community engagement, local economic activity, and the general welfare of residents, consistent with section 206(1)(j) of the *Vancouver Charter*.

- D. THAT no legal rights or obligations shall arise or be created by this resolution until such time as the grant agreement is executed by the City and the Italian Day Festival Society.
- E. THAT Council delegate authority to execute the grant agreement for the associated amount that includes terms and conditions that are consistent with the intentions of this motion, that satisfy the City's Director of Legal Services, and that disburse the grant described in this motion to the City Manager or their designate.
- F. THAT staff be directed to report back, if necessary, on opportunities to ensure that community festivals are supported and not disproportionately impacted during years in which major international events are hosted in Vancouver.

CARRIED UNANIMOUSLY AND A IN MOTION 2
BY THE REQUIRED MAJORITY (Vote No. 11648)

(Mayor Sim ineligible to vote due to conflict of interest)

3. Managing and Mitigating Development Pressure on Existing Small Business, Arts, and Non-Profit Uses

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

The Deputy City Manger responded to questions.

MOVED by Councillor Fry
SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. Vancouver is experiencing significant redevelopment pressure in many neighbourhoods, because of residential growth objectives, provincial housing legislation, and federally supported efforts to accelerate housing supply;
2. Accelerated housing approval processes supported through the federal Housing Accelerator Fund (HAF) and Provincial legislation, including Housing Supply Act (Bill 43), Housing Needs Reports & Zoning Consistency (Bill 44), and Transit Oriented Areas (Bill 47) are intended to increase housing delivery by reducing development barriers, accelerating permit times, and encouraging increased density. But these processes also intensify speculative pressure on land values, commercial property taxes, and rents that are increasingly disconnected from existing uses and local-serving activities;
3. Independent local businesses, arts and cultural spaces, and non-profit organizations typically have limited capacity to absorb the financial impacts, cost increases, and potential displacement catalyzed by development pressures

based on property assessments and future development potential that are disconnected from current use;

4. In response to displacement: The City of Vancouver offers “resource guides” through the Commercial Tenant Assistance Program (CTAP)¹ to support relocation planning and decision making for tenants, to help small business to navigate the commercial real estate market and negotiate lease terms;
5. In response to property assessments: Council has supported targeted, time-limited pilot measures, including tax relief, like the 2026 Development Potential Relief Program By-law² to mitigate these pressures, providing valuable insight into both the need for such tools and the administrative and policy limitations of relying on year-to-year programs;
6. Financial pressures and displacement of existing commercial and community uses can undermine neighbourhood economic diversity, cultural vitality, local services, and public confidence in growth-related change. Many other cities similarly responding to these challenges have piloted solutions including:
 - a. **PME MTL, Montreal’s business support network**³
Petites et Moyennes Entreprises (Small and Medium-sized Enterprises) Montreal, provides support for businesses and social economy enterprises through loans, grants, financing, and coaching at a local neighbourhood level. Programs includes targeted programs for vacancy reduction, placemaking, and renovation and relocation costs. They have a mandate to revitalize commercial streets, stimulate neighbourhood economies, and to provide capital to offset operating cost pressure;
 - b. **Toronto’s “No Net Loss” of Employment & Cultural Space policies**⁴
Direct investment for business and Main Streets funding including commercial space rehabilitation grants, corridor and BIA funding support and construction mitigation grants, noting: a balance between residential and job growth is essential to a prosperous economic future for Toronto. The retention of affordable, cultural space Downtown is important to maintain and enhance the creative clusters that help position Toronto as a leading and globally competitive creative capital;
 - c. **Seattle’s Integrated Anti-Displacement Framework and Office of Economic Development**⁵

¹ City of Vancouver | Commercial Tenant Assistance Program
<https://vancouver.ca/doing-business/commercial-tenant-assistance-program.aspx>

² City of Vancouver | 2026 Property Taxation: Development Potential Relief Program By-law report
<https://council.vancouver.ca/20260505/documents/r2.pdf>

³ City of Montreal | PME MTL
<https://pmemtl.com/en/>

⁴ City of Toronto | Employment & Cultural Space
<https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-106336.pdf>

⁵ City of Seattle | Seattle’s Integrated Anti-Displacement Framework
<https://www.seattle.gov/economic-development>, <https://seattlerestored.org/>

Using data-driven planning, monitoring and evaluation Seattle provides financial support for commercial tenants, corridor level support, and anti displacement strategies. The OED's Seattle Restored directly partners with small businesses to transform vacant storefronts into vibrant community spaces;

d. **San Francisco's Legacy Business & Cultural District Protections**⁶
Provides direct grants, marketing, and assistance to qualified legacy businesses including Business Stabilization Grants, Rent Stabilization Grants, and planning. The Cultural Districts program is a place-making and place-keeping program that preserves, strengthens and promotes cultural communities with resources including funding and programming; and

e. New York's various Commercial Tenant Assistance Programs;

7. The *Vancouver Charter* confers significant and applicable land-use and development regulation powers, including: the authority to regulate use, density, siting, and conditions of development; the ability to impose conditions through rezoning, development permits, and CD-1 bylaws; the authority to set municipal property tax rates, permissive exemptions, and the authority to provide tax relief for defined classes of property.

THEREFORE BE IT RESOLVED

A. THAT Council direct staff to assess and report back on how development pressures on existing small business, arts, and non-profit uses may intersect with accelerated housing delivery, including commitments made under the Housing Accelerator Fund and Provincial housing legislation, with a focus on identifying unintended impacts that could undermine neighbourhood resilience, local-serving services, or public support for growth;

FURTHER THAT Council direct staff to report back on options for more durable, permanent approaches—beyond short-term or pilot programs—to mitigate development-related pressures on existing small business, arts, and non-profit uses, drawing on lessons learned from the Development Potential Relief Program and related initiatives.

