CITY OF VANCOUVER

COUNCIL REPORT

Report Date: October 20, 2026
Contact: Siobian Smith
Contact No.: 604.877.5009
RTS No.: 19843
VanRIMS No.: 08-2000-20
Meeting Date: November 17, 2026
Submit comments to Council

TO: Vancouver City Council

FROM: Chief of External Relations

SUBJECT: Council Initiative – Business Improvement Area (BIA) Expansion 2027 (Yaletown)

Recommendations

Yaletown BIA Expansion

A. THAT Council confirm the Yaletown Business Improvement Association as the sponsor for an expanded Yaletown BIA.

B. THAT Council approve the commencement of a Council Initiative to expand the Yaletown BIA to include the proposed expansion area outlined in Appendix A, with no changes to the BIA's existing operating term or funding ceiling; and

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

C. THAT the City notify property owners and businesses within both the existing Yaletown BIA and the proposed BIA expansion area.

Purpose and Executive Summary

On October 15, 2026, the Yaletown BIA requested a boundary expansion to include seven commercial properties on Marinaside Crescent adjacent to the existing BIA. No changes to the operating term or levy ceiling are proposed. This report seeks Council approval to initiate the notification process, with staff to report back in February 2027 with the results and recommendations.

Council Authority/Previous Decisions

- Council authority to establish, renew and alter boundaries of a BIA, by by-law, is set out in Part XXI of the *Vancouver Charter*.
- Requirements for the notification process and threshold for Council approval for establishing, renewing or altering boundaries of a BIA are set out in Section 506 (2) of the *Vancouver Charter*, including an updated Council Policy for approval of BIA Council initiatives, recorded on November 28, 2017.

City Manager's Comments

The City Manager is aligned with these recommendations.

Context and Background

BIA Expansion Process

Under the *Vancouver Charter*, Council may establish or amend BIA boundaries through a by-law. BIA expansions are often considered alongside operating term extensions and levy ceiling renewals, but boundary changes may also be considered independently, particularly when a small number of properties are proposed for inclusion. A formal request to Council is required to initiate the process. Before Council can consider a boundary amendment, affected property owners and businesses must be notified and given an opportunity to provide feedback.

Council cannot approve a BIA expansion if most property owners within the BIA oppose it and they represent more than half of the area's assessed commercial and light industrial property value. In addition, City policy provides that an expansion should not proceed if most businesses oppose it.

BIA Expansion Initiative

The Yaletown BIA was established in 1999 and has been renewed six times, each time for a five-year term. Its current term runs from April 2024 to March 2029.
The proposed expansion follows more than a year of discussions between the BIA and the owner of seven commercial properties located immediately east of Aquarius Mews, next to the BIA's current boundary. The properties are occupied by three businesses: a bakery and café, a pet food retailer, and a veterinary clinic. In April 2026, the property owner formally requested that these properties be included in the Yaletown BIA.

The properties proposed for inclusion are listed and shown in Appendix A.

The BIA's formal request letter is attached as Appendix B.

Next Steps

Should Council approve the Recommendations in this report, staff will initiate formal notification to property owners and businesses within both the existing BIA and the proposed expansion area. Staff will also forward the expansion request to a hearing of the Court of Revision. A follow-up report will be provided to Council in February 2027, summarizing feedback from the notification process.

Financial Implications

There are no financial implications associated with this report's recommendations.

