



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

JULY 15, 2026

A meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, July 15, 2026, at 9:41 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by the Part 14 of the *Procedure By-law*.

PRESENT: Councillor Lenny Zhou, Chair
Mayor Ken Sim*
Councillor Rebecca Bligh*
Councillor Lisa Dominato
Councillor Pete Fry*
Councillor Sarah Kirby-Yung
Councillor Mike Klassen, Vice Chair
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: Andrew Aguilar, 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.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT the Committee adopt Reports 1 and 5 through 9 on consent.

CARRIED UNANIMOUSLY

REPORTS

1. **Debenture Program 2026** **June 30, 2026**

THAT the Committee recommend to Council

- A. THAT Council authorize the issuance of up to \$175 million of City of Vancouver debentures, utilizing borrowing authorities approved as part of the Capital Budgets between 2023 and 2026 as follows:

Borrowing authorities from the 2023-2026 Capital Plan:

Street and Bridge Infrastructure	\$	21,850,000
Traffic Signals and Street Lighting	\$	43,000,000
Core Operating Technology	\$	6,833,000
Renewal and Upgrades of Community Facilities	\$	40,550,000
Renewal and Upgrades of Public Safety and Other Civic Facilities	\$	14,267,000
Senior Government Partnership and/or Other Emerging Priorities	\$	2,000,000
Neighbourhood Energy Utility	\$	6,500,000
Sewers & Drainage	\$	40,000,000
Total	\$	<u>175,000,000</u>

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

ADOPTED ON CONSENT (Vote No. 11776)
(Councillor Fry absent for the vote)

2. **Proposed Amendment to Subdivision By-law No. 5208 – Reclassification of 1842, 1868 and 1878 West 37th Avenue** **June 11, 2026**

The Committee heard from two speakers who spoke in opposition to the report recommendations.

Staff from Development, Buildings and Licensing responded to questions.

MOVED by Councillor Meiszner
SECONDED by Councillor Orr

THAT the Committee recommend to Council

THAT Council refuse the application to reclassify three properties at 1842, 1868 and 1878 West 37th Avenue, from subdivision category E to subdivision category B of Schedule A, Table 1, of Subdivision By-law No. 5208.

carried

AMENDMENT MOVED by Councillor Maloney
SECONDED by Councillor Bligh

THAT Council strike the recommendation and replace it with the following:

- A. THAT Council approve the application to reclassify three properties at 1842, 1868 and 1878 West 37th Avenue, from subdivision category E to subdivision category B of Schedule A, Table 1, of Subdivision By-law No. 5208.
- B. THAT Council instruct the Director of Legal Services to prepare and bring forward for enactment the necessary by-law to amend the Subdivision By-law and implement the required change.

LOST (Vote No. 11771)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Orr, Zhou and Mayor Sim opposed)
(Councillor Bligh abstained from the vote)
(Councillor Fry absent for the vote)

* * * * *

During discussion on the amendment, it was

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT per section 8.5 (b)(ii) of the Procedure By-law the question be called.

CARRIED AND BY
THE REQUIRED MAJORITY
(Councillors Bligh, Maloney and Orr opposed)
(Councillor Fry absent for the vote)

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The amendment having lost, the motion was put and CARRIED (Vote No. 11773) with Councillor Maloney opposed, Councillor Bligh abstaining from the vote and Councillor Fry absent for the vote.

FINAL MOTION AS APPROVED

THAT Council refuse the application to reclassify three properties at 1842, 1868 and 1878 West 37th Avenue, from subdivision category E to subdivision category B of Schedule A, Table 1, of Subdivision By-law No. 5208.

3. Changes to the Procurement Policy and Delegated Authority July 2, 2026

Staff from Finance and Supply Chain Management responded to questions.

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT the Committee recommend to Council

- A. THAT, effective October 1, 2026, Council approve the elimination of the Bid Committee.
- B. THAT, effective October 1, 2026, Council approve an increase to the Permitted Sole Source threshold from \$10,000 to \$25,000.
- C. THAT, effective October 1, 2026, Council approve repositioning its procurement governance role from approving individual contract awards to setting strategic direction through approval of the Capital and Operating Budgets, with approval of individual contract awards under the approved Budgets being delegated to City staff in accordance with the terms of the Report dated July 2, 2026, entitled "Changes to the Procurement Policy and Delegated Authority."
- D. THAT Council direct and grant authority to City staff to update the City's Procurement Policy (ADMIN-008) to reflect the amendments described in A through C above.
- E. THAT the City's Director of Finance provide a copy of the City's Procurement Policy to the Park Board, the Police Board, and the Library Board and request that they adopt equivalent amendments to their respective Board Procurement Policy to align to the City's Procurement Policy.

CARRIED UNANIMOUSLY (Vote No. 11774)
(Councillor Fry absent for the vote)

4. Contract Award for Demolition Services for the Vancouver Aquatic Centre June 16, 2026

Staff from Finance and Supply Chain Management responded to questions.

The Committee heard from 17 speakers who spoke in opposition to the staff recommendations.

The City Manager and staff from Real Estate, Environment and Facilities Management and Finance and Supply Chain Management responded to additional questions.

MOVED by Councillor Dominato

SECONDED by Councillor Montague

THAT the Committee recommend to Council

- A. THAT Council authorize staff to negotiate and execute a stipulated sum construction contract for demolition services of the existing Vancouver Aquatic Centre with Heatherbrae Builders Co. Ltd., for an estimated value of \$3,469,927.88, covering all work through completion of post-demolition services (the "Agreement"), funded from the approved project capital budget.
- B. THAT Council delegate authority to execute the Agreement to the Director of Legal Services, Chief Procurement Officer, and General Manager of Real Estate and Facilities Management;

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

CARRIED (Vote No. 11775)
(Councillor Bligh and Orr opposed)
(Councillor Fry absent for the vote)

**5. Contract Award for Pre-Qualification for Supply and Delivery of Furniture, Fixtures and Equipment
June 29, 2026**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to enter into contracts, on an as-needed basis, to pre-qualify the following four (4) vendors:
 - 1. Brooks Corning Co. Ltd.
 - 2. Contemporary Office Interiors
 - 3. Heritage Office Furnishings Ltd.
 - 4. Holmes & Brakel (B.C.) Ltd.

for an estimated total contract value of \$7,000,000 over the initial 9-year term (the "Agreement"). Funding will be provided through the operating and capital budgets of Real Estate, Environment and Facilities Management (REFM), and/or various City of Vancouver departmental budgets, as required.

- B. THAT Council delegate its authority to execute the Standing Agreements to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of REFM;

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

ADOPTED ON CONSENT (Vote No. 11777)
(Councillor Fry absent for the vote)

**6. Contract Award for Supply and Delivery of Fire Service Vehicles and Apparatus (Fire Trucks)
July 2, 2026**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate an agreement with Dependable Truck and Tank Ltd. (dba Dependable Emergency Vehicles) for the supply and delivery of five (5) pumper fire apparatus and associated equipment for an estimated total contract value of \$10,007,090.00 (plus applicable taxes) over an approximate 24-month term (the "Agreement"), which will be funded from the approved Multi-Year Capital Program Budget for Vancouver Fire Rescue Services fleet renewal (2023–2026 Capital Plan).
- B. THAT Council delegate authority to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of Engineering Services to execute the Agreement;

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

ADOPTED ON CONSENT (Vote No. 11778)
(Councillor Fry absent for the vote)

**7. Contract Award for Consulting Services for Temporary Staffing Resources
July 2, 2026**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate 10 individual agreements for Consulting Services for Temporary Staffing Resources with the following Vendors for an estimated total combined contract value of \$8,418,000 plus applicable taxes over an initial three (3) year period, plus 3 possible one-year extensions, for a maximum six (6) year period with total value of \$16,835,000 plus applicable taxes;
 - 1. Affinity Staffing Inc.
 - 2. Altis Recruitment & Technology Inc.
 - 3. Compunnel Software Group Inc.

4. DigitalTek Solutions Inc.
5. iFathom Corporation
6. ITIQ Tech Recruiters Inc.
7. LanceSoft, Inc.
8. Procom Consultants Group Ltd.
9. S.i. Systems Partnership ULC
10. TEEMA Solutions Group Inc.

- B. THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and Deputy City Manager;

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

ADOPTED ON CONSENT (Vote No. 11779)
(Councillor Fry absent for the vote)

**8. Contract Award for the Provision of Fire Life Safety System Maintenance Services
July 2, 2026**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate an agreement for the Fire Life Safety System Maintenance Services with Viking Fire Protection Inc. for an estimated contract value of \$4,594,497 over the initial five-year term. The Agreement includes the City's option to extend for up to two additional two-year terms, for a maximum total term of nine years and an estimated total potential value of \$8,646,489, funded from REFM and several other departments' ongoing operating budget.
- B. THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of Real Estate, Environment and Facilities Management;

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

ADOPTED ON CONSENT (Vote No. 11782)
(Councillor Fry absent for the vote)

**9. Contract Award for Pre-qualified Contractors for Gas, Closure, and Other Landfill Work
June 30, 2026**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to establish the Landfill Gas and Closure Construction Program 2 ("LCCP2"), in which the City will prequalify certain contractors and have them competitively bid on various landfill gas and closure construction projects with a total estimated cost of \$34,400,000, plus applicable taxes, over a three-year term, funded through capital project budgets, as and when the work is required, in accordance with the terms generally described in the Report dated June 30, 2026, entitled "Contract Award for Pre-qualified Contractors for Gas, Closure, and Other Landfill Work."
- B. THAT Council delegate its authority to the City's Chief Procurement Officer to execute binding memoranda of understanding with each of the following pre-qualified contractors: KBL Projects Ltd., Jacob Bros. Construction Ltd., BD Hall Constructors Corp., and King Hoe Excavating Ltd., to participate in the LCCP2, in accordance with the terms generally described in the Report dated June 30, 2026, entitled "Contract Award for Pre-qualified Contractors for Gas, Closure, and Other Landfill Work."
- C. THAT Council delegate its authority to the General Manager of Engineering and the Chief Procurement Officer to execute construction agreements with the contractor who submits the lowest bid for each Landfill construction project that City staff tenders to the pre-qualified contractors under the LCCP2;

FURTHER THAT no legal rights or obligations will be created by Council's approval of A through C above unless and until the parties execute and deliver the legal agreements described in A through C above.

ADOPTED ON CONSENT (Vote No. 11783)
(Councillor Fry absent for the vote)

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The Committee recessed at 11:49 am and reconvened at 1:04 pm.

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COUNCIL MEMBERS' MOTIONS

1. Reviving and Accelerating the Vision for a Central Tech Innovation Hub in Vancouver

The Committee heard from one speaker in support and one speaker who spoke in opposition to the motion.