B. THAT Council direct staff to explore an integrated policy framework that considers coordinated use of:

- development-potential tax relief or alternative assessment approaches;
- zoning, land-use, or regulatory tools that support continuity of existing small business, arts, and non-profit uses where appropriate;
- commercial tenant transition or mitigation measures in redevelopment situations;

⁶ City of San Francisco | Legacy Business & Cultural District Protections
<https://www.sf.gov/legacy-business-program>

- models of financial assistance including grants, loans, or permissive tax exemptions; and
- draws upon other cities' examples including but not limited to Montreal's PME MTL; Toronto's Employment & Cultural Space policies; Seattle's Integrated Anti Displacement Framework; San Francisco's Legacy Business & Cultural District Protections; New York's various Commercial Tenant Assistance Programs;

FURTHER THAT Council direct staff to evaluate commercial anti-displacement measures alongside policy principles that could guide a more consistent approach across land-use and redevelopment contexts;

AND FURTHER THAT Council direct staff to report back to Council with findings and options, including considerations related to equity impacts, economic diversity, administrative feasibility, and alignment with the City's housing, growth, and economic-development objectives.

amended

AMENDMENT MOVED by Councillor Meiszner
SECONDED by Councillor Dominato

THAT the following be added to the end of A:

AND FURTHER THAT Council direct staff to engage with other municipal jurisdictions as a part of this report back and conduct an environmental scan of potential relief tools to mitigate development related pressures on existing small business, arts, and nonprofit uses, with an assessment of potential opportunities and challenges;

FURTHER THAT B be struck.

CARRIED (Vote No. 11650)
(Councillors Bligh, Fry, Maloney and Orr opposed)
(Councillor Klassen absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED (Vote No. 11651) with Councillor Fry abstaining from the vote and Councillor Klassen absent for the vote.

FINAL MOTION AS APPROVED

THAT Council direct staff to assess and report back on how development pressures on existing small business, arts, and non-profit uses may intersect with accelerated housing delivery, including commitments made under the Housing Accelerator Fund and Provincial housing legislation, with a focus on identifying unintended impacts that could undermine neighbourhood resilience, local-serving services, or public support for growth;

FURTHER THAT Council direct staff to report back on options for more durable, permanent approaches—beyond short-term or pilot programs—to mitigate development-related pressures on existing small business, arts, and non-profit uses,

drawing on lessons learned from the Development Potential Relief Program and related initiatives.

AND FURTHER THAT Council direct staff to engage with other municipal jurisdictions as a part of this report back and conduct an environmental scan of potential relief tools to mitigate development related pressures on existing small business, arts, and nonprofit uses, with an assessment of potential opportunities and challenges.

4. Understanding and Prioritizing Sex Worker Safety Policies and Resources

The Committee heard from 18 speakers who spoke in support of the motion.

MOVED by Councillor Fry
SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. Governed by the *Vancouver Charter*, and legally bound by the Canadian Charter of Rights and Freedoms and the BC Human Rights Code, the City of Vancouver has a clear legal responsibility to act in the public interest, protect health and safety, and use its regulatory authority reasonably and equitably – this includes a responsibility to otherwise vulnerable and marginalized populations;
2. Sex work laws are federal, but the conditions that make sex workers safer or more vulnerable to violence and criminalization are overwhelmingly municipal in nature, including: land use, by-law enforcement, licensing and permitting, policing practices, housing availability, street design, and access to services. Vancouver has explicitly recognized this reality in past policies and resourcing related to sex worker health and safety;
3. In recent weeks, Council and the public have been alerted to concerns around the importance of sex worker safety, the Sex Work Safety Framework, and impacts on strategy and service delivery resulting from recent budgetary reprioritization;⁷
4. Many letters to Council reference recent reductions in sex worker safety staffing levels and explicitly invoke *Forsaken: The Report of the Missing Women Commission of Inquiry* (2012);⁸
5. The Commission of Inquiry was established in response to at least 67 missing women, systemic violence, and evidence of a serial predator operating in the Downtown Eastside, targeting women who were often involved in sex work;

⁷ Sex workers say Vancouver losing safety supports before World Cup | Vancouver Sun
<https://vancouversun.com/news/sex-workers-vancouver-losing-safety-supports-fifa-world-cup>

⁸ Forsaken: The Report of the Missing Women Commission of Inquiry - Executive Summary
<https://www2.gov.bc.ca/assets/gov/law-crime-and-justice/about-bc-justice-system/inquiries/forsaken-es.pdf>

6. The Commission of Inquiry advised of the need for funded positions independent of the police force and closely connected with the culture and trust of the community, and specifically recommended “that the City of Vancouver create and fund two community-based liaison positions;”
7. In January 2013, Vancouver City Council approved staff recommendations to create and fund two community-based liaison positions. While Council’s statutory role is not hiring or staffing, Council sets policy direction and priorities enabling hiring and resourcing, as delegated to the City’s administration;
8. Since *Forsaken*, the City’s work has evolved, and by 2023 responsibilities related to Gender-Based Violence (GBV) prevention and Sex Worker Safety (SWS), more broadly referred to as Community and Gender Safety, have been distributed among several related but separated roles;
9. In 2026, Sex Worker Safety staffing was reduced from two dedicated positions to one. Critics of this decision note the emotional toll and complexity of this work, indicating it is not reasonably a one person role. The roles require subject matter expertise and historical information that cannot be lost;
10. Sex work in Vancouver has also evolved since *Forsaken*, with many new faces, including a significant number of street-based workers, and a growing number of indoor and online work. Meanwhile, increasing housing scarcity, economic pressure, escalated violence, service defunding, and the loss of peer-led organizations have compounded new risks for sex workers;
11. Sex worker safety advocates, SWAN Vancouver, report calls relating to violence and safety concerns increased by 64% between 2024 and 2025, with further increases projected for 2026; Kingsway Community Station have highlighted a 32% increase in reported incidents of violence in the last two years (though likely a low reported number). Advocates point to multiple community deaths this year as another sign of increased violence;
12. There is no evidence that FIFA events cause increases in sex work or sex trafficking, but there are reasonable and credible concerns about increased risk of violence and harm to sex workers around FIFA events, driven by heightened policing, displacement, venue-area controlled zones, and the erosion or loss of safety supports and peer infrastructure. During the Olympics in Vancouver sex workers faced heightened police harassment without arrest, but there was no increase in reports of new, youth or trafficked sex workers.⁹ The paper shows that Large scale sporting events such as the FIFA World Cup and Olympic Games provide an invaluable opportunity to create a legacy of promoting public health and safety through policy reforms focused on reducing harm to sex workers, not by cutting supports;
13. While City staff do not track specific population statistics, local sex worker serving organizations estimate there are close to at minimum 5,000 people actively engaged in sex work in Vancouver, with a generally accepted estimate of roughly

