

2024 - 2026

HOUSING VANCOUVER THREE-YEAR ACTION PLAN



CITY OF
VANCOUVER

**HOUSING
VANCOUVER**

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Executive Summary

The Housing Vancouver Three-year Action Plan (2024 – 2026) outlines the City of Vancouver’s key housing actions over the next three years. Guided by the Housing Vancouver Strategy, the Vancouver Plan, and City Council’s Strategic Priorities, the new action plan includes key housing actions and supports new legislative changes by the Provincial government.

The action plan includes three foundational principles – Reconciliation, Equity and Resilience. The actions are grouped into seven key policy directions that will advance more inclusive, affordable and complete neighbourhoods across the city.

1. Housing Need

Plan for and accommodate existing and future housing need.

2. Geographic Equity

Ensure opportunities for inclusion of low and moderate-income households, and diversify the housing stock across all neighbourhoods.

3. Homelessness

Address homelessness by ensuring every person has access to safe, secure and affordable housing with necessary supports.

4. Community Housing

Significantly increase the supply of social and supportive housing, and support the growth of the non-profit housing sector.

5. Indigenous Housing

Work with Musqueam, Squamish, and Tsleil-Waututh Nations and urban Indigenous partners to support Indigenous housing models and wellness.

6. Rental Housing

Become a city for renters that provides more secure rental housing options and mitigates displacement.

7. Speculation

Continue to address speculation to ensure new and existing housing serves people who live and work in Vancouver.

With over 50 actions, the plan includes all of the City’s roles in housing, including regulating land-use, capital and City-owned land investments in affordable housing, and partnerships and advocacy work.

Key priority actions include:

- Increasing housing supply and expanding geographic equity through implementation of the Vancouver Plan Official Development Plan, Villages, and new Provincial legislation, such as Transit-Oriented Areas for development.
- Accelerating the delivery of housing by developing simplified district schedules for apartment forms and pre-zoning for social and supportive housing.

- Partnering with the Provincial and Federal government to replace Single Room Occupancy Hotels (SROs) with self-contained social housing.

To succeed, the plan needs support from government, community, and the private sector. This means getting funding from both Provincial and Federal governments to develop social housing, to turn SRO hotels into social housing, and securing funding for infrastructure and amenities for the growing population.

Background

The 2024 to 2026 Housing Vancouver Three-year Action Plan directs how we are moving forward to make housing more livable and affordable for Vancouver residents. Overall, the goal is to ensure housing in Vancouver supports residents of all incomes, with priority for those who need it most.

The Plan implements the Housing Vancouver Strategy and the Vancouver Plan vision, directions and policies,

along with Council's Strategic Priorities for 2023 to 2026. The actions found in this document will also help achieve refreshed City of Vancouver 10-year housing targets (2024-2033) by focusing on enabling more non-market and below-market rental housing, and by streamlining the delivery of more types of housing.

In 2023 and 2024 the Government of British Columbia made several legislative changes that impact transit-oriented areas, development finance tools, small-scale multi-unit housing, inclusionary housing, and how municipalities set housing targets. Staff are actively working to meet new legislative requirements as details are released. The timing and scope of this Three-Year Action Plan may change in accordance with new Provincial reporting or other requirements.



The Guiding Vision

This action plan is guided by the Vancouver Plan housing vision where **Vancouver has an equitable housing system that prioritizes housing for those who need it most.** With a growing population, limited increases in income, and not enough housing, we need to work collaboratively across governments to deliver the housing needed. Everyone should have access to housing that is adequate, secure, and affordable.

It also supports the Vancouver Plan’s Big Idea of **Complete Neighbourhoods**, by allowing opportunities for everyone to choose a livable neighbourhood that meets their needs. This means new rental and social housing off busy streets in all neighbourhoods, especially near transit, green spaces, schools and childcare. The policies in this plan will result in more inclusive and affordable neighbourhoods across the city.

This vision will require partnerships from all orders of government, community, and the private sector.