MOVED by Councillor Klassen

SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver serves as the economic and technological centre of British Columbia and Western Canada, with the Metro Vancouver region accounting for approximately 77 per cent of provincial technology employment and supporting a technology workforce of more than 125,000 professionals concentrated in major innovation districts throughout the region;
2. On February 1, 2023, Vancouver City Council unanimously approved Mayor Ken Sim's motion, 'Supporting and Expanding Vancouver's Tech Hubs, Clusters, and Districts,' directing staff to explore strategies to facilitate, aggregate, and modernize technology-focused employment spaces across the city;
3. Leading global innovation ecosystems have established flagship physical innovation hubs, including Station F in Paris and Newlab in New York City, that bring together startups, investors, researchers, and industry partners to accelerate commercialization, talent development, investment attraction, and economic growth;
4. The Mayor's Business Growth Task Force recommended the development of a 'Pacific Innovation Corridor' to strengthen Vancouver's position in artificial intelligence, biotechnology, life sciences, clean technology, and other high-growth sectors;
5. Provincial and federal governments continue to prioritize innovation-led economic development through initiatives supporting technology commercialization, intellectual property development, business scaling, talent attraction, and regional innovation ecosystems;
6. The Government of Canada's National Artificial Intelligence Strategy, "AI for All," identifies the acceleration of AI commercialization, talent development, research collaboration, and regional innovation ecosystems as national economic priorities, creating a significant opportunity for Vancouver to strengthen its position as a leading innovation centre and to explore the development of a flagship innovation hub capable of attracting investment, supporting scale-up companies, and advancing Canada's leadership in emerging technologies;
7. The 2026–2029 Service Plan of Innovate BC prioritizes technology commercialization, intellectual property development, and the expansion of British Columbia companies into global markets;
8. Vancouver is increasingly serving as a host city for major international technology, innovation, and investment events that attract global entrepreneurs, investors, researchers, and industry leaders, creating a strategic opportunity to leverage these gatherings into lasting economic development outcomes, commercialization opportunities, and long-term investment attraction;

9. The Province of British Columbia's 2026 Budget introduced a \$400 million Strategic Investment Special Account to support partnership opportunities with the federal government on major economic development initiatives, including defense technology and critical minerals;
10. Major Canadian innovation centres, including Montreal's Centech, have established flagship innovation hubs that bring together entrepreneurs, investors, researchers, and industry partners to support technology commercialization, business scaling, and company growth;
11. Innovation hubs such as Platform Calgary have demonstrated the economic benefits of coordinated innovation infrastructure by supporting entrepreneurship, investment attraction, talent development, and business growth, while also strengthening their ability to attract firms and investment from other Canadian jurisdictions;
12. The Vancouver region is home to globally recognized research institutions, technology companies, and entrepreneurial talent. However, continued efforts to strengthen commercialization, scale-up capacity, and investment attraction are necessary to ensure that intellectual property and high-growth firms created in British Columbia can grow and remain in the province;
13. The City previously supported an innovation and community development by providing space and capital funding for The HUB at 312 Main, nevertheless the city remains without a unified, central physical hub to foster foundational community, high-growth startup density, and structured industry mentorship;
14. Access to leading global innovation ecosystems and networks is increasingly recognized as a key factor in the successful commercialization and international scaling of technology companies, enabling entrepreneurs to accelerate learning, access investment opportunities, and bring innovations to market more quickly;
15. As competition among jurisdictions for technology investment, intellectual property, and high-growth firms continues to intensify, Vancouver's ability to attract capital, support commercialization, and retain scaling companies may be strengthened through the establishment of a prominent, centralized innovation hub; and
16. A flagship innovation hub could strengthen collaboration among entrepreneurs, post-secondary institutions, investors, industry partners, and governments while enhancing Vancouver's ability to attract investment, support the growth of technology companies, connect Vancouver-based firms to leading Canadian and global innovation ecosystems, create a lasting economic development legacy from major international technology and innovation events hosted in the region, and convert growing international attention into long-term economic assets for the city.

THEREFORE BE IT RESOLVED

- A. THAT Council reaffirm its commitment to the strategic direction established through the February 2023 motion, 'Supporting and Expanding Vancouver's Tech Hubs, Clusters, and Districts,' and direct staff to evaluate pathways for establishing a flagship physical innovation hub in Vancouver that supports technology commercialization, entrepreneurship, investment attraction, talent development, and business scale-up activities.
- B. THAT Council direct staff to undertake, through appropriate internal and/or external resources, engagement with relevant federal, provincial, academic, industry, and investment partners, including PacifiCan, Innovate BC, post-secondary institutions, representatives of the technology sector, and leaders from established innovation hubs across Canada and internationally, to assess potential governance, funding, programming, and partnership models for such a hub, including opportunities to strengthen global market access, investment attraction, commercialization, international scale-up pathways, and the long-term economic development benefits arising from major technology and innovation events hosted in Vancouver.
- C. THAT Council direct staff to undertake, through appropriate internal and/or external resources, an assessment of opportunities to leverage existing federal and provincial economic development programs, including the Province's Strategic Investment Special Account, to support the development of a flagship innovation hub.
- D. THAT Council direct staff to investigate potential locations and real-estate strategies for such a hub, including opportunities within the Downtown, Yaletown, Broadway Corridor, and other employment-focused areas of Vancouver, and identify any municipal tools that could support its establishment.
- E. THAT Council direct staff to report back to Council by no later than Q2 2027 with recommendations respecting:
- Potential governance and operating models;
 - Funding and partnership opportunities;
 - Location considerations;
 - Anticipated economic development benefits;
 - Opportunities to establish strategic partnerships with leading Canadian and international innovation ecosystems to support commercialization, talent development, investment attraction, and global market expansion for Vancouver companies; and
 - Implementation options for establishing a flagship innovation hub in Vancouver.

CARRIED (Vote No. 11785)

(Councillor Maloney and Orr opposed)

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

2. Investigating Traffic & Safety Mitigations & Solutions at Vancouver Firehalls

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

Deputy City Manager responded to questions.

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Klassen

THAT the Committee recommend to Council

WHEREAS

1. Traffic and resident safety at and near Vancouver firehalls has been identified as a concern for both firefighters and the general public;
2. Firehalls are busy places where fire trucks are continually coming and going in responding to emergency calls, as well as conducting training and other activities;
3. Vancouver firehalls are located in increasingly dense and populated urban areas where members of the public including seniors, families and residents are continually passing by;
4. Signage, cross-hatching and lighting can serve as safety supports to help avoid unwanted interactions or collisions between fire apparatus, firefighters and the public including pedestrians, cyclists and drivers. These safety measures are utilized in other municipalities but lacking in Vancouver;
5. Poles at a number of Vancouver firehalls have been informally patched up in an effort to close off diesel exhaust between apparatus bays and other areas where firefighters spend time coming on shift between calls;
6. Exposure to diesel exhaust and contaminants from truck exhaust is a health concern for firefighters, particularly for these vulnerable workers who are exposed to harmful carcinogens in the course of their job fighting fires;
7. Vancouver values the health and wellness of its firefighters and was proudly the first to invest in PFAS free gear to help counter occupational cancer due to exposure to harmful compounds; and
8. Vancouver has invested in several electric fire truck apparatus, but functionality is not such that diesel equipment can be fully replaced at the current time.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to engage with Vancouver Fire & Rescue Services leadership and IAFF18 to review concerns and report back on options to implement traffic markings such as cross-hatching and other measures like lighting and cautionary signage at Vancouver firehalls;

FURTHER THAT Council direct staff to engage with Vancouver Fire & Rescue Services leadership and IAFF18 to identify a pilot implementation firehalls for traffic safety improvements to be included in the upcoming 2027-2030 Capital Plan, and include an allocation to support that work.

- B. THAT Council direct staff to investigate diesel exhaust concerns including relation to improperly stopped up pole equipment at Vancouver firehalls and report back to Council on the matter and any potential related facility maintenance or mitigation opportunities.

CARRIED UNANIMOUSLY (Vote No. 11786)
(Councillor Bligh, Fry, Meiszner and Mayor Sim absent for the vote)

3. Enabling Community-Led Installation of Temporary Shade for Heat Protection

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

Deputy City Manager Singh responded to questions.

MOVED by Councillor Maloney
SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. Environment and Climate Change Canada forecasts that 2026 will be among the hottest years on record ([B.C. government](#), 2026);
2. Urban heat impacts are most severe in Vancouver's southern and eastern neighbourhoods, where the urban forest canopy covers less than 20% of these areas ([Vancouver Emergency Management Agency](#), 2023; [Urban Forest Strategy Update](#), 2025);
3. The Downtown Eastside has especially low canopy coverage, resulting in land surface temperatures exceeding 29°C on days when air temperature rises above 30°C ([Urban Forest Strategy Update](#), 2025);
4. Increasing shade in urban areas is one of the most effective ways to reduce heat-related harm ([Temporary Tactics for Radical Shade](#), 2025);
5. Community-led temporary infrastructure, such as canopies and shade structures, can mitigate extreme urban heat and strengthen community resilience to climate change. This has been demonstrated by installations in cities across North America;
6. After the 2021 heat dome, the Vancouver Emergency Management Agency observed that supporting community-based organizations and strengthening collaborative partnerships improved extreme heat preparedness ([Vancouver Emergency Management Agency](#), 2023);

7. Although temporary structures cannot substitute for long-term urban cooling solutions, they offer meaningful heat relief—especially as other cooling measures are reduced because of limited resources;
8. The City of Vancouver can reduce heat risks by streamlining and fast-tracking the permitting process for temporary shade canopies. While permits for temporary canopies exist, the current process isn't designed for quick action during extreme heat events; and
9. Creating an efficient, low-barrier application system would enable rapid, coordinated response with community organizations to install shade structures when urgent heat protection is needed.

THEREFORE BE IT RESOLVED

THAT Council direct staff to urgently report back on options to create a responsive, low-barrier permitting process of community-installed temporary shade infrastructure for heat protection.

referred

REFERRAL MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT Council refer the motion entitled “Enabling Community-Led Installation of Temporary Shade for Heat Protection,” to staff as part of their operations for responding to heat incidents in the city.

CARRIED (Vote No. 11787)
(Councillor Montague opposed)
(Councillors Bligh, Fry, Meiszner and Mayor Sim absent for the vote)

4. Equipping the City to Expand Childcare Capacity

The Committee heard from one speaker who spoke in support and one speaker who spoke in opposition of the motion.

MOVED by Councillor Maloney
SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. Access to quality childcare is essential social infrastructure that supports children's early learning and development, affordability for families, and enables parents and caregivers to work, study, train and participate in public life;

2. The City of Vancouver has long recognized childcare as a core part of complete communities, with a focus on public and non-profit delivery and is committed to providing high-quality, universal, affordable, flexible, and inclusive childcare;
3. The City of Vancouver has been advancing this commitment through the Vancouver Childcare Strategy, which has already delivered meaningful improvements including support for non-profit childcare spaces; ([Childcare Strategy Implementation and Policy Harmonization](#), 2025);
4. Despite this progress, only approximately 52% of childcare needs are currently being met in the City of Vancouver, with an estimated shortfall of 4,200 spaces for children aged 0–5, even accounting for the approximately 3,000 spaces currently in the development pipeline; ([Enabling Greater Flexibility for Childcare in Residential Zones: Amendments to the Zoning and Development By-law](#), January 2026) and ([Childcare Strategy Implementation and Policy Harmonization](#), 2025);
5. This gap will continue to grow as urban development and population growth increase demand, and is compounded by the lack of affordability of available spaces. While nearly half of City childcare spaces have transitioned to the \$10/day program, the median daily fee for a preschool-age child in Vancouver still approaches \$29/day, placing significant strain on families already facing a broader affordability crisis ([Policy Alternatives](#));
6. Meeting Vancouver’s childcare needs will require stronger integration of childcare planning into land use, housing, growth, capital planning and public benefit negotiations, as well as clear accountability for delivery;
7. The City’s rezoning process, public benefit negotiations, major capital planning and the upcoming Capital Plan provide opportunities to expedite and secure more childcare spaces, including on-site delivery, turnkey facilities, partnerships with public agencies, and support for non-profit operators;
8. A publicly accessible childcare needs calculator would improve transparency, help communities understand the childcare impacts of growth and strengthen the City’s ability to negotiate childcare contributions through major development applications;
9. Childcare performs best when planned as part of complete communities, located close to housing, schools, jobs, transit, parks and other public services. A renewed focus on integrated childcare planning would support equity for families and enable growth to support this vital piece of social infrastructure; and
10. In addition to these measures, the public release of an inventory of City-owned spaces designated for childcare development, along with the allocation of dedicated funding for these projects, would further demonstrate the City’s commitment to addressing this critical issue for families.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back by Q1 2027 with recommended land-use, zoning, public benefit, development contribution tools, and bylaw

amendments needed to accelerate and facilitate the creation of licensed childcare spaces across the City, with particular attention to public and non-profit childcare.