⁹ BMJ | Sex work and the public health impacts of the 2010 Olympic Games
<https://sti.bmj.com/content/88/4/301>

2,000 street-based sex workers, primarily concentrated in the DTES and Kingsway corridor. The remaining majority are understood to be engaged in indoor and off-street sex work (ie. independent indoor workers, micro brothels, online, and escort-based work); and

14. Council may be underinformed regarding the realities of contemporary sex work and risk conditions. Part 7 of Vancouver's Procedure By-law allows for speakers on a Council member's motion, providing an opportunity for Council and public to hear directly from affected community members and experts.

THEREFORE BE IT RESOLVED

- A. THAT Council indulge the opportunity to hear from sex workers, advocates, and service providers regarding contemporary sex work conditions, safety risks, and the City's role in mitigating harm.
- B. THAT Council reaffirms its commitment to the findings and intent of *Forsaken: The Report of the Missing Women Commission of Inquiry*, including the City's responsibility to maintain adequate, community-connected capacity to support sex worker safety.
- C. THAT Council directs the City Manager to ensure that dedicated Sex Worker Safety capacity is maintained at a level consistent with Council's past commitments and the scope and intensity of the work, including consideration of restoring a second dedicated position or equivalent capacity.
- D. THAT Council directs staff to report back on the current structure, responsibilities, and resourcing of Sex Worker Safety and Community & Gender Safety functions, including an assessment of workload, service impacts, and risks associated with current staffing levels;

FURTHER THAT Council directs staff to report back with details of the Sex Work Safety Framework, which otherwise has not been received for review.
- E. THAT Council directs staff to engage with sex worker-led and peer-based organizations to inform any future service design, staffing models, or policy changes affecting sex worker safety.

amended

AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT in A strike "indulge the opportunity to hear from";

FURTHER THAT in A add the phrase "affirm the importance of working with the Province, VPD, and community organizations toward the aim of safety for sex workers in Vancouver and direct the City Manager or delegate to continue to ensure sex worker safety remains a distinct priority consideration across all areas of City service delivery as appropriate, informed by ongoing engagement with" after "THAT Council";

FURTHER THAT add “as appropriate to municipal jurisdiction” at the end of A;

FURTHER THAT in B add the phrase “recognizing that significant work and City systems change has been advanced since the report’s publication in 2012, including: VPD’s creation of and recent 2025 update to their Sex Work Enforcement Guidelines that prioritizes the safety, dignity, and well-being of sex workers; the development of City of Vancouver Sex Work Response Guidelines in 2015 to promote a balanced and coordinated approach across City departments when responding to issues relating to sex work; the training of enforcement and other departmental staff in the City’s Sex Worker Guidelines to ensure their implementation and consideration in City strategy, policy development and service delivery; the City’s development and implementation of a substantive plan in response to the report of the National Inquiry into Missing and Murdered Indigenous Women and Girls and the aligned DTES-focused Red Women Rising Report; the support of sex worker safety concerns by staff and initiatives across a number of departments, including Council approval in 2026 of \$1.1M in grant funding for gender safety organizations; and the update recently provided by staff to Council that sex worker safety will also be addressed in the scoping of the Gender Based Violence Prevention Strategy that is anticipated to come back to Council later in 2026” after “Commission of Inquiry”;

FURTHER THAT in B the words “including the City’s responsibility to maintain adequate, community-connected capacity to support sex worker safety” be struck;

FURTHER THAT C be struck;

FURTHER THAT in D the THAT clause be struck and become C;

AND FURTHER THAT E become D.

CARRIED (Vote No. 11652)
(Councillors Bligh, Fry, Maloney and Orr opposed)

Prior to the vote, the Committee agreed to separate the vote on the components of the motion as amended with B CARRIED (Vote No. 11653) with Councillor Bligh, Fry, Maloney and Orr opposed and A, C and D CARRIED UNANIMOUSLY (Vote No. 11654) with Councillors Fry and Orr abstaining from the vote.

FINAL MOTION AS APPROVED

- A. THAT Council affirm the importance of working with the Province, VPD, and community organizations toward the aim of safety for sex workers in Vancouver and direct the City Manager or delegate to continue to ensure sex worker safety remains a distinct priority consideration across all areas of City service delivery as appropriate, informed by ongoing engagement with sex workers, advocates, and service providers regarding contemporary sex work conditions, safety risks, and the City’s role in mitigating harm as appropriate to municipal jurisdiction.
- B. THAT Council reaffirms its commitment to the findings and intent of *Forsaken: The Report of the Missing Women Commission of Inquiry*, recognizing that significant work and City systems change has been advanced since the report’s publication in 2012, including: VPD’s creation of and recent 2025 update to their

Sex Work Enforcement Guidelines that prioritizes the safety, dignity, and well-being of sex workers; the development of City of Vancouver Sex Work Response Guidelines in 2015 to promote a balanced and coordinated approach across City departments when responding to issues relating to sex work; the training of enforcement and other departmental staff in the City's Sex Worker Guidelines to ensure their implementation and consideration in City strategy, policy development and service delivery; the City's development and implementation of a substantive plan in response to the report of the National Inquiry into Missing and Murdered Indigenous Women and Girls and the aligned DTES-focused Red Women Rising Report; the support of sex worker safety concerns by staff and initiatives across a number of departments, including Council approval in 2026 of \$1.1M in grant funding for gender safety organizations; and the update recently provided by staff to Council that sex worker safety will also be addressed in the scoping of the Gender Based Violence Prevention Strategy that is anticipated to come back to Council later in 2026.