The **City of Vancouver will work with Provincial and Federal governments and other partners to address the local housing crisis** by:

- Creating the right regulatory framework and processes to support the efficient delivery of housing on private lands.
- Leveraging City-owned property to add substantially more market and non-market housing.
- Working with the Province and other partners to address the homelessness crisis.

The following pages organize actions based on Vancouver’s role as a municipality. The City primarily uses three tools to advance housing priorities: regulating land use and encouraging development, investing in land or giving grants, and advocating or partnering with the Provincial and Federal government or community housing sector.

Eliminating the housing construction backlog to increase the supply of market and non-market housing is also a key Council priority that is happening through the Permitting Improvement Program. For more information on that work: vancouver.ca/home-property-development/permitting-improvement-program.

Municipal Tool Kit

R

Regulate

Actions:

- Prioritize and expedite affordable housing projects
- Develop policy and incentives to enable development
- Create regulations to support other housing objectives such as tenant protections

I

Invest

Actions:

- Acquire and provide land for affordable housing projects
- Provide grants to support affordable housing projects and homelessness services
- Operate non-market housing and emergency responses

A

Advocate/Partner

Actions:

- Identify local needs and investment or partnership opportunities for Provincial and Federal Governments
- Work with and support the community housing sector

Foundational Principles and Policy Directions

The Vancouver Plan is guided by three foundational principles – **Reconciliation, Equity and Resilience**. These foundational principles are also woven through this three-year action plan and require work with

partners and communities to continue advancing these goals. Vancouver Plan policy directions, along with Council priorities and motions, have shaped this action plan and will continue to guide the work as it moves forward.

Three Foundational Principles



Reconciliation



Equity



Resilience

Seven Key Policy Directions

1

Housing Need

Plan for and accommodate existing and future housing need.

2

Geographic Equity

Ensure opportunities for inclusion of low and moderate-income households, and diversity the housing stock across all neighbourhoods.

3

Homelessness

Address homelessness by ensuring every person has access to safe, secure and affordable housing with necessary supports.

4

Community Housing

Significantly increase the supply of social and supportive housing, and support the growth of the non-profit housing sector.

5

Indigenous Housing

Work with Musqueam, Squamish, and Tsleil-Waututh Nations and urban Indigenous partners to support Indigenous housing models and wellness.

6

Rental Housing

Become a city for renters that provides more secure rental housing options and mitigates displacement.

7

Speculation

Continue to address speculation and to ensure new and existing housing serves people who live and work in Vancouver.

Actions 2024 – 2026

Direction 1: Housing Need

With a growing population, limited increases in income, and not enough housing, we need to work collaboratively with the Government of BC to plan for and accommodate housing needs.

Action	Description	Timeline
Action 1.1 Regulate	Provincial Housing Targets and Housing Vancouver Targets Refresh Update the City's own Housing Vancouver 10-year targets to incorporate and align with the Provincial Housing Targets Order, including a corresponding three-year action plan.	2024
Action 1.2 Regulate	Seniors Housing Strategy Develop a new comprehensive strategy document, including key directions, enabling policies and actions to help meet the housing needs of older adults.	2024
Action 1.3 Regulate	Regional Context Statement Update Provide regular updates showing how the City's existing policies support the goals, strategies and actions identified in the Metro Vancouver Regional Growth Strategy.	2024
Action 1.4 Regulate	Housing Targets on City-owned Land Develop non-market development targets for the City's non-market housing portfolio in line with the housing needs report and updated Housing Vancouver targets.	2025
Action 1.5 Regulate	Enable Delivery of Student Housing Develop policy and regulations to enable and support purpose-built student housing within the city.	2025
Action 1.6 Advocate or Partner	Explore Below-market Home Ownership Opportunities with the Province Continue to partner with the Province to explore new models for below-market home ownership in a variety of building types.	2025
Action 1.7 Regulate	Apartment Living Zoning Amendments Zoning and policy amendments to clarify requirements, improve livability of new apartment buildings and align with new Provincial adaptability requirements. Potential changes to be explored include minimum unit size, bedroom mix, and common indoor and outdoor amenity space requirements.	2025
Action 1.8 Regulate	Accessibility Strategy Phase 2 Work towards advancing the Strategy Phase 1 housing goals and objectives. This work will reflect upcoming accessibility improvements to the Vancouver Building By-law, to better align with Provincial Building Code changes.	2026
Action 1.9 Advocate or Partner	Advance Addressing Anti-Black Racism and Cultural Redress Housing Policies Advance housing policies and programs that support Black and African diaspora communities, including partnering on the Hogan's Alley Society Housing Solutions Lab.	2026
Action 1.10 Regulate	Vancouver Official Development Plan Develop Vancouver's first city-wide Official Development Plan to guide future growth and change as part of implementation of the Vancouver Plan.	2026