- B. THAT Council direct staff to prioritize new city-owned and/or non-profit-owned or run childcare spaces as a central consideration in rezonings, major projects and public-benefit negotiations.
- C. THAT Council direct staff to develop and make publicly accessible a childcare needs calculator that estimates the required number of childcare spaces for future developments based on projected occupancy, and report back on how such a tool should be integrated into rezoning review, area planning, and public benefit negotiations.
- D. THAT direct staff to officially use the 59% childcare coverage benchmark reflected in senior government childcare planning as a basis for assessing childcare need generated by new growth and development and report back on policy options for securing proportionate childcare contributions through rezonings and other development-related processes where feasible and appropriate.
- E. THAT Council direct staff to report back with recommendations detailing the additional operational and capital resources required to accelerate the development of childcare spaces across the City, ahead of the upcoming capital plan.
- F. THAT Council direct staff to publish an inventory of City-owned, City-leased, and City-controlled sites that have been identified or could be assessed for future childcare development, including the status of each opportunity, estimated funding requirements, partnership requirements, and anticipated barriers to delivery.
- G. THAT Council directs the City Manager to ensure that the Arts, Culture and Community Services Department is resourced sufficiently to complete this work.

amended

AMENDMENT MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT Council strike the motion and replace with the following:

- A. THAT staff continue, as part of the ongoing implementation of the Vancouver Childcare Strategy and related Council-approved work, whether additional land use planning, zoning or by-law amendments are warranted to further facilitate the creation of licensed childcare spaces across the city, with particular attention to supporting public and non-profit childcare, and report back to Council, as appropriate, through those existing work programs.
- B. THAT Council acknowledges the significant work directed by Council during this term that is already underway through the implementation of the Vancouver

Childcare Strategy to support the expansion of licensed childcare spaces, including:

- capital investments;
 - regulatory improvements;
 - streamlined permitting and zoning changes; and
 - partnerships with other levels of government, School District No. 39 and community organizations.
- C. THAT Council acknowledge that responsibility for the funding, operation, regulation and long-term planning of licensed childcare in British Columbia rests primarily with the Province of British Columbia.
- D. THAT this motion, as amended, be referred to staff for consideration through the ongoing implementation of the Vancouver Childcare Strategy and related Council-approved work, with any recommendations to Council brought forward through those existing work programs.

CARRIED (Vote No. 11788)
(Councillor Maloney and Orr opposed)
(Councillor Bligh and Fry absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED (Vote No. 11789) with Councillor Maloney and Orr opposed and Councillors Bligh and Fry absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT staff continue, as part of the ongoing implementation of the Vancouver Childcare Strategy and related Council-approved work, whether additional land use planning, zoning or by-law amendments are warranted to further facilitate the creation of licensed childcare spaces across the city, with particular attention to supporting public and non-profit childcare, and report back to Council, as appropriate, through those existing work programs.
- B. THAT Council acknowledges the significant work directed by Council during this term that is already underway through the implementation of the Vancouver Childcare Strategy to support the expansion of licensed childcare spaces, including:
- capital investments;
 - regulatory improvements;
 - streamlined permitting and zoning changes; and
 - partnerships with other levels of government, School District No. 39 and community organizations.
- C. THAT Council acknowledge that responsibility for the funding, operation, regulation and long-term planning of licensed childcare in British Columbia rests primarily with the Province of British Columbia.

- D. THAT this motion be referred to staff for consideration through the ongoing implementation of the Vancouver Childcare Strategy and related Council-approved work, with any recommendations to Council brought forward through those existing work programs.

5. Addressing the Risks of Digital Infrastructure

The Committee heard from 21 speakers who spoke in support of the motion.

MOVED by Councillor Maloney

SECONDED by Councillor Orr

THAT the Committee recommend to Council

WHEREAS

1. The explosive growth of AI and new digital technologies is driving major investment in data centre infrastructure across Canada, including in Vancouver, where Telus has announced plans to build two AI data centres;
2. The U.S. experience has shown that, in the absence of thoughtful regulation, data centre construction and operation can create legitimate concerns and serious impacts on both nearby residents and municipal infrastructure;
3. Data centres serve a variety of roles and can be distinguished by the number of servers they accommodate and the technologies they employ. Hyperscale data centres, specifically designed to support Artificial Intelligence, differ from conventional storage data centres in both scale and energy needs due to the technologies involved. As a result, hyperscale facilities present new challenges for cities;
4. More and more municipalities are questioning whether it is appropriate to locate data centres near residential areas and are requiring further studies to mitigate potential impacts ([US National Association of Counties](#));
5. Data centers also risk occupying scarce commercial- and industrial-zoned land in Vancouver while creating fewer post-construction jobs than other uses ([Joint Legislative Audit and Review of Virginia](#));
6. Concerns have also been raised that although AI infrastructure generates substantial value for private investors, it contributes only marginally to the local economy ([The Tyee](#));
7. Vancouver is already seeing AI data centre development, with projects like the conversion of 175 West Cordova (DP-2022-00689) moving forward. Before more follows, the City has an opportunity to implement a robust impact assessment framework that weighs economic, social, and community implications prior to granting further approvals; and
8. The City of Vancouver can ensure proper impact assessment of AI infrastructure

under consideration and the consistency of projects with the public interest by using its land-use authority, permitting powers, and public reporting requirements.

THEREFORE BE IT RESOLVED THAT

- A. THAT Council direct staff to urgently report back on how to develop a Data Centre Public Impact Requirement requiring applicants, prior to rezoning or permitting, to commission a third-party assessment addressing water, greenhouse gas emissions, potential air contaminants, and noise and heat impacts, and mitigation measures including heat recovery, and employment impacts relative to other viable industrial uses for the land.
- B. THAT Council direct staff to report back on how staff could assess the consistency of any data centre development applications with the City's climate targets and other strategies and objectives.
- C. THAT Council direct staff to review existing and emerging data centre uses in Vancouver, including 175 West Cordova (DP-2022-00689) and similar retrofitted facilities, and report back on pre- and post- retrofit noise complaints, current ambient noise levels and any other measurable community impacts associated with new or retrofitted data centre facilities to inform the Data Centre Public Impact Requirement.
- D. THAT Council direct staff to review and report back on whether the Noise Control By-law adequately addresses continuous mechanical noise, low-frequency noise and data-centre related equipment noise in mixed-use, commercial and light industrial contexts, taking into account literature from the U.S. and provide recommendations for enhanced enforcement or bylaw amendments.
- E. THAT Council direct staff to report back on options for enforcement of applicants' commitments, including a Data Centre-specific business license, which would require annual public disclosure of water consumption, power consumption, and noise levels and provide a point of accountability should applicants violate commitments made as part of the Public Impact Requirement.
- F. THAT Council direct staff to explore and report back on options for securing public benefit from data centres, such as an enhanced Community Amenity Contribution in the case of rezonings, recognizing that data centres create significant private wealth for their investors, such that the City and its residents should not be left to deal with any impacts, infrastructure pressures and opportunity costs.
- G. THAT Council direct staff to report back on resolution A, E and F prior to the rezoning of 111 East 5th Avenue for one of the proposed Telus data centre, to ensure that compliance with this new regulatory framework is confirmed before any Council decision is scheduled;

FURTHER THAT Council direct staff to report back on options to ensure compliance with resolution A, E and F prior to the permitting approval of the proposed Telus Data Centre at 150 West Georgia Street.

LOST (Vote No. 11790)

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

(Councillors Fry absent for the vote)

6. Protecting and Planning for Vancouver's Waterfront Precinct

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

MOVED by Councillor Orr

SECONDED by Councillor Maloney

THAT the Committee recommend to Council

WHEREAS

1. The Waterfront Station and central harbour precinct constitute one of Vancouver's most historically, culturally, economically, and symbolically significant urban areas;
2. The precinct serves as Metro Vancouver's primary multimodal transportation gateway, integrating regional rail, rapid transit, bus, ferry, cycling, pedestrian, tourism, and cruise ship infrastructure;
3. The area includes nationally significant heritage resources, important public waterfront interfaces, and defining views and skyline relationships associated with Vancouver's identity;
4. Major development proposals continue to emerge within and adjacent to the precinct, including at 601 West Cordova Street, with cumulative implications for skyline form, public realm, transportation integration, heritage context, climate resilience, and public access; and
5. The City of Vancouver does not currently have an up-to-date comprehensive public waterfront plan or integrated planning framework for the Waterfront Station and central harbour precinct.

THEREFORE BE IT RESOLVED

THAT Council direct staff to report back on the scope, timing, and resource requirements for a comprehensive Central Waterfront / Waterfront Station Precinct Planning Program, undertaken in collaboration with relevant public agencies, host nations, and stakeholders, including consideration of:

1. Long-term land use and urban design objectives for the precinct;
2. Cumulative skyline, shadow, and protected public view impacts;
3. Heritage conservation and contextual integration;

4. Public realm, waterfront access, and pedestrian experience improvements;
5. Integration of regional transportation infrastructure and future transit capacity needs;
6. Climate resilience and sea level rise considerations;
7. Coordination with Port, rail, cruise, and regional transportation authorities; and
8. Mechanisms to ensure future development proposals are evaluated within an overall civic framework for the harbour edge and Waterfront Station area.

FURTHER THAT staff report back on opportunities for interim policy measures or planning principles to guide major development proposals within the precinct pending completion of such work.

referred

REFERRAL MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT Council refer the motion entitled “Protecting and Planning for Vancouver’s Waterfront Precinct,” to staff for information in the context of the existing, ongoing planning work for the Central Waterfront area Preliminary Vision and the anticipated new Area Plan, which staff already plan to bring to Council, as previously directed by Council in 2022 and furthered by the 2024 MOU;

FURTHER THAT staff be directed to report back with an update on the status of this ongoing planning work by Q1 2027.

CARRIED UNANIMOUSLY (Vote No. 11791)
(Councillor Fry absent for the vote)

7. Keep the Artists in: Creating a Cultural Land Trust for Vancouver

The Committee heard from 22 speakers who spoke in support of the motion.

* * * * *

During the hearing of speakers, it was

MOVED by Councillor Montague
SECONDED by Councillor Dominato

THAT under Section 2.8(b) of the Procedure By-law, Council extend the meeting past 5 pm in order to complete Motion 7.