- C. THAT Council directs staff to report back with details of the Sex Work Safety Framework, which otherwise has not been received for review.
- D. THAT Council directs staff to engage with sex worker-led and peer-based organizations to inform any future service design, staffing models, or policy changes affecting sex worker safety.

5. Work to Live, Live Near Work: Affordable Workforce Housing for Healthcare Workers

MOVED by Councillor Orr

SECONDED by Councillor Maloney

THAT the Committee recommend to Council

WHEREAS

1. Vancouver has among the highest rents and lowest vacancy rates in Canada, creating significant barriers to housing affordability for essential workers;
2. Rising housing costs are forcing many workers, particularly in healthcare and other critical public services, to live far from their workplaces, contributing to long commutes, burnout, and workforce instability;
3. The region continues to face shortages of healthcare workers, challenges that are compounded by the high cost of living and the difficulty of securing stable housing near major employment centres;
4. Major healthcare institutions such as St. Paul's Hospital, Vancouver General Hospital, and Mount Saint Joseph Hospital serve both the City of Vancouver and the broader region, and depend on a stable workforce that can live within reasonable proximity to their workplaces;

5. Other jurisdictions have implemented workforce housing models to help retain essential workers by providing secure, purpose-built rental housing tied to key employment sectors; and
6. The City of Vancouver has a role to play in supporting a stable healthcare workforce through land use planning, partnerships, and policy tools that enable the development of workforce housing.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to engage with the Province of British Columbia, regional health authorities, and other relevant partners create a feasibility study that will seek to understand the viable options to available to deliver purpose-built workforce housing for healthcare workers in Vancouver. Then report findings back to Council, and that study include the following considerations:
 - i. Staff report back with an inventory of City-owned or controlled lands within approximately a 5 km radius of St. Paul's Hospital, Vancouver General Hospital, and Mount Saint Joseph Hospital that may be suitable for workforce housing development, including an assessment of site readiness, zoning considerations, and potential delivery timelines;
 - ii. Staff create a report that explores delivery models, including partnerships with non-profit housing providers, co-operatives, and experienced private or non-profit developers with a track record of building non-market and/or rental housing;
 - iii. Staff report back with available funding tools and senior government programs that could support workforce housing development, including capital grants, low-cost financing, and opportunities for land contributions or long-term leases;
 - iv. Staff report back on the feasibility of any workforce housing developed under this program be secured as rental housing for the long term, with appropriate legal mechanisms to ensure its continued use for workforce housing purposes;
 - v. Staff report back on the feasibility and an outline of appropriate affordability benchmarks, including alignment with CMHC rental data, with a portion of units secured at below-market rents to support a range of healthcare workers, including early-career and lower-wage staff;
 - vi. Staff report back with opportunities to incorporate supportive amenities, including childcare spaces where feasible, recognizing the needs of shift workers and families in the healthcare sector;
 - vii. Staff report back on what opportunities exist to streamline approvals and standardize design approaches for workforce housing, including pre-approved building forms or typologies, to accelerate delivery while maintaining livability and urban design quality;

- viii. Staff report back on operational considerations, including eligibility criteria, tenant selection processes, and coordination with employers and health authorities;
 - ix. Staff report back on the feasibility of the inclusion of a portion of fully furnished or move-in ready units within workforce housing developments, particularly for new and incoming healthcare workers, and report back on implementation options and associated costs; and
 - x. Staff report back to Council with recommendations, implementation options, and timelines by Q1 2027.
- B. THAT Council write a letter to the Provincial Minister of Housing and Municipal Affairs, and Provincial Minister of Health, along with their Federal counterparts in support of a Workforce Housing scheme for early career and low wage healthcare workers.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT A and B be struck and the following be inserted:

- A. THAT Council direct staff to report back on opportunities to further support the delivery of affordable rental housing accessible to healthcare workers and other moderate and low-income residents through existing City housing policy tools and partnerships with senior governments, non-profit housing providers, and public institutions.
- B. THAT Council and the Mayor call upon the Governments of Canada and British Columbia to significantly expand capital funding, low-cost financing, and operating support for affordable and below-market rental housing in Vancouver, recognizing that municipalities do not possess the fiscal capacity to independently deliver the scale of affordable housing necessary to meet workforce and resident needs.

CARRIED UNANIMOUSLY (Vote No. 11655)
(Councillor Fry abstained from the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11656).

* * * * *

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT under Section 2.8(b) of the Procedure By-law, Council extend the meeting past 5 pm in order to complete Motion 6.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

* * * * *

FINAL MOTION AS APPROVED

- A. THAT Council direct staff to report back on opportunities to further support the delivery of affordable rental housing accessible to healthcare workers and other moderate and low-income residents through existing City housing policy tools and partnerships with senior governments, non-profit housing providers, and public institutions.
- B. THAT Council and the Mayor call upon the Governments of Canada and British Columbia to significantly expand capital funding, low-cost financing, and operating support for affordable and below-market rental housing in Vancouver, recognizing that municipalities do not possess the fiscal capacity to independently deliver the scale of affordable housing necessary to meet workforce and resident needs.