Direction 2: Geographic Equity

Adding more housing diversity in all areas of the city will enable more people of all incomes, ages, and family types to access housing choice throughout the city, contributing to more inclusive, vibrant, and complete neighbourhoods.

Action	Description	Timeline
Action 2.1 Regulate	Implement New Transit-Oriented Areas Provincial Legislation Implement the new Transit-Oriented Areas legislation from the Provincial government to establish transit-supportive densities adjacent to transit stations.	2024
Action 2.2 Regulate	Implement Small-Scale Multi-unit Housing Provincial Legislation Update zoning of First Shaughnessy and some of the RT zones to enable more housing options in low-density residential areas in line with legislative requirements.	2024
Action 2.3 Regulate	Rupert and Renfrew Station Area Plan Allow more housing opportunities through area planning, including rental, below-market rental and social housing apartment buildings, and townhomes.	2025
Action 2.4 Regulate	Citywide Development Guide Project Review and consolidation of the City's built form and urban design guidelines, and development of a clear, user-friendly city-wide development manual to streamline the delivery of quality developments throughout the city.	2025
Action 2.5 Regulate	Simplified Apartment District Schedules Create simplified low-rise and tower regulations to streamline delivery of rental, below-market rental and social housing. Opportunities to pre-zone low-rise and tower buildings "as-of-right" in certain areas of the city will be explored.	2025
Action 2.6 Regulate	Downtown Eastside Plan: Implementation of Housing Policies Improve and expedite the delivery of housing within the Downtown Eastside (DTES), including a review of inclusionary policy, acceleration of SRO replacement, review of DTES definition of social housing and policy work around encampment response.	2025
Action 2.7 Regulate	Vancouver Plan Villages Implementation Phased implementation of the 25 Village Areas identified in the Vancouver Plan, including opportunities for pre-zoning for apartment buildings up to six storeys to expedite the delivery of new housing, as well as shops and other services to meet daily needs and provide local jobs.	2026
Action 2.8 Regulate	UBC Extension Area Plan Land use planning around the new future potential transit project, including new policies for a diversity of housing types.	2026+



Direction 3: Addressing Homelessness

The causes of homelessness are complex and can occur at any stage of life. Government and community interventions are needed to ensure adequate policy and resources are in place to address homelessness.

Addressing homelessness requires a multi-pronged approach, including emergency response such as emergency shelters and warming centres, homelessness prevention through outreach services, and long-term solutions such as creating new social and supportive housing. The City of Vancouver is committed to ensuring emergency shelters and other services are in place to support people in crisis, as well as longer-term solutions in partnership with Provincial and Federal governments and regional partners.