CARRIED UNANIMOUSLY
(Councillor Fry absent for the vote)

* * * * *

MOVED by Councillor Orr

SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver has lost over 400,000 square feet of artist studio space since the 2010s, representing a critical and accelerating erosion of affordable creative workspace that threatens the cultural vitality and economic diversity of the City;
2. The Government of Canada, through the Ministry of Canadian Heritage, has expressed interest in supporting the creation of a cultural land trust model across Canada, with particular focus on Vancouver, recognizing the urgent need to preserve affordable cultural infrastructure;
3. The Province of British Columbia, through the Ministry of Tourism, Arts, Culture and Sport, has expressed interest in supporting the creation of a cultural land trust across British Columbia, with particular attention to the need in Vancouver;
4. There exists significant philanthropic interest in the creation of a cultural land trust, including from the Metcalf Foundation, the InSpirit Foundation, private landowners, and real estate developers, demonstrating the potential for a robust multi-sector funding model;
5. Cultural land trust models have demonstrated significant and sustained success in cities around the world, including San Francisco, Helsinki, and London, in permanently securing affordable creative and cultural spaces for artists and arts organizations;
6. 221A has conducted feasibility studies on the establishment of a cultural land trust in Vancouver, with findings indicating that such a trust would generate increased permanent affordability and long-term preservation of cultural spaces; and
7. The establishment of an arms-length nonprofit cultural land trust, operating with City support but independent governance, would provide the structural permanence, flexibility, and credibility necessary to attract multi-sector investment and steward cultural spaces in perpetuity.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back by end of Q1 2027 with a comprehensive report on a framework that can establish an arms-length nonprofit located in Vancouver to create and operate a Cultural Land Trust. This report will include:
 1. Information on existing work in ACCS including early explorations on cultural land trusts, work programs in civic facilities and cultural spaces, relevant policies, and other work related to non-profit leases and economic development relevant for this framework;

2. Framework should include operating and policy model, risks and tradeoffs, including a rough operating cost for the program and financial implications for the city and arts sector more broadly; and
3. Information on the portfolio of city owned buildings which can act as potential arts spaces, including relevant information on land values, and operational costs, suitability, condition, and readiness for arts use.

B. THAT Council direct the Mayor to write letters to the Government of Canada (Ministry of Canadian Heritage) and to the Government of British Columbia (Ministry of Tourism, Arts, Culture and Sport) formally expressing the City of Vancouver's support for the creation of an arms-length Cultural Land Trust for the City of Vancouver, and inviting further collaboration, partnership, and financial participation in the development and long-term operation of the trust.

amended

AMENDMENT MOVED by Councillor Meiszner
SECONDED by Councillor Dominato

THAT in A the word "direct" be struck and replaced with "reaffirm its previous direction to staff from May 29, 2024 ("Making Space for Arts and Culture"), respecting the potential development of an independent, not-for-profit Cultural Land Trust, and direct staff to incorporate, where appropriate, the matters identified in this motion in a" after the words "THAT Council";

FURTHER THAT in A the words "staff to" be struck;

FURTHER THAT in A the words "with a comprehensive" be struck;

FURTHER THAT in A the words "including a" be added before the words "report on a framework";

FURTHER THAT in A the words "that can establish" be struck and replaced with the words "to partner with";

FURTHER THAT the words arms length be struck and replaced with "independent";

FURTHER THAT in A the words "that seeks" be added before the words "to create and operate a Cultural Land Trust";

FURTHER THAT in B the word "direct" be struck and replaced with "request";

FURTHER THAT in B the words "arms-length" be struck and replaced with "independent";

FURTHER THAT in B the word "for" after Cultural Land Trust be struck and replaced with "in";

FURTHER THAT in B the words "independent Cultural Land Trust" be added to the end;

AND FURTHER THAT the following be added as C:

- C. THAT Council affirm that any consideration of City-owned lands or buildings as part of future partnerships with an independently established Cultural Land Trust should generally utilize long-term lease or similar partnership arrangements that retain public ownership of civic lands and buildings, unless otherwise expressly approved by Council through a separate public process.

CARRIED UNANIMOUSLY (Vote No. 11792)
(Councillor Fry absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11793) with Councillor Fry absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council reaffirm its previous direction to staff from May 29, 2024 (“Making Space for Arts and Culture”), respecting the potential development of an independent, not-for-profit Cultural Land Trust, and direct staff to incorporate, where appropriate, the matters identified in this motion in a report back by end of Q1 2027, including a report on a framework to partner with an independent non-profit located in Vancouver that seeks to create and operate a Cultural Land Trust. This report will include:
 - 1. Information on existing work in ACCS including early explorations on cultural land trusts, work programs in civic facilities and cultural spaces, relevant policies, and other work related to non-profit leases and economic development relevant for this framework;
 - 2. Framework should include operating and policy model, risks and tradeoffs, including a rough operating cost for the program and financial implications for the city and arts sector more broadly; and
 - 3. Information on the portfolio of city owned buildings which can act as potential arts spaces, including relevant information on land values, and operational costs, suitability, condition, and readiness for arts use.
- B. THAT Council request the Mayor to write letters to the Government of Canada (Ministry of Canadian Heritage) and to the Government of British Columbia (Ministry of Tourism, Arts, Culture and Sport) formally expressing the City of Vancouver's support for the creation of an independent Cultural Land Trust in the city of Vancouver, and inviting further collaboration, partnership, and financial participation in the development and long-term operation of the independent Cultural Land Trust.
- C. THAT Council affirm that any consideration of City-owned lands or buildings as part of future partnerships with an independently established Cultural Land Trust should generally utilize long-term lease or similar partnership arrangements that retain public ownership of civic lands and buildings, unless otherwise expressly approved by Council through a separate public process.

* * * * *

The Committee recessed at 5:04 pm and reconvened at 6 pm.

* * * * *

8. Prepping for the Relocation of St. Paul's: Creating a PrEP Distribution Centre Out of Qmunity - *WITHDRAWN*

9. Supporting Prioritized Solutions from the Arts and Culture Sector Working Group

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

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

THAT the Committee recommend to Council

WHEREAS

1. Vancouver's arts, culture, festival, and creative sectors are essential to the city's social, cultural, and economic vitality, and continue to face escalating operational pressures that have led organizations to reduce programming, scale back operations, or cease operations entirely;
2. On July 23, 2025, Council received extensive public input in support of urgent investment in arts and culture, including testimony from more than 50 speakers and over 130 letters from artists, cultural workers, festivals, venues, and nonprofit organizations;
3. Council convened the Arts & Culture Sector Working Group to review challenges facing the sector, undertake a jurisdictional scan of Canadian and international best practices, and prioritize recommendations for long-term sustainability;
4. The Working Group has completed this work and presented its findings and prioritized solutions in a memo to Council, identifying key challenges including nonprofit and festival financial viability, loss of affordable cultural space, regulatory barriers, and workforce continuity; and
5. A number of solutions identified by the Working Group are already in progress through existing Council direction and staff work; however, several priority solutions require new Council direction or budget consideration to advance.

THEREFORE BE IT RESOLVED

- A. THAT Council acknowledge and thank the Arts & Culture Sector Working Group and City staff for their work in developing prioritized solutions for the sector's long-term sustainability.
- B. THAT Council receive for information the prioritized solutions outlined by the Working Group included in the memo to Council reporting back on Council's Urgent Investment in Vancouver's Arts and Culture Infrastructure: Strengthening Vancouver's Cultural Sustainability and Economic Impact motion, and direct staff to advance those solutions already in progress, including the festival support program, cultural space initiatives, and cultural land trust work currently underway.
- C. THAT Council direct staff to report back with implementation options and financial implications for the following priority areas currently lacking Council direction:
 - i. Cultural Space Affordability — options to improve affordability for cultural spaces;
 - ii. Cultural Capital Infrastructure — options to increase funding for the expansion, maintenance, and renewal of cultural capital infrastructure and ongoing operational costs, scoped to mechanisms within the City's legislative authority;
 - iii. Arts and Culture Events License — options to continue expanding the existing license to reduce administrative and financial barriers for cultural producers and small operators, as advanced by the 2023 Council motion *Amping Up the Arts Event License Policy to Support Arts and Culture in Vancouver*;
 - iv. Regulatory and Upgrade Reform — options to review and amend the Vancouver Licence Bylaw and Zoning and Development By-law as they relate to classification, upgrade, and permitting requirements for arts and culture uses;
 - v. Navigator Support — options to create a dedicated Navigator position and/or develop and promote existing City and non-City resources to help cultural operators navigate permitting, development, and licensing processes, such as the support services already provided by the City's Business and Economy Office; and
 - vi. Intergovernmental Revenue Tools — that staff report back on viable dedicated revenue mechanisms to support arts and culture investment, including other tools identified through the Working Group's jurisdictional scan, and that the Mayor, on behalf of Council, be requested to subsequently advocate to the provincial government for implementation of viable mechanisms.

CARRIED UNANIMOUSLY (Vote No. 11794)
(Councillor Bligh, Fry and Montague absent for the vote)

10. Rising Tides: Governance Reform and Stewardship of False Creek

The Committee heard from 12 speakers who spoke in support of the motion.

MOVED by Councillor Orr

SECONDED by Councillor Maloney

THAT the Committee recommend to Council

WHEREAS

1. False Creek is a globally significant civic, ecological, and cultural asset — central to Vancouver's identity, public life, and economic vitality;
2. False Creek lies within the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh Úxwumixw (Squamish), and səliłwətał (Tsleil-Waututh) Nations, whose peoples have stewarded these lands and waters since time immemorial;
3. False Creek is home to long-established residential communities, including floating-home co-operatives, liveaboard residents, recreational boating communities, and marina operators that contribute to housing diversity, community stewardship, marine activity, and the economic and cultural vitality of Vancouver's waterfront;
4. Governance of False Creek is currently fragmented across approximately 22 municipal, provincial, and federal bodies with overlapping and often conflicting jurisdictions covering navigation, public safety, environmental protection, infrastructure, shoreline management, and water quality — with no single authority responsible for the whole;
5. This fragmentation has left False Creek without a unified steward, creating persistent gaps in long-term planning, ecological restoration, climate adaptation, and intergovernmental coordination;
6. False Creek faces mounting environmental and public safety pressures, including:
 - a. Toxic sediment disturbance from unmanaged anchoring;
 - b. Derelict and abandoned vessels;
 - c. Discharge from unmonitored vessels;
 - d. Water pollution from urban runoff and combined sewer overflows;
 - e. Habitat degradation and biodiversity loss; and
 - f. Accelerating risk from climate change and sea level rise;
7. The Supreme Court of Canada has affirmed provincial authority over the seabed of inland waters in British Columbia, including False Creek, and the Province may issue water lot tenures under the BC Land Act for stewardship, moorage, conservation, and public administration;