6. Preparing Community Centres for Post-Disaster Use

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

MOVED by Councillor Maloney
SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. Vancouver has an estimated 20% chance of experiencing a very strong earthquake within the next 50 years (Natural Resources Canada);
2. Such an event would cause severe disruption across the city, potentially damaging more than 6,000 private buildings, and displacing one-third or more residents from their homes ([City of Vancouver](#));
3. In the event of a severe earthquake, City staff and trained volunteers will direct impacted residents to one of 25 designated disaster support hubs, where they would receive information and be offered services ([City of Vancouver](#));

4. Many community centres also serve as disaster support hubs. Unfortunately, a significant number are vulnerable to earthquake damage and may not be safe to occupy after a major quake, potentially compromising the City's emergency-response capacity ([Vancouver Park Board](#));
5. Community centres are expected to play a post-disaster role that exceeds the standard they are currently required to meet. The *Vancouver Building By-law* requires these facilities to remain standing and safe for immediate occupancy after an earthquake, but does not require the level of structural functionality or long-term occupancy capacity that may be needed to support displaced residents, including potential sheltering functions, over an extended and uncertain period;
6. The Resilient Vancouver Strategy (2019) identified vulnerable civic buildings, including community centres, as a lead risk to community response and recovery, and urged the City to prioritize seismic upgrades and/or redevelopment ([City of Vancouver](#)); and
7. Every building renewal, envelope upgrade, or structural and non-structural maintenance project is an opportunity to improve the seismic preparedness of public facilities. The City's seismic program should receive sufficient Capital Plan funding to ensure those opportunities are acted upon, informed by facility-specific seismic assessments.

THEREFORE BE IT RESOLVED

THAT Council direct staff to report back:

- a. With detailed information regarding the seismic upgrade requirements, including estimated costs, of the specified Community Centres targeted for renewal by Council; and
- b. With an analysis of the feasibility and estimated costs of upgrading the five specified community centres to a Functional Occupancy standard when they're up for renewal, beyond the minimum immediate occupancy threshold currently required under the *Vancouver Building By-law*, before the decisions on the Capital Plan.

amended

During discussion on the amendment to the motion, Councillor Fry rose on a point of order pursuant to Section 8.7 (f) of the *Procedure By-law* and asked the amendment to be ruled out of order as the amendment is dilatory and incorrect in light of an upcoming motion on the agenda. The Chair ruled that the amendment was in order as there is no interdependency on future motions and that the amendment was not frivolous or dilatory.

AMENDMENT MOVED by Councillor Klassen
SECONDED by Councillor Meiszner

THAT the following words "affirm that the City of Vancouver's community centres already achieve the minimum immediate occupancy threshold currently required

under the Vancouver Building By-law, and given the City is partnering with UBC to conduct seismic risk screening and prioritization for all of its facilities over the next 3 years,” be added after “THEREFORE BE IT RESOLVED THAT Council”;

FURTHER THAT the word “and” be struck and replaced with the words “by Q1 2028” at the end of a;

AND FURTHER THAT b be struck.

carried

AMENDMENT TO THE AMENDMENT MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the word “already” be struck and the word “are required to” be inserted.

CARRIED (Vote No. 11657)
(Councillors Bligh, Fry, Maloney and Orr opposed)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED (Vote No. 11658) with Councillors Fry, Maloney and Orr opposed.

RECONSIDERATION MOVED by Councillor Bligh
SECONDED by Councillor Kirby-Yung

THAT under Section 8.13 of the *Procedure By-law*, the Committee reconsider the vote on the amendment as amended.

CARRIED UNANIMOUSLY

The amendment to the amendment having carried, the amendment as amended was put and CARRIED (Vote No. 11659) with Councillors Bligh, Fry, Maloney and Orr opposed.

The amendment as amended having carried, the motion as amended was put and CARRIED (Vote No. 11660) with Councillors Fry, Maloney and Orr opposed and Councillor Bligh abstaining from the vote.

FINAL MOTION AS APPROVED

THEREFORE BE IT RESOLVED THAT Council affirm that the City of Vancouver’s community centres are required to achieve the minimum immediate occupancy threshold currently required under the Vancouver Building By-law, and given the City is partnering with UBC to conduct seismic risk screening and prioritization for all of its facilities over the next 3 years, direct staff to report back with detailed information regarding the seismic upgrade requirements, including estimated costs, of the specified Community Centres targeted for renewal by Council, by Q1 2028.

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The Committee recessed at 5:25 pm and reconvened at 6:18 pm.

* * * * *

7. Building the Evidence Base for Sustained Investment in Vancouver's Arts and Culture Sector

MOVED by Councillor Maloney
SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. Arts and culture are significant urban economic drivers. Vancouver ranks fifth out of 22 census metropolitan areas on the Canadian Chamber of Commerce's Arts Vibrancy Index, reflecting the sector's strong capacity to generate revenue and attract tourism ([Arts Vibrancy Index](#), 2026);
2. Despite these demonstrated returns, Vancouver's arts and culture sector faces growing financial pressure. Public and private investments continue to decline, operating costs continue to rise, and organizations must increasingly piece together funding from multiple sources ([Canadian Chamber of Commerce](#), 2025);
3. This funding challenge is compounded by the lack of publicly available, aggregated social and economic data on Vancouver's arts and culture sector. As a result, organizations have fewer tools to demonstrate the value of their work when seeking grants and other funding;
4. Other cities, including Toronto, regularly document the economic contributions, community benefits, funding needs, and gaps of their arts and culture sectors. This kind of granular reporting gives policymakers and funders a stronger evidence base for sustained investment ([Toronto Arts Council](#)); and
5. The City of Vancouver regularly invests in the arts and culture sector, generating substantial related data in the process. With dedicated resources for aggregation and analysis, this information could form the foundation for a public report that strengthens the sector's future funding opportunities.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back on the estimated resources and timeline required to create a comprehensive Arts and Culture Impact website, modelled on the Toronto Arts Council interactive impact page, that consolidates existing social and economic data to highlight the sector's economic contributions, community benefits, and serves as a practical resource for arts and culture organizations in Vancouver when pursuing grants and other funding opportunities.

referred

REFERRAL MOVED by Councillor Meiszner
SECONDED by Councillor Montague

THAT Council refer the motion to staff for information.

CARRIED (Vote No. 11661)
(Councillors Fry, Maloney and Orr opposed)
(Councillors Bligh and Kirby-Yung absent for the vote)

8. Eliminating Regulatory Barriers to Housing Affordability Through Alignment with the Provincial Building Code

* * * * *

During the hearing of speakers, it was

*MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen*

THAT under Section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm in order to finish hearing from speakers on Motion 8.

*LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY
(Councillors Bligh, Fry, Maloney and Orr opposed)*

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The Committee recessed on May 20, 2026, at 9:59 pm and reconvened on May 21, 2026, at 3:13 pm.

