

From: [Mochrie, Paul](#)
To: [Direct to Mayor and Council - DL](#)
Cc: [LaClaire, Lon](#); [City Manager's Correspondence Group - DL](#)
Subject: Council Memo - Patio Program Review Update - RTS 14718
Date: July 23, 2024 10:40:10 AM
Attachments: [image001.png](#)
[Council Memo - Patio Program Review Update - RTS 14718.pdf](#)

Dear Mayor and Council,

Please see the attached memo from Lon LaClaire. A short summary of the memo is as follows:

- This memo provides additional information on the Patio Program Review, following a Council briefing on June 25.
- While Vancouver has the second-highest fees of GVRD municipalities, these municipalities have much smaller programs. Canadian municipalities with comparable programs have higher or similar permit fees.
- Transit and parking regulations implemented on South Granville this summer have opened up new opportunities for patios.
- A 2020 pilot of a temporary diverted sidewalk to accommodate building-adjacent patios resulted in accessibility challenges for pedestrians. Permanent public realm improvements, such as on South Granville, can effectively support more building-adjacent patios.
- Stakeholder engagement for draft program updates will take place in Fall 2023; staff will report to Council with recommended updates in Dec 2023.

If you have any questions, please feel free to contact Lon LaClaire at 604-873-7336 or lon.laclaire@vancouver.ca.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

MEMORANDUM

July 23, 2024

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office

FROM: Lon LaClaire
General Manager, Engineering Services

SUBJECT: Patio Program Review Update

RTS #: 14718

Following a Council briefing on June 10, 2024, this memo provides supplementary information on the Patio Program Review.

Background

In September 2021, Council approved a permanent summer patio program building on the success of TEPP (Temporary Expedited Patio Process), and further directed staff to conduct a review of the Patio Program, including permit fees, design guidelines and accessibility policy. Progress to date on the Patio Program Review (the 'Review') includes: an internal review to streamline the permitting process and reduce permit issuance times; jurisdictional research; an accessibility audit supported by an accessibility consultant; and two rounds of stakeholder engagement. The next phase of the Review will include additional stakeholder engagement and the development of recommendations for updates to the Patio Program.

Patio Permit Fees

Staff have reviewed patio program fees in 21 Canadian municipalities; 10 in Metro Vancouver and 11 in peer municipalities across Canada (see appendix A). Compared to other municipalities within the region, fees for a patio on public property in Vancouver are below those in Richmond, but above those in other municipalities, noting that they have significantly smaller patio programs than the City of Vancouver (e.g. 32 patios on public property in New Westminster, 11 in Richmond, 5 in West Vancouver, compared with Vancouver's 478 patios on public property in 2024). Peer municipalities across Canada with patio programs of comparable

scale, such as Montreal, Toronto, and Calgary, have similar or higher permit fees¹. Moreover, some peer cities that have waived or reduced fees since the pandemic, such as Calgary and Toronto, plan to re-introduce full fees in 2025.

Currently, Vancouver's Patio Program operates at a cost recovery level, with permit fees offsetting City expenses such as staff time and traffic safety management measures (materials and annual installation/removal). The Review will consider how recommended updates to design guidelines may potentially increase costs for the City (i.e., for technical reviews for new design options) or for businesses (i.e., for accessibility features such as decking or ramps). At the same time, the Review is exploring additional tools to help reduce business costs. This financial analysis will be included in staff's report back to Council in late 2024.

Transit-related Public Realm Upgrades: New Opportunities for Patios

Staff are continuing to look for opportunities to achieve both transportation and public realm/patio objectives. For example, this summer, staff have worked with the South Granville BIA to implement changes to transit service and parking regulations on South Granville Street, which enable patios in the curb lane where they were previously not feasible. More permanent improvements in 2025 will widen sidewalks to improve walking and accommodate more patios and public realm uses.

Diverting Sidewalks to Accommodate Patios

In Patio Program Review engagement, some stakeholders expressed a preference for patios adjacent to building frontages over curbside patios. In Summer 2020, a diverted sidewalk was piloted on the 1200 block of Davie Street, in which the pedestrian path was diverted to the curb lane to accommodate patios against the building frontage. The pilot resulted in significant accessibility and comfort challenges for pedestrians. A second pilot, in which the diverted sidewalk would be raised with temporary platforms, was deemed unfeasible due to cost. The current approach to supporting more sidewalk patios is to prioritize permanent public realm improvements such as on South Granville Street. However, if business stakeholders bring forward a proposal for a temporary diverted sidewalk, staff will work with them to explore opportunities.

Next Steps

This Fall, staff will host another round of stakeholder engagement to receive input on draft proposed Patio Program updates. In December 2024, staff will report back to Council with recommendations for revisions to the Patio Program and next steps for implementation.

If you have any questions, please do not hesitate to contact me directly.



Lon LaClaire, M.Eng., P.Eng.
General Manager, Engineering Services

604.873.7336 | lon.laclaire@vancouver.ca

¹ While there are few patio programs in Canadian municipalities of comparable scale to Vancouver's, Toronto and Calgary issued 871 and 110 permits in 2023 respectively, compared to Vancouver's 478.

Appendix A – Patio Fees in Other Jurisdictions

Table 1 – Patio Fees in Greater Vancouver

Municipality	Patio Fees (Summer)
Richmond	\$2,410
Vancouver (Downtown)	\$2,118
Vancouver (Outside of Downtown)	\$1,500
West Vancouver	\$1,380
Burnaby	\$1,315
Surrey	\$807
New Westminster	\$380
Port Moody	\$255
Fort Langley	\$210
North Vancouver (City)	\$58
Coquitlam	\$0

Table 2 – Patio Fees in Other Canadian Cities

Municipality	Patio Fees (Summer)
Montreal, QC (Le Sud-Ouest) ²	\$3,722
Toronto, ON (2025)	\$3,066
Montreal, QC (Le Plateau-Mont-Royal)	\$3,014
Montreal, QC (Rosemont-La Petite-Patrie)	\$2,852
Kelowna, BC	\$2,199
Vancouver, BC (Downtown)	\$2,118
Toronto, ON (2024)	\$1,835
Ottawa, ON	\$1,756
Calgary, AB (2025)	\$1,752
Vancouver, BC (Outside of Downtown)	\$1,500
Halifax, NS	\$1,390
Victoria, BC	\$653
Calgary, AB	\$0
Edmonton, AB	\$0
Winnipeg, MB	\$0

Note: Estimated fees are based on:

- permit for a 21m² patio, an average-sized curbside patio in Vancouver;
- each city's summer program term; and
- excludes local taxes.

² Montreal bases patio permit fees on land value, with each of the city's 19 boroughs having its own fee rate. This has created a broad range of fees across the city, many of which are higher than Vancouver's. Montreal is currently reviewing its patio program to harmonize fees across the city.