8. The City of Vancouver operates civic marinas within False Creek whose revenues could help fund enhanced stewardship, ecological restoration, public amenities, and coordinated harbour management; and
9. There is a timely opportunity to build a governance framework that advances Nation-to-Nation relationships, integrates Indigenous stewardship, improves public safety and ecological health, and ensures False Creek remains a living, accessible, and resilient part of Vancouver's waterfront for generations to come.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to initiate formal discussions with the Province of British Columbia, the Government of Canada, and the Musqueam, Squamish, and Tsleil-Waututh Nations regarding the feasibility of establishing a coordinated governance and stewardship model for False Creek — including consideration of a False Creek Harbour Authority or equivalent body with clear mandate, accountability, and capacity to act.
- B. THAT Council direct staff to report back by Q3 2027 on:
 1. Jurisdictional mapping — a comprehensive inventory of existing responsibilities across municipal, provincial, federal, and Indigenous authorities, identifying gaps, overlaps, and opportunities for consolidation;
 2. Governance models — options for coordinated management, with particular emphasis on co-governance frameworks developed in partnership with the Musqueam, Squamish, and Tsleil-Waututh Nations;
 3. Seabed tenure consolidation — the legal and operational feasibility of consolidating unleased provincial seabed tenures within False Creek into a unified stewardship framework;
 4. Marine management improvements — tools and infrastructure to better manage anchorage, transient moorage, derelict vessels, and marine pollution in environmentally responsible ways;
 5. Funding and revenue models — including marina revenues, intergovernmental grants, development partnerships, and environmental stewardship funds;
 6. Ecological and cultural priorities — opportunities for habitat restoration, biodiversity enhancement, climate adaptation, improved public access, cultural programming, marine education, and collaboration with existing community groups and NGOs active in False Creek; and
 7. Indigenous youth and guardianship — potential models for Indigenous youth engagement, stewardship training, and marine guardianship programs tied to False Creek restoration and management.
- C. THAT Council formally request that the Province of British Columbia convene an intergovernmental and interjurisdictional working group — inclusive of the host Nations and all relevant agencies — to explore long-term governance reform and coordinated stewardship mechanisms for False Creek.
- D. THAT Council affirm its commitment to a future False Creek that is healthy, publicly accessible, climate-resilient, ecologically restored, and culturally vibrant

— a shared marine environment that reflects the values and aspirations of Indigenous and non-Indigenous Vancouverites alike.

amended

AMENDMENT MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT in A the words “direct staff to initiate formal discussions with” be struck and replaced with “call on”;

FURTHER THAT in A the words “to initiate formal discussions with” be inserted after the words “Province of British Columbia”;

AND FURTHER THAT the following be added as E:

- E. FURTHER THAT Council request the Mayor write to the Province of British Columbia and the Government of Canada requesting that any legislative, regulatory, administrative, or intergovernmental measures established in connection with the FIFA World Cup 26 that enhance the prevention, enforcement, management, or removal of derelict, abandoned, or illegally moored vessels in False Creek be retained beyond the conclusion of the tournament as an interim measure until permanent legislative, regulatory, and jurisdictional arrangements are established to provide effective long-term governance and enforcement within False Creek.

CARRIED UNANIMOUSLY (Vote No. 11795)
(Councillor Montague absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11796) with Councillor Montague absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council call on the Province of British Columbia to initiate formal discussions with the Government of Canada, and the Musqueam, Squamish, and Tsleil-Waututh Nations regarding the feasibility of establishing a coordinated governance and stewardship model for False Creek — including consideration of a False Creek Harbour Authority or equivalent body with clear mandate, accountability, and capacity to act.
- B. THAT Council direct staff to report back by Q3 2027 on:
 - 1. Jurisdictional mapping — a comprehensive inventory of existing responsibilities across municipal, provincial, federal, and Indigenous authorities, identifying gaps, overlaps, and opportunities for consolidation;

2. Governance models — options for coordinated management, with particular emphasis on co-governance frameworks developed in partnership with the Musqueam, Squamish, and Tsleil-Waututh Nations;
 3. Seabed tenure consolidation — the legal and operational feasibility of consolidating unleased provincial seabed tenures within False Creek into a unified stewardship framework;
 4. Marine management improvements — tools and infrastructure to better manage anchorage, transient moorage, derelict vessels, and marine pollution in environmentally responsible ways;
 5. Funding and revenue models — including marina revenues, intergovernmental grants, development partnerships, and environmental stewardship funds;
 6. Ecological and cultural priorities — opportunities for habitat restoration, biodiversity enhancement, climate adaptation, improved public access, cultural programming, marine education, and collaboration with existing community groups and NGOs active in False Creek; and
 7. Indigenous youth and guardianship — potential models for Indigenous youth engagement, stewardship training, and marine guardianship programs tied to False Creek restoration and management.
- C. THAT Council formally request that the Province of British Columbia convene an intergovernmental and interjurisdictional working group — inclusive of the host Nations and all relevant agencies — to explore long-term governance reform and coordinated stewardship mechanisms for False Creek.
- D. THAT Council affirm its commitment to a future False Creek that is healthy, publicly accessible, climate-resilient, ecologically restored, and culturally vibrant a shared marine environment that reflects the values and aspirations of Indigenous and non-Indigenous Vancouverites alike.
- E. THAT Council request the Mayor write to the Province of British Columbia and the Government of Canada requesting that any legislative, regulatory, administrative, or intergovernmental measures established in connection with the FIFA World Cup 26 that enhance the prevention, enforcement, management, or removal of derelict, abandoned, or illegally moored vessels in False Creek be retained beyond the conclusion of the tournament as an interim measure until permanent legislative, regulatory, and jurisdictional arrangements are established to provide effective long-term governance and enforcement within False Creek.

11. Sustaining Summer 2026 Festivals

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

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver hosts numerous festivals, cultural celebrations, and community events each year that contribute significantly to the social, cultural, and economic vitality of the city;
2. These festivals provide important opportunities for cultural expression, intercultural understanding, tourism, neighbourhood activation, local business activity, and community connection, while enhancing Vancouver's reputation as one of the world's most diverse and inclusive cities;
3. Many of Vancouver's festivals and cultural celebrations are organized and delivered by non-profit organizations that rely on a combination of government grants, corporate sponsorships, philanthropic contributions, fundraising activities, and community support to remain financially sustainable;
4. The 2026 operating environment presents extraordinary fundraising challenges for many non-profit organizations due to a convergence of factors, including increasing competition for corporate sponsorships, rising operating costs, economic uncertainty, changing philanthropic giving patterns, and constraints affecting traditional funding sources;
5. The delivery of major international events, including FIFA World Cup 2026 activities in Vancouver, has created an unusually competitive sponsorship and advertising environment, making it significantly more difficult for community festivals and cultural organizations to secure corporate support and fundraising revenues that have historically contributed to their operations;
6. Council recognizes that many established festivals and events are facing unique financial pressures in 2026 despite demonstrating strong public attendance, significant community benefit, and substantial volunteer support;
7. Greek Day on Broadway has served as a cornerstone celebration of Vancouver's Greek community for more than 50 years and attracts more than 100,000 attendees annually;
8. Lumière is a free, accessible, and uplifting public artworks festival that brings people and communities together through a series of small- and large-scale illuminated artworks and light-based projections accompanied by dynamic performances;
9. Carnaval del Sol is Western Canada's largest Latin American festival and celebrates the rich cultures, traditions, arts, and cuisines of Latin America while attracting more than 30,000 attendees annually;

10. Light Up Chinatown! celebrates the heritage, culture, and continuing vitality of Vancouver's historic Chinatown and typically attracts between 16,000 and 20,000 visitors over its two-day festival;
11. Indian Summer Festival is one of Canada's premier multidisciplinary arts festivals dedicated to the exceptional creativity of South Asian artists and the diversity of South Asian cultures and perspectives, and in 2025 attracted more than 19,000 attendees over ten days of programming;
12. Pista ng Bayan is one of British Columbia's longest-running Filipino cultural celebrations and a flagship event of Filipino Heritage Month. It brings together hundreds of residents from across Metro Vancouver to celebrate Filipino culture, arts, food, music, dance, and community contributions;
13. Gastown Sunday Set offers a weekly, car-free experience during the summer that includes entertainment, art and shopping;
14. The City of Vancouver has a longstanding practice of supporting community festivals and cultural events that provide broad public benefit, strengthen community connections, support local economic activity, and contribute to the cultural life of the city; and
15. Council recognizes that the circumstances facing many festival organizers in 2026 are exceptional and that one-time extraordinary assistance may be warranted to help ensure the successful delivery of key cultural events that provide substantial public benefit.

THEREFORE BE IT RESOLVED

- A. THAT Council approve one-time extraordinary grants from the City's 2026 Operating Budget, or another funding source deemed appropriate by the General Manager of Finance, to assist organizations facing extraordinary fundraising pressures in 2026:
 - i. \$60,000 to Latincoover Cultural & Business Society for Carnaval del Sol 2026;
 - ii. \$40,000 to the Vancouver Chinatown Foundation for Light Up Chinatown 2026;
 - iii. \$40,000 to the Gastown Business Improvement Society (GBIS) for programming of the Water Street Sunday pedestrian zone 2026;
 - iv. \$30,000 to the Hellenic Canadian Congress of British Columbia for Greek Day on Broadway 2026;
 - v. \$30,000 to the Lumière Festival Vancouver Society (LFVS) for Lumière 2026;
 - vi. \$10,000 to Indian Summer Arts Society for the delivery of Indian Summer Festival programming and activities in 2026; and
 - vii. \$10,000 to the United Filipino Canadian Associations in British Columbia (UFCABC) for Pista ng Bayan in Vancouver in 2026;

FURTHER THAT these grants are intended as one-time extraordinary funding recognizing the unique fundraising and sponsorship environment facing festival

organizers in 2026 and shall not be interpreted as establishing an ongoing funding commitment or annual funding program.

- B. THAT Council declare that the extraordinary grants are in furtherance of the City's objectives of supporting culture, community engagement, local economic activity, and the health and welfare of residents, consistent with section 206(1)(j) of the *Vancouver Charter*;

FURTHER THAT no legal rights or obligations shall arise or be created by this resolution until grant agreements are executed by the City and the recipient organizations.

- C. THAT Council delegate authority to execute grant agreements containing terms and conditions satisfactory to the Director of Legal Services and consistent with the intent of this motion to the City Manager or their designate.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Fry

THAT the following be added to the end of A:

- viii. \$20,000 to the Vancouver Punjabi Mela Society for the Vancouver Punjabi Mela 2026 in Walter Moberly Park;
- ix. \$39,000 to the Coastal Jazz & Blues Society for the Vancouver International Jazz Festival;

CARRIED UNANIMOUSLY (Vote No. 11797)

* * * * *

During discussion, it was

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT per section 8.5 (b)(ii) of the Procedure By-law the question be called.

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

* * * * *

With the motion to call the question having lost, debate and decision continued.

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY AND A BY THE REQUIRED MAJORITY (Vote No. 11880).

FINAL MOTION AS APPROVED

- A. THAT Council approve one-time extraordinary grants from the City's 2026 Operating Budget, or another funding source deemed appropriate by the General Manager of Finance, to assist organizations facing extraordinary fundraising pressures in 2026:
- i. \$60,000 to Latincoover Cultural & Business Society for Carnaval del Sol 2026;
 - ii. \$40,000 to the Vancouver Chinatown Foundation for Light Up Chinatown 2026;
 - iii. \$40,000 to the Gastown Business Improvement Society (GBIS) for programming of the Water Street Sunday pedestrian zone 2026;
 - iv. \$30,000 to the Hellenic Canadian Congress of British Columbia for Greek Day on Broadway 2026;
 - v. \$30,000 to the Lumière Festival Vancouver Society (LFVS) for Lumière 2026;
 - vi. \$10,000 to Indian Summer Arts Society for the delivery of Indian Summer Festival programming and activities in 2026; and
 - vii. \$10,000 to the United Filipino Canadian Associations in British Columbia (UFCABC) for Pista ng Bayan in Vancouver in 2026;
 - viii. \$20,000 to the Vancouver Punjabi Mela Society for the Vancouver Punjabi Mela 2026 in Walter Moberly Park;
 - ix. \$39,000 to the Coastal Jazz & Blues Society for the Vancouver International Jazz Festival;

FURTHER THAT these grants are intended as one-time extraordinary funding recognizing the unique fundraising and sponsorship environment facing festival organizers in 2026 and shall not be interpreted as establishing an ongoing funding commitment or annual funding program.