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The Committee heard from 18 speakers who spoke in support, 67 speakers who spoke in opposition and five speakers who spoke to other aspects of the motion.

During discussion on the motion, Councillor Orr rose on a point of order pursuant to Sections 8.7 (a) and (b) of the *Procedure By-law* and asked the motion be ruled out of order as the motion is in conflict with the Climate Emergency Action Plan adopted by Council in 2020 with the aim to cut carbon pollution by 50% by 2030, violates the Healthy City Strategy Goal 16 and breaches the Code of Conduct and public trust.

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The Committee recessed at 4:16 pm and reconvened at 4:22 pm.

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The Chair ruled the motion was in order as most of the recommendations have been reviewed and require a report back requiring decision and debate at a future date. In addition, Council has the authority to enforce or not enforce certain by-laws, and it is within Council's authority to change policy at any time.

MOVED by Mayor Sim
SECONDED by Councillor Klassen

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver is consistently ranked among the most unaffordable housing markets in the world, including by the Demographia International Housing Affordability Survey, with home prices and rents that are increasingly out of reach for middle- and even upper-income households;
2. Both the Government of Canada and the Government of British Columbia have identified housing affordability as a national and provincial crisis, and have called on municipalities to remove unnecessary regulatory barriers, standardize requirements, and accelerate the delivery of new homes;
3. The Province of British Columbia has taken steps to standardize housing-related regulations across municipalities, including through housing legislation intended to increase supply and reduce local variation that adds cost and delay;
4. The City of Vancouver remains the only municipality in British Columbia that maintains a standalone building code – the Vancouver Building By-law – rather than adopting the British Columbia Building Code;
5. This regulatory divergence requires builders, designers, and manufacturers to adapt projects specifically for Vancouver, limiting the ability to use standardized designs, modular construction, and prefabricated components that are otherwise compliant across the province. Greater alignment between the building codes of Vancouver and baseline provincial standards will reduce duplication, improve predictability for builders and trades, and support more efficient housing delivery;
6. Even modest percentage increases in construction costs can translate into significant increases in rents and home prices, particularly in a high-cost market such as Vancouver, compounding affordability challenges for residents;
7. Maintaining a separate and more complex regulatory regime, absent clear and demonstrable local necessity, risks undermining broader provincial and federal efforts to improve housing affordability and supply. Stakeholders in business and labour and the plumbing, heating and cooling industries have clearly identified that limiting options for water heating will increase costs to residents and hurt affordability;
8. In 2025, the federal consumer carbon tax and provincial carbon tax were removed, including for natural gas residential customers, highlighting a material

change in the economic context where Energize Vancouver was initially adopted;
and

9. It is incumbent on Vancouver City Council to ensure that municipal policies and regulations do not unnecessarily contribute to the cost of delivering housing or compound affordability issues already evident in the city.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council direct staff to undertake a comprehensive review, through an affordability lens, of the City's housing and energy regulations – including the Vancouver Building By-law, the Energize Vancouver Program, and exploring alignment with the baseline provincial Energy Step Code, to identify opportunities to reduce duplication, costs, and delays;

FURTHER THAT staff be directed to consult with industry stakeholders, including homebuilders, non-profit housing providers, architects, engineers, and manufacturers, with a focus on identifying opportunities to enable greater standardization, modular construction, and cost efficiencies;

FURTHER THAT where beneficial to life and safety measures, staff be directed to consult with Vancouver Fire Rescue Services (VFRS) on measures not addressed in the provincial building code but embedded in the City's independent Building By-law's regulatory authorities under Section 306 of the Vancouver Charter;

AND FURTHER THAT this review identifies all areas of divergence and classifies them according to:

- i. cost impact on housing delivery;
- ii. impact on timelines and permitting complexity; and
- iii. whether a clear, evidence-based local rationale exists for maintaining the divergence.

- B. THAT staff be directed to bring forward amendments at the earliest possible date to eliminate or harmonize all provisions that add cost, delay, or complexity without a compelling local justification, with a presumption in favour of alignment;

FURTHER THAT any recommendation to retain a divergence from the British Columbia Building Code must include a transparent justification, including quantified cost impacts and a clear explanation of the public benefit achieved.

- C. THAT staff report back with a phased implementation plan at the earliest possible date to achieve alignment, including timelines, transitional provisions, and any required amendments to the *Vancouver Building By-law*.

- D. THAT staff be directed to pause the Energize Vancouver By-law implementation through non-enforcement as a specific means of addressing affordability in the city in advance of the review by staff, and inform strata owned buildings of this change as soon as possible.

- E. THAT Council direct staff to bring back a bylaw repeal report for By-Law No. 14578, to align with baseline provincial standards and restore the ability of Vancouverites to choose a hot water heater replacement that best suits their needs.

carried

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Orr

THAT in A the word “through” be struck and the words “that includes” after the words “comprehensive review”;

FURTHER THAT in A the words “and energy” be struck;

FURTHER THAT in A the words “the Energize Vancouver Program,” be struck;

FURTHER THAT in A (iii) the word “local” be struck;

FURTHER THAT in B the word “evidence-based” be inserted after “bring forward”;

FURTHER THAT in the THAT clause of B the words “local” and “with a presumption in favour of alignment” be struck;

FURTHER THAT in the FURTHER THAT clause of B the word “possible” be inserted after “including”;

FURTHER THAT in the FURTHER THAT clause of B the words “options with examples” be inserted after “quantified cost impacts”;

FURTHER THAT D be struck;

FURTHER THAT the words “only if there is compelling evidence to justify such a repeal report and such evidence is provided to Council before and included in any report that come to Council as part of this work.” be added to the end of E.

AND FURTHER THAT the following be added at the end:

THAT Council directs staff to comprehensively monitor and evaluate impacts of all work that gets implemented through this motion and report back to Council on a yearly basis.