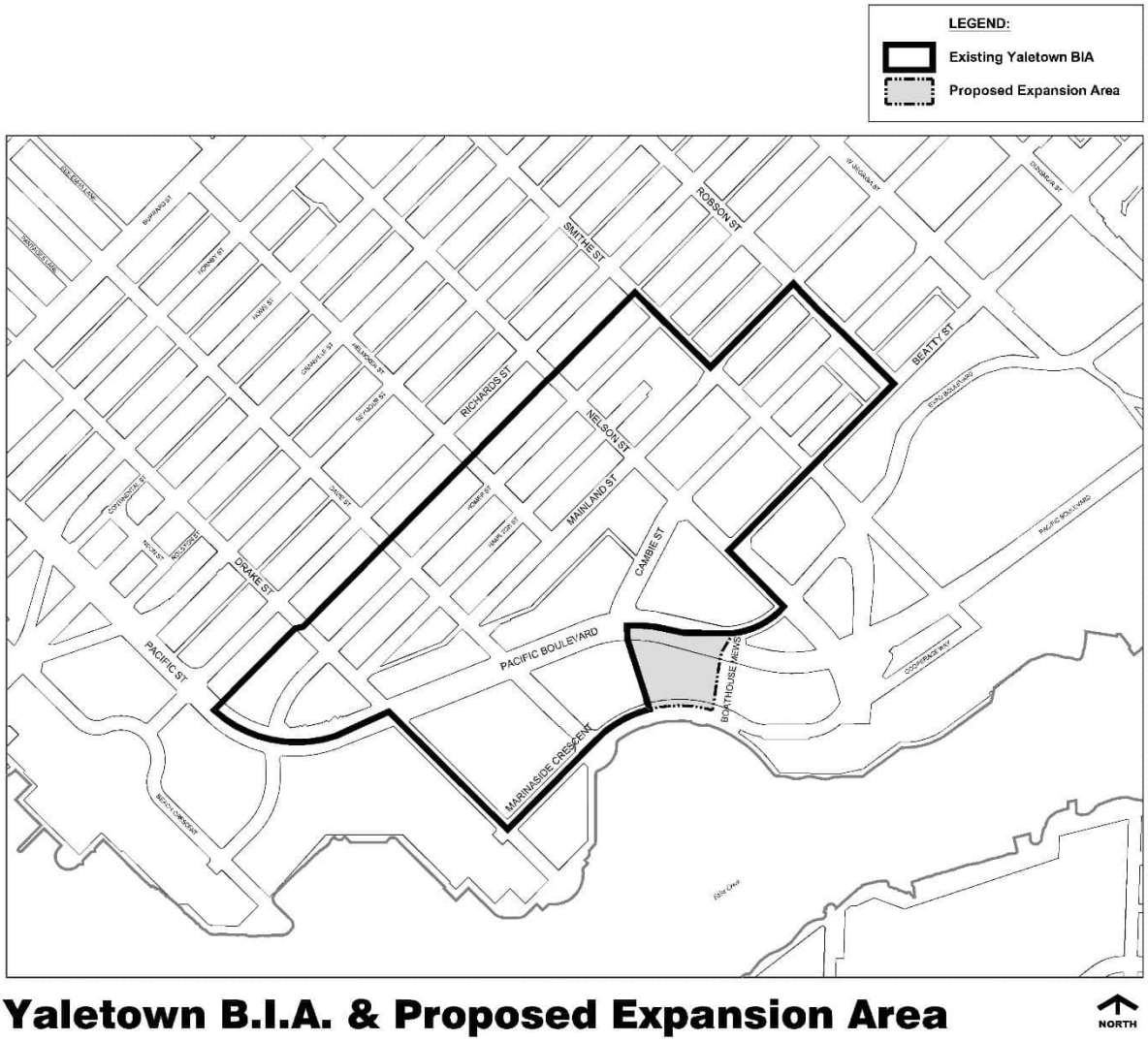
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APPENDIX A

Commercial Properties in the Proposed Expansion Area

Folio	No.	Street
159-607-88-0363	1097	Marinaside Crescent
159-607-88-0364	1093	Marinaside Crescent
159-607-88-0365	1089	Marinaside Crescent
159-607-88-0366	1083	Marinaside Crescent
159-607-88-0367	1083	Marinaside Crescent
159-607-88-0368	1081	Marinaside Crescent
159-607-88-0369	1079	Marinaside Crescent

Map of Proposed Expansion Area



APPENDIX B
Formal Request Letter from Yaletown BIA

October 15, 2026

Mayor & Members Council
City of Vancouver
453 W 12th Ave.
Vancouver, BC V5Y 1V4

RE: Formal Request for Yaletown Business Improvement Area Boundary Expansion

Dear Mayor & Council,

On behalf of the Yaletown Business Improvement Association (YBIA), I am writing to formally request that the City of Vancouver initiate the process to expand the existing Yaletown Business Improvement Area boundary to include seven additional properties along Marinaside Crescent.

The proposed expansion includes the following Class 6 properties:

Folio	House No.	Street
159-607-88-0363	1097	Marinaside Crescent
159-607-88-0364	1093	Marinaside Crescent
159-607-88-0365	1089	Marinaside Crescent
159-607-88-0366	1083	Marinaside Crescent
159-607-88-0367	1083	Marinaside Crescent
159-607-88-0368	1081	Marinaside Crescent
159-607-88-0369	1079	Marinaside Crescent

These properties are currently occupied by businesses operating under amalgamated civic addresses, including Yaletown Vet, Bosley's and Small Victory.

Background and Rationale

The proposed expansion follows more than a year of engagement with Concord Pacific, which formally requested the properties be incorporated into the YBIA on April 9, 2026.

The properties are a natural extension of Yaletown's commercial district, and their inclusion would provide a more cohesive approach to neighbourhood representation, marketing, beautification, public realm improvements, safety initiatives and business advocacy.

The expansion would also ensure that businesses and property owners within this area have access to the programs, services and collective representation provided by the Yaletown BIA.

Board and Membership Support

The proposed boundary expansion has received the full support of the Yaletown BIA Board of Directors and was formally approved by the membership at the Association's Annual General Meeting held on September 23, 2026.

These approvals reflect the Association's commitment to welcoming the additional properties and businesses into the Yaletown BIA.

Operating Term and Levy Cap

The proposed boundary expansion does not include any changes to the Yaletown BIA's existing operating term or approved levy cap. The Association is requesting only an amendment to its geographic boundary to incorporate the seven identified properties.

With the necessary Board and membership approvals in place, the Yaletown BIA respectfully requests that the City of Vancouver initiate the formal boundary expansion process, with the intention of incorporating the additional properties into the next applicable BIA levy cycle, subject to Council approval.

We appreciate the City's guidance and support throughout this process and look forward to working with the Business and Economy Office to complete the necessary steps.

Sincerely,



Sarah Vallely
Executive Director
Yaletown Business Improvement Association