- B. THAT Council declare that the extraordinary grants are in furtherance of the City's objectives of supporting culture, community engagement, local economic activity, and the health and welfare of residents, consistent with section 206(1)(j) of the *Vancouver Charter*;

FURTHER THAT no legal rights or obligations shall arise or be created by this resolution until grant agreements are executed by the City and the recipient organizations.

- C. THAT Council delegate authority to execute grant agreements containing terms and conditions satisfactory to the Director of Legal Services and consistent with the intent of this motion to the City Manager or their designate.

12. Energy Sovereignty and Grid Resilience

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

MOVED by Councillor Fry
SECONDED by Councillor Maloney

THAT the Committee recommend to Council

WHEREAS

1. Vancouver City Council has recently expressed concern around the grid capacity and ability to meet the city's electrical needs;
2. Vancouver has declared a climate emergency and adopted the Climate Emergency Action Plan (CEAP), which commits the City to reduce greenhouse gas emissions, transition away from fossil fuels, and support resilient, low-carbon energy systems;
3. Vancouver City Council has previously directed staff, including through the January 2023 motion "Increasing the Climate-Smart Supply of Renewable Energy in Vancouver," to explore opportunities to expand local renewable energy supply and improve energy resilience. In an April 2024 follow up memo¹ staff reported a modest number of (mostly solar) "net metering" projects. Net metering (now referred to by BC Hydro as self-generation) represents a somewhat complex and onerous process to install solar and feed it back into the grid, necessitating qualified contractors, electrical and building permits, installation, inspections, and applications for BC Hydro connections;
4. New, emerging technologies now enable small-scale, direct to consumer, plug-in solar photovoltaic (PV) systems, including balcony, patio, and backyard installations that can safely connect to household electrical systems through certified smart inverters and specialized outlets, with the potential to feed energy back into the grid or batteries. Coming soon to US and Canada, major household retailers like IKEA² are already marketing and selling home plug-in solar solutions in Europe;
5. Plug-in solar technology undergoing review and certification by electrical safety authorities, standards bodies, and utilities in Canada and the US, and will soon become more widely approved for residential use. Underwriters Laboratories (UL) the independent, safety science company are expected to certify plug-in solar in early 2027³;
6. BC Hydro has, in recent weeks, added Plug-in solar to their Innovation⁴ page: *"Connecting directly into standard household outlets, these systems could offer a more affordable option for people to generate solar power at home"*. BC Hydro

¹ City of Vancouver | Memo: Increasing the climate-smart supply of renewable energy in Vancouver
<https://vancouver.ca/files/cov/2024-04-18-memo-to-mayor-and-council-increasing-supply-of-renewable-energy.pdf>

² IKEA | Plug-in Solar Solutions
<https://www.ikea.com/be/en/energy-services/plug-in-solar/>

³ UL Solutions Debuts Testing and Certification Framework for Safer Plug-In Solar
<https://www.ul.com/news/ul-solutions-debuts-testing-and-certification-framework-safer-plug-solar-across-united-states>

⁴ BC Hydro | Active Innovation demonstrations
<https://www.bchydro.com/powersmart/research-innovation/active-demonstrations.html>

are actively testing new commercially available plug-in solar units to understand how they interact with BC's grid and home electrical systems. Additionally, as part of real-world testing and assessment BC Hydro also will be looking at electrical panel capacity, wiring, building design considerations, and approval processes such as strata and permits;

7. Distributed, small-scale, direct to consumer plug-in solar generation can:
 - a. Enhance energy sovereignty by allowing residents to generate their own electricity;
 - b. Improve grid resilience by diversifying and decentralizing energy supply;
 - c. Reduce peak demand and strain on centralized infrastructure;
 - d. Support affordability by offsetting energy costs and generating revenue;
 - e. Paired with battery systems enable apartment renters to protect themselves from heat waves with window mounted air conditioning, operating after sundown while protecting the grid; and
 - f. Support equity by expanding access to solar for renters and multi-unit dwellings;
8. Current regulatory, electrical, permitting, and building by-laws in Vancouver are not yet fully adapted to enable adoption of direct-to-consumer plug-in solar technologies at the household scale in anticipation of forthcoming UL and BC Hydro certification and utility interconnection frameworks; and
9. Proactive policy development by the City of Vancouver could help ensure that plug-in solar can be deployed safely, equitably, and effectively for households, businesses, and the grid across the city.

THEREFORE BE IT RESOLVED

- A. THAT Council affirm its support for certification of direct-to-consumer plug-in solar as an opportunity for equitable distributed energy resilience.
- B. THAT Council direct staff to engage directly with BC Hydro on their current plug-in solar Innovation Demonstration and call for partnerships, whereby the City might get involved in testing real world applications for plug-in solar in the urban context.
- C. THAT Council direct staff to report back on the opportunities, and regulatory considerations associated with enabling direct to consumer plug-in and small-scale distributed solar generation systems (including balcony, patio, and backyard installations) in anticipation of certification.
- D. THAT the report includes recommendations for a regulatory policy framework that would:
 - a. Enable the Right to Charge;
 - b. Permit safe and standardized interconnection of small-scale solar systems to household electrical infrastructure and the broader grid;
 - c. Identify necessary updates to City bylaws, electrical permitting, and inspection processes;

- d. Support collaboration with BC Hydro, Technical Safety BC, and other relevant authorities on interconnection standards, and safety certification;
 - e. Explore approaches to ensure equitable access, including for renters, strata residents, and low-income households; and
 - f. Consider opportunities to streamline approvals and reduce barriers for residents seeking to install plug-in solar systems.
- E. THAT the report assesses how these emerging technologies could complement existing City initiatives under the Climate Emergency Action Plan and Council's previous direction on expanding renewable energy supply, without duplicating existing work.

THAT staff include in their report an assessment of how enabling the right to charge with distributed direct to consumer plug-in solar technologies could contribute to energy sovereignty, grid resilience, emissions reduction, and local economic benefits for Vancouver residents and businesses.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

THAT A be struck and replaced with the following:

- A. THAT Council affirm its support in principle for the future certification and safe adoption of direct-to-consumer plug-in solar technologies as a potential opportunity to improve equitable distributed energy resilience, affordability, and energy sovereignty, recognizing that such technologies are not presently authorized for residential use in Canada and that any future implementation is contingent upon the establishment of appropriate Canadian safety certification standards, Canadian Electrical Code provisions, Technical Safety BC requirements;

FURTHER THAT C to F be struck;

AND FURTHER THAT the following be added to the end as C:

- C. THAT, following the completion of the regulatory, certification and utility approvals described above, staff provide Council with a memorandum outlining any interim steps the City may need to undertake to facilitate the safe and lawful implementation of certified direct-to-consumer plug-in solar technologies, including any anticipated amendments to City bylaws, permitting processes, inspections, or coordination with BC Hydro, Technical Safety BC, and other relevant authorities.

CARRIED (Vote No. 11801)
(Councillor Fry and Orr opposed)
(Councillor Bligh abstained from the vote)
(Councillor Montague and Mayor Sim absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11803) with Councillor Montague and Mayor Sim absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council affirm its support in principle for the future certification and safe adoption of direct-to-consumer plug-in solar technologies as a potential opportunity to improve equitable distributed energy resilience, affordability, and energy sovereignty, recognizing that such technologies are not presently authorized for residential use in Canada and that any future implementation is contingent upon the establishment of appropriate Canadian safety certification standards, Canadian Electrical Code provisions, Technical Safety BC requirements.
- B. THAT Council direct staff to engage directly with BC Hydro on their current plug-in solar Innovation Demonstration and call for partnerships, whereby the City might get involved in testing real world applications for plug-in solar in the urban context.
- C. THAT, following the completion of the regulatory, certification and utility approvals described above, staff provide Council with a memorandum outlining any interim steps the City may need to undertake to facilitate the safe and lawful implementation of certified direct-to-consumer plug-in solar technologies, including any anticipated amendments to City bylaws, permitting processes, inspections, or coordination with BC Hydro, Technical Safety BC, and other relevant authorities.

13. Passenger Licensing for Electric Micro Vehicles

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

MOVED by Councillor Fry

SECONDED by Councillor Maloney

THAT the Committee recommend to Council

WHEREAS

- 1. Electric Micro Vehicles, Neighbourhood Zero Emission Vehicles, or NZEVs, are four-wheeled, fully electric vehicles designed for low-speed road use. They are designed to travel at speeds of at least 32 km/h and not more than 40 km/h;
- 2. NZEVs produce no greenhouse gas emissions, unlike a typical passenger vehicle, which emits about 4.6 metric tons of carbon dioxide per year;
- 3. Defined and “street legal” under the BC Motor Vehicle Act, NZEVs are not golf carts, they have seat belts, lights, mirrors, parking brake, and turn signals;

4. To operate on public roads in BC, NZEVs must be registered, plated, insured through ICBC, operated by a licensed driver, and meet or exceed standards of the Motor Vehicle Safety Act (Canada) for a low-speed vehicle;
5. The City of Vancouver recognizes NZEVs in its Street and Traffic By-law No. 2849 and permits them on streets with speed limits of 50 km/h or less, subject to operational rules including that NZEVs must operate in the right-most lawful vehicle curbside lane. As motor vehicles, NZEVs are not authorized for use on bike-lanes, greenways, pedestrian paths, or sidewalks;
6. More than 30 BC municipalities currently permit NZEVs on roads posted up to 50 km/h, including major municipalities and smaller tourism-based communities. Locally, and across BC, companies are operating fleets of consumer-rental NZEVs, while businesses and governments are using NZEVs for last mile delivery and local services;
7. NZEVs are used by private companies and local governments. Purolator uses NZEV delivery vans custom-built in Vernon for last-mile delivery across Canada, and Vancouver Island's Might-E Trucks manufacture NZEVs for work, delivery, and fleet purposes. Municipalities including the City of Victoria, City of Burnaby, and District of Tofino are using NZEVs as part of their fleets;
8. NZEVs are used by urban explorers and commuters. In Vancouver, HeyYa⁵ holds a business licence to rent NZEVs to members of the public for self-drive use and in shuttle-style contexts. Oakridge Park recently used seven HeyYa NZEVs as complimentary parking lot shuttles for its grand opening weekend. North Vancouver's Lower Lonsdale BIA operates StreetCart⁶, a free public shuttle within its commercial business district;
9. British Columbia's Vehicle Inspection Manual and Commercial Vehicle Inspection Program provide a documented process by which NZEVs can be inspected and approved as commercial vehicles where they meet applicable requirements;
10. Despite the expanded safe operation of NZEVs for work, travel, and recreation on BC roads, the province has not licensed NZEVs for passenger service;
11. In provincial vernacular, a Passenger Directed Vehicle (PDV) is a commercial for-hire vehicle in which the passenger determines the destination and route of travel, including taxis, limousines, ride-hail vehicles, and certain shuttle services. In BC, a PDV requires a Passenger Transportation Licence;
12. A Passenger Transportation Licence for driver-operated NZEV guided tours and shuttle services could serve shoppers, tourists, families, older visitors, people with disabilities, cruise passengers, event guests, and people who want to see more of the city without depending entirely on taxis, tour buses, or fixed-route

⁵ HeyYa Carts | Redefining urban exploration in Canada with eco-friendly micro-mobility solutions
<https://heyya.ca/>

⁶ Lower Lonsdale BIA | StreetCart
<https://lowerlonsdale.com/lonsdale-streetcart>

service. NZEVs are especially well suited to compact visitor areas such as Canada Place, Coal Harbour, Stanley Park, Gastown, Granville Island, and the downtown waterfront, where short-distance movement, safety, and comfort are important; and

13. The City of Vancouver currently licenses NZEVs as rentals under Vehicle for Hire, for individuals to rent and drive around, but does not regulate them as a PDV or taxi, for passengers.