LOST (Vote No. 11663)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

AMENDMENT MOVED by Councillor Orr
SECONDED by Councillor Fry

THAT the following be added at the end of A:

THAT Council directs staff to include in their report a comprehensive public disclosure of all meetings, correspondence, and calendar invites between the Mayor's Office, City staff, and industry proponents to date, to ensure this process meets the "open and transparent" standard required of "keepers of the public trust" under the Code of Conduct Bylaw.

LOST (Vote No. 11664)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)
(Councillor Bligh abstained from the vote)

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*MOVED by Councillor Meizner
SECONDED by Councillor Klassen*

THAT under Section 2.8(b) of the Procedure By-law, Council extend the meeting past 5 pm in order to complete Motion 8.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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

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AMENDMENT MOVED by Councillor Orr
SECONDED by Councillor Fry

THAT in A the words "with neighbouring municipalities on" be inserted after the word "alignment";

FURTHER THAT the words "the baseline" be struck.

LOST (Vote No 11665)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

The amendments having lost, the motion was put and CARRIED (Vote No. 11666) with Councillors Bligh, Fry, Maloney and Orr opposed.

FINAL MOTION AS APPROVED

- A. THAT Vancouver City Council direct staff to undertake a comprehensive review, through an affordability lens, of the City's housing and energy regulations – including the Vancouver Building By-law, the Energize Vancouver Program, and exploring alignment with the baseline provincial Energy Step Code, to identify opportunities to reduce duplication, costs, and delays;

FURTHER THAT staff be directed to consult with industry stakeholders, including homebuilders, non-profit housing providers, architects, engineers, and manufacturers, with a focus on identifying opportunities to enable greater standardization, modular construction, and cost efficiencies;

FURTHER THAT where beneficial to life and safety measures, staff be directed to consult with Vancouver Fire Rescue Services (VFRS) on measures not addressed in the provincial building code but embedded in the City's independent Building By-law's regulatory authorities under Section 306 of the Vancouver Charter;

AND FURTHER THAT this review identifies all areas of divergence and classifies them according to:

- i. cost impact on housing delivery;
- ii. impact on timelines and permitting complexity; and
- iii. whether a clear, evidence-based local rationale exists for maintaining the divergence.

- B. THAT staff be directed to bring forward amendments at the earliest possible date to eliminate or harmonize all provisions that add cost, delay, or complexity without a compelling local justification, with a presumption in favour of alignment;

FURTHER THAT any recommendation to retain a divergence from the British Columbia Building Code must include a transparent justification, including quantified cost impacts and a clear explanation of the public benefit achieved.

- C. THAT staff report back with a phased implementation plan at the earliest possible date to achieve alignment, including timelines, transitional provisions, and any required amendments to the *Vancouver Building By-law*.
- D. THAT staff be directed to pause the Energize Vancouver By-law implementation through non-enforcement as a specific means of addressing affordability in the city in advance of the review by staff, and inform strata owned buildings of this change as soon as possible.
- E. THAT Council direct staff to bring back a bylaw repeal report for By-Law No. 14578, to align with baseline provincial standards and restore the ability of Vancouverites to choose a hot water heater replacement that best suits their needs.

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The Committee recessed at 5:23 pm and reconvened at 6:20 pm.

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9. Review and Refinement of Multiplex Housing Policies Based on Early Implementation Experience

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Prior to the start of Motion 9, Chair Zhou ceded the Chair to Vice-Chair Klassen in order to introduce the motion and participate in debate.

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The Committee heard from 15 speakers who spoke in support, two speakers who spoke in opposition and one speaker who spoke to other aspects of the motion.

MOVED by Councillor Zhou
SECONDED by Councillor Meiszner

THAT the Committee recommend to Council

WHEREAS

1. In the fall of 2023, the City of Vancouver adopted multiplex housing policies and zoning regulations intended to enable new housing forms while maintaining neighbourhood livability, design quality, compatibility, and strong contextual fit;
2. The following year, the Province of British Columbia enacted legislation requiring municipalities, including the City of Vancouver, to permit multiplex housing in areas previously zoned exclusively for single-detached housing, as a means of increasing housing supply and choice;
3. The intent of the multiplex housing program is to deliver a high-quality, family-oriented housing form that fits within established neighbourhoods while contributing meaningfully to housing supply;
4. Since the enactment of these policies, over 600 multiplex projects have been submitted and more than 280 projects approved, and are either under construction or constructed, thereby providing the City with real-world, on-the-ground experience as to how the regulations function in practice;
5. Early implementation has generated significant interest within the development and building community, with City staff reporting “positive excitement” about the multiplex form as a viable and scalable housing typology;

6. The Province has been actively engaging with municipalities, including Vancouver, to understand early outcomes and implementation challenges associated with multiplex housing, underscoring the importance of ongoing monitoring and refinement;
7. City staff have already initiated elements of review, are open to receiving additional community and industry feedback, and are in a position to develop best practices guidelines that capture lessons learned to date and support continued improvement in design and delivery;
8. Residents in some neighbourhoods have raised concerns related to building massing, height, lot coverage, privacy, overlook, shadowing, tree retention, loss of green space, and impacts on views, suggesting that certain aspects of the current regulations may produce unintended consequences;
9. Other North American cities that have introduced similar “missing-middle” or multiplex housing reforms have undertaken iterative reviews and refinements, including adjustments to built-form controls, design standards, and transition rules, to better balance housing delivery with neighbourhood impacts;
10. At the same time, any adjustments to the multiplex program must be carefully balanced against the City’s broader housing and service delivery objectives, including accelerating permitting timelines, supporting housing supply targets such as the 3-3-3-1 framework, and maintaining certainty for applicants and builders; and
11. Ongoing evaluation and refinement of land-use policy is consistent with good planning practice, fiscal prudence, and the City’s responsibility to ensure that new housing delivers public benefit while minimizing avoidable negative externalities.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to undertake an expedited review of the City’s multiplex housing policies and zoning regulations, informed by early implementation experience, to assess whether refinements are warranted to improve built form outcomes and neighbourhood fit, while continuing to support housing delivery objectives;

FURTHER THAT Council direct staff, as part of the R1-1 review, to align Vancouver’s Multiplex policies and regulations with the provincial Bill 25;

AND FURTHER THAT the review include consideration of how existing regulations are performing with respect to building scale, massing, setbacks, tree-canopy and relationship to adjacent properties, and whether adjustments or clarifications are needed to better achieve the intended design objectives.

- B. THAT staff consider whether additional clarity or refinement to existing zoning provisions or design guidance would assist in achieving more consistent and

context-sensitive outcomes, while maintaining a predictable and efficient approvals process;

FURTHER THAT any recommended refinements continue to support the City's housing supply objectives, maintain certainty for applicants, and avoiding unnecessary impacts on permitting timelines or project viability.

- C. THAT Council direct staff to develop a best-practices guideline for multiplex development informed by practices from other North American jurisdictions that have implemented multiplex or missing-middle housing reforms and subsequently refined their regulations to address neighbourhood impacts;

FURTHER THAT Council direct staff to report back to Council with findings and, where appropriate, recommended policy or zoning refinements, within a timeframe that aligns with upcoming housing and planning work programs.

amended

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During discussion, Vice-Chair Klassen ceded the Chair to Deputy Mayor Kirby-Yung in order to provide comments and resumed the Chair once finished.

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AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT in A the words "heritage and character retention" be inserted after the words "tree canopy"

FURTHER THAT the following be added as D:

THAT Council direct staff to report back on the previous direction from 2023 to explore options to update the City's heritage/character retention policies to align with the allowable 1.0 FSR in the missing middle housing framework (new RR-1 zoning) and enable incentives to incentivize character retention that enables gentle density.

CARRIED (Vote No. 11667)
(Councillor Maloney opposed)
(Councillor Fry and Orr absent for the vote)

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During discussion, Vice-Chair Klassen ceded the Chair to Deputy Mayor Kirby-Yung in order to provide comments and resumed the Chair once finished.

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The amendment having carried, the motion as amended was put and CARRIED (Vote No. 11668) with Councillor Maloney opposed and Councillor Fry and Orr absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council direct staff to undertake an expedited review of the City's multiplex housing policies and zoning regulations, informed by early implementation experience, to assess whether refinements are warranted to improve built form outcomes and neighbourhood fit, while continuing to support housing delivery objectives;

FURTHER THAT Council direct staff, as part of the R1-1 review, to align Vancouver's Multiplex policies and regulations with the provincial Bill 25;

AND FURTHER THAT the review include consideration of how existing regulations are performing with respect to building scale, massing, setbacks, tree-canopy, heritage and character retention, and relationship to adjacent properties, and whether adjustments or clarifications are needed to better achieve the intended design objectives.

- B. THAT staff consider whether additional clarity or refinement to existing zoning provisions or design guidance would assist in achieving more consistent and context-sensitive outcomes, while maintaining a predictable and efficient approvals process;

FURTHER THAT any recommended refinements continue to support the City's housing supply objectives, maintain certainty for applicants, and avoiding unnecessary impacts on permitting timelines or project viability.

- C. THAT Council direct staff to develop a best-practices guideline for multiplex development informed by practices from other North American jurisdictions that have implemented multiplex or missing-middle housing reforms and subsequently refined their regulations to address neighbourhood impacts;

FURTHER THAT Council direct staff to report back to Council with findings and, where appropriate, recommended policy or zoning refinements, within a timeframe that aligns with upcoming housing and planning work programs.

- D. THAT Council direct staff to report back on the previous direction from 2023 to explore options to update the City's heritage/character retention policies to align with the allowable 1.0 FSR in the missing middle housing framework (new RR-1 zoning) and enable incentives to incentivize character retention that enables gentle density.

The Committee adjourned at 7:52 pm.

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

MAY 20 AND 21, 2026

A meeting of the Council of the City of Vancouver was held on May 21, 2026, at 7:53 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on City Finance and Services meeting, to consider the recommendations and actions of the Committee.

PRESENT: Mayor Ken Sim
Councillor Rebecca Bligh
Councillor Lisa Dominato
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Lucy Maloney
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Lenny Zhou

ABSENT: Councillor Pete Fry
Councillor Sean Orr

CITY MANAGER'S OFFICE: Donny van Dyk, City Manager

CITY CLERK'S OFFICE: Lesley Matthews, Acting Deputy City Clerk
Bonnie Kennett, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
May 20 and 21, 2026

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

Presentations:

1. VanStat: Facilities Condition and Maintenance

Reports:

1. Tree Inspection Policy
2. Contract Award for Consultant Services for Cambie Bridge Seismic Upgrade and Rehabilitation Program
3. Amendments to Impounding and Vehicles for Hire By-laws – Towing Rates

Council Members' Motions:

1. Carrying on Joe Fortes' Legacy: Universal Access to Basic Swimming Lessons and Expansion of Aquatic Infrastructure as Core Public Safety Policy
2. Supporting Italian Day on Commercial Drive in 2026
3. Managing and Mitigating Development Pressure on Existing Small Business, Arts, and Non-Profit Uses
4. Understanding and Prioritizing Sex Worker Safety Policies and Resources
5. Work to Live, Live Near Work: Affordable Workforce Housing for Healthcare Workers
6. Preparing Community Centres for Post-Disaster Use
7. Building the Evidence Base for Sustained Investment in Vancouver's Arts and Culture Sector
8. Eliminating Regulatory Barriers to Housing Affordability Through Alignment with the Provincial Building Code
9. Review and Refinement of Multiplex Housing Policies Based on Early Implementation Experience

Presentation 1, Reports 1 to 3 and Council Members' Motions 1 to 9.

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of May 20 and 21, 2026, as contained in Presentation 1, Reports 1 to 3 and Council Members' Motions 1 to 9, be approved.

CARRIED UNANIMOUSLY AND A IN MOTION 2
BY THE REQUIRED MAJORITY
(Councillors Fry and Orr absent for the vote)

ADJOURNMENT

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 7:54 pm.

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