THEREFORE BE IT RESOLVED

- A. THAT Council affirm its support in principle for safe, insured, inspected, and appropriately regulated Neighbourhood Zero Emission Vehicle (NZEV) and Passenger Directed Vehicle (PDV) services including driver-guided tours and shuttle services, as part of Vancouver's sustainable transportation, visitor-economy, and commercial mobility ecosystem.
- B. THAT Council direct staff to review the City's current bylaws, business licences and vehicle requirements, street-use rules, curbside management policies, passenger loading areas, right-most-lane and bus-lane operation, and park access considerations relevant to Vehicle for Hire NZEVs and PDV NZEVs, and report back with options to support expanded safe and appropriately regulated NZEV operations in Vancouver.
- C. THAT Council request staff to consult with the Vancouver Board of Parks and Recreation, Destination Vancouver, accessibility stakeholders, applicable BIAs, and relevant provincial agencies on opportunities and constraints for NZEV-based passenger transportation services.
- D. THAT the Mayor, on behalf of Council, write to the B.C. Ministry of Transportation and Transit, the Registrar of Passenger Transportation, the Passenger Transportation Board, the Ministry of Tourism, Arts, Culture and Sport, and the Ministry of Jobs, Economic Development and Innovation, requesting the Province modernize the passenger transportation licensing pathway for NZEV passenger services.
- E. THAT Council ask the Province to consider a licensing or pilot framework that enables safe, insured, inspected, locally regulated, zero-emission NZEV passenger services, including driver-guided tours and shuttle services, where appropriate, in high-tourism areas such as downtown Vancouver and Stanley Park.

CARRIED UNANIMOUSLY (Vote No. 11804)
(Councillors Bligh, Montague and Mayor Sim absent for the vote)

14. Policy Framework for Overdose Prevention and Harm Reduction Facilities

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

MOVED by Councillor Fry
SECONDED by Councillor Meiszner

THAT the Committee recommend to Council

WHEREAS

1. The toxic drug crisis remains an ongoing public health emergency in British Columbia. Since 2016, there have been an estimated 3,500 overdose deaths and innumerable acquired hypoxic brain injuries in the City of Vancouver;
2. Harm reduction, treatment, prevention, and enforcement together form a balanced response to substance use. This Four Pillars approach aims to reduce deaths, support recovery, prevent injury and new addiction, and maintain community safety;
3. Staffed environments that relocate substance use away from public spaces, can improve health outcomes, reduce disorder and support proper management of safety, cleanliness, and waste. Health-focused spaces that provide supervised use and post-use stabilization, can also create pathways to treatment, recovery, and housing supports;
4. Overdose prevention services (OPS) and harm reduction services like storefront opioid agonist clinics, have the potential to mitigate and divert public consumption and disorder, but can and have become a flashpoint for neighbourhood resident and business opposition, in particular where they are perceived as a source of nuisance;
5. Recent disputes and litigation highlight the need for clear, enforceable, and transparent operational standards that can improve outcomes for both clients and surrounding communities;
6. Neighbouring residents and businesses have raised legitimate concerns regarding cleanliness, disorder, public safety, and lack of transparency related to certain OPS and harm reduction facilities;
7. On May 5, 2026, a majority of Council approved an urgent motion from Mayor Sim to: “use all tools available to the City, including but not limited to permitting, licensing, servicing, and previous legal settlements, to take all lawful steps to prevent the opening of the proposed overdose prevention site at 900 Helmcken Street”;
8. Health services, including OPS, supervised consumption services, and opioid agonist treatment clinics, must be delivered in a manner consistent with Canadian Charter rights. Courts have previously limited Vancouver where bylaws conflict with provincial law (sheltering in parks, vacancy control, etc.), and the federal government (Canada v. PHS, 2011) where blocking harm reduction services would violate the constitutional right to life, liberty, and security of the person;

9. The City of Vancouver has a moral responsibility to support the health and wellbeing of its residents, and a legal responsibility to consider health impacts within its municipal powers;
10. The City of Vancouver has legal authority under the *Vancouver Charter* to regulate land use, business licensing, and nuisance conditions;
11. The City of Vancouver meaningfully and specifically licenses and regulates cannabis and liquor serving facilities, with a well-established toolkit for land use involving otherwise provincially regulated substances, like: zoning, buffering from sensitive uses, separation requirements, licensing, operating conditions, and community-impact review; and
12. The City of Vancouver does not meaningfully and specifically license or regulate Overdose Prevention or Harm Reduction Sites.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back with a clear framework that regulates the provision of health-related services specific to harm reduction and overdose prevention.

FURTHER THAT Council direct staff to report back with license by-law amendments to define:

- Overdose Prevention Sites (OPS) including injection and inhalation supports; and
 - Storefront Opioid Agonist Treatment Clinics (e.g., methadone/suboxone).
- B. THAT Council direct staff to report back with zoning and development permit conditions that:
 - Ensure compatibility with surrounding uses while maintaining access to services; and
 - Ensure supervised consumption and stabilization spaces provide a safe environment for substance use, recovery from intoxication, and engagement with care, while reducing impacts on surrounding communities.
 - C. THAT Council direct staff to report back with strict cleanliness and maintenance standards generally consistent with BC's OPS Minimum Service Standards and requiring, as licence conditions:
 - Continuous maintenance of a defined cleanliness perimeter;
 - Scheduled daily needle and biohazard sweeps;
 - Immediate removal of hazardous materials;
 - Provision of accessible washroom facilities for clients;
 - Minimum service standards for litter, waste, and sanitation response times; and
 - Mandatory reporting of cleaning activities and audits.

- D. THAT Council direct staff to report back with public order and safety requirements, generally consistent with BC's OPS Minimum Service Standards, that require license conditions include:
- Indoor waiting and queue management to prevent sidewalk congregation;
 - A client code of conduct, with clear behavioural expectations;
 - On-site staff responsible for active exterior monitoring and de-escalation;
 - Limiting lineups or unmanaged gathering outside the facility; and
 - Prohibition of public consumption adjacent to entrances.
- E. THAT Council direct staff to report back on establishing standardized Operating & Community Impact Plans generally consistent with BC's OPS Minimum Service Standards⁷ as a condition of approval, requiring all facilities to maintain a publicly available Operating Plan that includes:
- Hours of operation;
 - Staffing levels (including trained peer, and security presence);
 - Client intake and queue management procedures;
 - Incident response protocols (overdose, violence, disorder); and
 - Waste handling and biohazard disposal protocols.
- F. THAT Council direct staff to report back with a requirement for operators to enter into a Good Neighbour Agreement (GNA) with the City, including:
- A designated contact person;
 - Defined response timelines to complaints (e.g., within 24 hours);
 - Scheduled and regular community liaison meetings; and
 - A public complaint tracking and resolution system.
- G. THAT Council direct staff to integrate reporting via VanStat (or similar) for licensed sites including:
- Licensing;
 - Sanitation;
 - Police;
 - Vancouver Fire Rescue Services; and
 - Request that Vancouver Coastal Health enter into agreements coordinating data sharing to support monitoring and enforcement.

amended

AMENDMENT MOVED by Councillor Meiszner
SECONDED by Councillor Kirby-Yung

THAT the following be added to the end of A:

⁷ BC Ministry of Health | OPS Minimum Service Standards
https://www2.gov.bc.ca/assets/gov/overdose-awareness/ops_mss_final.pdf

AND FURTHER THAT staff be directed to explore the creation of an *Overdose Prevention and Harm Reduction Site - Location and Operation Guideline*, similar to the Small Scale Pharmacies Guideline.

FURTHER THAT the following be added to B as the first two bullets:

- Assess the cumulative impacts of existing overdose prevention, harm reduction and related services within the surrounding area when considering new applications;
- Require an assessment demonstrating that the proposed site and building are capable of accommodating the proposed operations without creating unacceptable impacts on surrounding properties or the public realm;

FURTHER THAT the following be added to B as the fourth bullet:

- Ensure minimum separation distances or other locational requirements from schools, childcare facilities, hotels, residential uses, community centres, and parks having regard for neighbourhood compatibility, public safety, and vulnerable populations; and

FURTHER that in C the words “strict cleanliness and maintenance standards generally consistent with BC’s OPS Minimum Service Standards and requiring” be struck and replaced with the words “City of Vancouver minimum cleanliness and maintenance standards for overdose prevention and harm reduction facilities, established by the City;

FURTHER THAT in C the words “licence” be struck and replaced with “development permit” and “and associated operating letter, requiring” be added after “conditions”;

FURTHER THAT in D the words “public order and safety requirements, generally consistent with BC’s OPS Minimum Service Standards, that require licence conditions include” be struck and replaced with the words “City of Vancouver minimum public order and safety standards as licence development permit conditions for overdose prevention and harm reduction facilities, requiring”;

FURTHER THAT in D the last bullet “Minimum separation distances or other locational requirements from schools, childcare facilities, hotels, residential uses, community centres, and parks having regard for neighbourhood compatibility, public safety, and vulnerable populations.” be struck;

FURTHER THAT the following be added as the last bullet in D:

- Measures to prevent drug trafficking, the sale of stolen goods, and other unlawful commercial activity on or immediately adjacent to the site;

FURTHER THAT in E the words “Plans generally consistent with BC’s OPS Minimum Service Standards” be struck and replaced with the words “requirements that meet City of Vancouver operating standards as a condition of development permit;

FURTHER THAT the following be added as the last bullet in E

- Measures and performance indicators demonstrating that adverse impacts are not displaced into adjacent streets or surrounding neighbourhoods, including monitoring and reporting of activity beyond the immediate site.

FURTHER THAT the following be added as the last bullet in F:

- A requirement that the Good Neighbour Agreement be developed in consultation with, and supported by, local residents, affected Business Improvement Areas (BIAs), businesses, neighbourhood organizations, and other affected community stakeholders prior to approval.

FURTHER THAT the following be added as the last bullet in G:

- Reporting on client outcomes, including the number and proportion of clients successfully connected to detoxification, addiction treatment, recovery services, supportive housing, mental health services, and other longer-term health supports.

AND FURTHER THAT the following be added as H:

- H. THAT Council direct staff to report back with a comprehensive approval framework for overdose prevention and harm reduction facilities that supports an integrated continuum of care and includes:
- Principles and criteria for integrating overdose prevention and harm reduction services with detoxification, treatment, recovery, mental health, supportive housing, and other health services;
 - An assessment framework respecting the appropriate availability, distribution, and relationship of overdose prevention services relative to detoxification, treatment, recovery, complex care, and other addiction treatment capacity across the city;
 - Recommendations respecting how new overdose prevention and harm reduction facilities should be supported by timely access to detoxification, treatment, recovery, mental health, and other health services, so that overdose prevention services function as part of a coordinated system of care rather than in isolation;
 - Recommendations for collaboration with Vancouver Coastal Health, the Province of British Columbia, Indigenous health partners, and other service providers to improve coordination across the continuum of care; and
 - Any legislative, regulatory, or intergovernmental actions required to implement the proposed framework.

CARRIED (Vote No. 11805)

(Councillors Fry, Maloney and Orr opposed)

(Councillor Bligh, Montague and Mayor Sim absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED (Vote No. 11806) with Councillor Fry, Maloney and Orr opposed and Councillor Bligh, Montague and Mayor Sim absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council direct staff to report back with a clear framework that regulates the provision of health-related services specific to harm reduction and overdose prevention.

FURTHER THAT Council direct staff to report back with license by-law amendments to define:

- Overdose Prevention Sites (OPS) including injection and inhalation supports; and
- Storefront Opioid Agonist Treatment Clinics (e.g., methadone/suboxone).

AND FURTHER THAT staff be directed to explore the creation of an *Overdose Prevention and Harm Reduction Site - Location and Operation Guideline*, similar to the Small Scale Pharmacies Guideline.

- B. THAT Council direct staff to report back with zoning and development permit conditions that:
- Assess the cumulative impacts of existing overdose prevention, harm reduction and related services within the surrounding area when considering new applications;
 - Require an assessment demonstrating that the proposed site and building are capable of accommodating the proposed operations without creating unacceptable impacts on surrounding properties or the public realm;
 - Ensure compatibility with surrounding uses while maintaining access to services;
 - Ensure minimum separation distances or other locational requirements from schools, childcare facilities, hotels, residential uses, community centres, and parks having regard for neighbourhood compatibility, public safety, and vulnerable populations; and
 - Ensure supervised consumption and stabilization spaces provide a safe environment for substance use, recovery from intoxication, and engagement with care, while reducing impacts on surrounding communities.
- C. THAT Council direct staff to report back with City of Vancouver minimum cleanliness and maintenance standards for overdose prevention and harm reduction facilities, established by the City as development permit conditions and associated operating letter, requiring:
- Continuous maintenance of a defined cleanliness perimeter;
 - Scheduled daily needle and biohazard sweeps;
 - Immediate removal of hazardous materials;

- Provision of accessible washroom facilities for clients;
 - Minimum service standards for litter, waste, and sanitation response times; and
 - Mandatory reporting of cleaning activities and audits.
- D. THAT Council direct staff to report back with City of Vancouver minimum public order and safety standards as development permit conditions for overdose prevention and harm reduction facilities, requiring:
- Indoor waiting and queue management to prevent sidewalk congregation;
 - A client code of conduct, with clear behavioural expectations;
 - On-site staff responsible for active exterior monitoring and de-escalation;
 - Limiting lineups or unmanaged gathering outside the facility; and
 - Prohibition of public consumption adjacent to entrances; and
 - Measures to prevent drug trafficking, the sale of stolen goods, and other unlawful commercial activity on or immediately adjacent to the site.
- E. THAT Council direct staff to report back on establishing standardized Operating & Community Impact requirements that meet City of Vancouver operating standards as a condition of development permit approval, requiring all facilities to maintain a publicly available Operating Plan that includes:
- Hours of operation;
 - Staffing levels (including trained peer, and security presence);
 - Client intake and queue management procedures;
 - Incident response protocols (overdose, violence, disorder); and
 - Waste handling and biohazard disposal protocols.
 - Measures and performance indicators demonstrating that adverse impacts are not displaced into adjacent streets or surrounding neighbourhoods, including monitoring and reporting of activity beyond the immediate site.
- F. THAT Council direct staff to report back with a requirement for operators to enter into a Good Neighbour Agreement (GNA) with the City, including:
- A designated contact person;
 - Defined response timelines to complaints (e.g., within 24 hours);
 - Scheduled and regular community liaison meetings;
 - A public complaint tracking and resolution system; and
 - A requirement that the Good Neighbour Agreement be developed in consultation with, and supported by, local residents, affected Business Improvement Areas (BIAs), businesses, neighbourhood organizations, and other affected community stakeholders prior to approval.
- G. THAT Council direct staff to integrate reporting via VanStat (or similar) for licensed sites including:
- Licensing;
 - Sanitation;

- Police;
 - Vancouver Fire Rescue Services;
 - Request that Vancouver Coastal Health enter into agreements coordinating data sharing to support monitoring and enforcement; and
 - Reporting on client outcomes, including the number and proportion of clients successfully connected to detoxification, addiction treatment, recovery services, supportive housing, mental health services, and other longer-term health supports.
- H. THAT Council direct staff to report back with a comprehensive approval framework for overdose prevention and harm reduction facilities that supports an integrated continuum of care and includes:
- Principles and criteria for integrating overdose prevention and harm reduction services with detoxification, treatment, recovery, mental health, supportive housing, and other health services;
 - An assessment framework respecting the appropriate availability, distribution, and relationship of overdose prevention services relative to detoxification, treatment, recovery, complex care, and other addiction treatment capacity across the city;
 - Recommendations respecting how new overdose prevention and harm reduction facilities should be supported by timely access to detoxification, treatment, recovery, mental health, and other health services, so that overdose prevention services function as part of a coordinated system of care rather than in isolation;
 - Recommendations for collaboration with Vancouver Coastal Health, the Province of British Columbia, Indigenous health partners, and other service providers to improve coordination across the continuum of care; and
 - Any legislative, regulatory, or intergovernmental actions required to implement the proposed framework.

15. Renewed Renters' Office for Vancouver Residents

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

MOVED by Councillor Fry

SECONDED by Councillor Maloney

THAT the Committee recommend to Council

WHEREAS

1. The Vancouver Renters Office, first introduced in 2018 and implemented in 2019 was intended to "target, track, resource, and support Vancouver renters and renter issues"⁸ and was funded through Empty Homes Tax revenues. Despite

⁸ City of Vancouver | A Renter's Office at the City of Vancouver
<https://council.vancouver.ca/20181113/documents/motionb2.pdf>

staff recommendations to continue the office, it was eliminated by council decision in January 2023⁹;

2. Renter households continue to represent a majority of households in Vancouver (approximately 55%+), highlighting the need for dedicated municipal services supporting renter residents;
3. A significant proportion of renter households continue to experience core housing need and unaffordability, with many spending more than 30% of income on rent;
4. Vancouver's rental market has experienced significant volatility, with vacancy rising in recent CMHC reporting to approximately 3.7% in Metro Vancouver (October 2025), up from 1.6% in 2024, marking the highest level in more than 30 years;
5. The secondary rental market (including investor-held condominium units) continues to make up a substantial portion of rental stock, while often offering lower security of tenure and fewer protections;
6. Existing City policies, including the Tenant Relocation and Protection Policy, do not fully capture or protect renters in all housing types, particularly in smaller buildings and strata-titled rental units;
7. The City of Vancouver has advanced important renter-focused policies (including enhanced tenant protections and data tracking initiatives), but no single dedicated office exists to coordinate renter supports, data, enforcement insight, and policy development across departments;
8. Vancouver's renters continue to navigate a fragmented system of supports across City, provincial, and non-profit organizations, creating barriers to access, awareness, and timely assistance;
9. A Renter's Office would align with Council priorities related to housing security, equity, transparency, and service delivery modernization, while improving coordination across City departments;
10. The City amply consults coordinates with housing developers and builders, yet less with consumers and specifically renters. Better engagement with tenants as pertains to some of the core functional work of Council, Planning and Housing staff, and could lead to better outcomes for residents;
11. Renters in Vancouver today are generally worse off since the elimination of the Renters Office as rents have increased significantly and affordability has deteriorated even as vacancy rates have improved somewhat. Increased development pressure, eroding affordability, and dwindling inclusionary zoning on new developments are contributing to further pressure for Vancouver renters; and

⁹ City of Vancouver | Minutes of the January 17, 2023 Council meeting
<https://council.vancouver.ca/20230117/documents/minutes.pdf>

12. In 2026, market rents remain unaffordable to media income earners in Vancouver.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council direct staff to report back with a detailed plan to re-establish a City of Vancouver Renter's Office as a centralized, dedicated function to support renter residents, improve policy implementation, and strengthen enforcement coordination;

FURTHER THAT staff report back on funding the Office through the Empty Homes Tax.

- B. THAT the proposed Renter's Office include, but not be limited to, the following functions:

One-Window Renter Support

Provide a centralized City contact point for renter inquiries and issues, including:

- Standards of Maintenance complaints;
- Tenant Relocation and Protection Policy;
- Renovictions, demovictions and illegal conversions;
- Illegal evictions and bad-faith notices (in coordination with RTB); and
- Navigation support and referrals to provincial and non-profit services;

Partnerships & Coordination

Improve coordination between municipal and provincial systems to reduce duplication and close service gaps and formalize collaboration with:

- Tenant Resource & Advisory Centre (TRAC);
- Residential Tenancy Branch (RTB);
- Vancouver Tenants Union (VTU); and
- Non-profit housing providers, co-ops, and legal advocacy organizations;

Data, Monitoring & Transparency

Coordinate across departments (Planning, Permits, Licensing, Short-Term Rentals) to:

- Track rental housing stock, loss, and replacement;
- Monitor renovictions, displacement trends, and compliance outcomes;
- Review and evaluate TRPP outcomes from tenant perspective;
- Advise city staff of emerging threats and opportunities, from subdividing apartments as flex space microunits with non-structural walls to home-sharing respectively;
- Improve public reporting dashboards on renter conditions and protections; and
- Provide regular, publicly accessible reporting to Council;

Enforcement

Support City enforcement teams by improving:

- Early identification of high-risk properties and repeat offenders;
- Integration of data from permits, complaints, and licensing systems; and
- Proactive compliance strategies to prevent illegal renovations and neglect;

Policy Development & Advice

Advise Council and City departments on:

- Strengthening tenant protections;
- Expanding applicability of relocation policies;
- Addressing gaps in protection for secondary rental stock; and
- Support development of a comprehensive renter strategy or framework;

Equity & Outreach

Ensure services are accessible to:

- Low-income renters;
- Seniors, newcomers, students, and marginalized communities; and
- Provide multilingual outreach and education on renter rights;

Support for All Rental Types

Advocate for and support:

- Market renters;
- Non-market renters;
- Co-op housing residents; and
- Supportive housing tenants;

Strategic Alignment

Aligning with, supporting, and informing policies, including:

- Vancouver Plan housing goals;
- Climate resilience (preventing displacement through retrofits);
- Anti-displacement and equity priorities;
- Data transparency and open government commitments; and
- Provincial housing targets and associated legislation.

not put

AMENDMENT MOVED by Councillor Bligh
SECONDED by Councillor Maloney

FURTHER THAT staff report back to council annually on the function of the Renter's Office, including metrics on the specific outcomes outlined in the motion.

not put

* * * * *

During discussion of the amendment, it was

MOVED by Councillor Dominato

SECONDED by Councillor Kirby-Yung

THAT per section 8.5 (b)(ii) of the Procedure By-law the question be called.

LOST NOT HAVING RECEIVED

THE REQUIRED MAJORITY

(Councillors Bligh, Fry, Maloney and Orr opposed)

(Councillors Montague and Mayor Sim absent for the vote)

* * * * *

With the motion to call the question having lost, debate and decision on the amendment continued.

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Note: Per section 2.8(c) of the Procedure By-law the meeting adjourned at 10 pm. Per section 5.10 of the Procedure By-law the following will be placed on the Council meeting on July 28, 2026, as Unfinished Business:

- *Motion 15 - Renewed Renters' Office for Vancouver Residents*
- *Report of Standing Committee on City Finance and Services, Wednesday, July 15, 2026.*

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The Committee adjourned at 10 pm.

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