Action	Description	Timeline
Action 3.1 Advocate or Partner	Responding to Encampments and the Impacts of Unsheltered Homelessness Work with the Government of BC on the implementation of the Homeless Encampment Action Response Team (HEART) and Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) frameworks.	2024
Action 3.2 Advocate or Partner	SRO Intergovernmental Investment Strategy In partnership with the Provincial and Federal government, develop and implement plans to replace Single Room Occupancy Hotels (SROs) with self-contained social housing, beginning with identified priority buildings, while also creating an interim SRO repair and stabilization program to improve livability and maintain affordability.	2024
Action 3.3 Advocate or Partner	Regional Response to Homelessness Encourage the Provincial government to lead the creation of a regional response to homelessness by working with community and non-profit partners.	2025
Action 3.4 Partner	Deliver Additional Supportive Housing with Senior Governments Engage the Government of BC, BC Housing and the Federal government to support the delivery of additional supportive housing in Vancouver and on City-owned land, in proportion to our share of the regional response.	2025
Action 3.5 Partner	Develop Complex Care Housing Phase 2 Sites Work with Vancouver Coastal Health to identify and develop additional sites for complex care housing.	2025
Action 3.6 Invest	Supportive Housing and Homelessness Services Grants Provide grants to non-profit organizations and supportive housing providers to better meet the needs of individuals experiencing homelessness and to beautify, improve, complement, or enhance existing supportive housing buildings and amenities.	Ongoing
Action 3.7 Advocate or Partner	Shelters Expansion and Replacement Support BC Housing to expand shelter capacity and replace temporary shelters with purpose-built shelters.	Ongoing
Action 3.8 Advocate or Partner	Homelessness Services Outreach Program The City of Vancouver’s Outreach Team sees over 6,000 people per year through the storefront and street outreach, connecting individuals with housing, income and other related supports.	Ongoing

YWCA Cause We Care House above the náca?mat ct Strathcona Library



Direction 4: Community Housing

The community housing sector provides affordable, stable homes for households earning low and moderate-incomes and has become increasingly important to meeting specific housing needs.

Action	Description	Timeline
Action 4.1 Invest	Chinatown Housing Partnership Grant Program Develop a program to improve building conditions in up to 10 SROs owned by Chinese Benevolent Societies.	2024
Action 4.2 Invest	Review and update Operating Models for Turnkey Social Housing Review and update the list of operators for turnkey social housing sites and improve the existing operating model to make housing more affordable and financially sustainable.	2024
Action 4.3 Regulate	Vancouver's Social Housing Initiative Proactively zone for social and co-operative housing in every neighbourhood to speed up approval of projects as part of implementation of the Vancouver Plan's equitable housing directions.	2025
Action 4.4 Regulate	Develop Inclusionary Housing By-law to Implement Provincial Legislation Develop a new by-law to comply with legislative change to enable the continued use of inclusionary housing policies to deliver social housing.	2025
Action 4.5 Invest	Explore Opportunities to Build New Co-op Housing on City-owned Land Explore and report back on opportunities to build new co-op housing on existing City-owned land, in partnership with the Co-op Housing Federation of BC and other non-profit co-ops.	2026
Action 4.6 Advocate or Partner	Explore Opportunities to Support Building Acquisitions by Non-profits Explore how to support initiatives such as the Provincial Rental Protection Fund to encourage the purchase and protection of affordable market rental buildings by non-profit organizations.	2026
Action 4.7 Regulate	Continue Expediting Community Housing In addition to the Permitting Improvement Process, the City will continue to reduce approval times for affordable housing through a dedicated team and streamlined development process (i.e. SHORT Program).	Ongoing
Action 4.8 Advocate or Partner	City Portfolio Planning with Provincial and Federal Government Partners Pursue senior government partnership and funding for new housing projects and renovations of existing projects on City-owned land, across a number of sites.	Ongoing
Action 4.9 Invest	Continue Advancing and Initiate New Projects on City-owned Land Continue supporting development partners of existing projects on City-owned land, and prepare new sites for development and initiate new partnerships.	Ongoing
Action 4.10 Partner	Proactive Discussions with Co-op and Non-profit Housing Partners to Renew Expiring Leases and Explore Redevelopment Collaborate with co-ops and non-profit housing societies whose leases on City-owned land are expiring soon to discuss lease renewal and redevelopment options.	Ongoing
Action 4.11 Invest	Capital Granting Programs e.g. Community Housing Incentive Program (CHIP) Continue offering capital grants for non-profit or co-op housing construction. Adjust grant program parameters to align with current economic conditions and complement Provincial and Federal government funding programs.	Ongoing



Direction 5: Indigenous Housing

Equitable and culturally appropriate housing is foundational to the ongoing and evolving commitment towards a City of Reconciliation. We will work with xʷməθkʷəy̓əm (Musqueam), Skwx̱wú7mesh (Squamish), səliłwətał (Tsleil-Waututh), and urban Indigenous partners to support Indigenous housing models that foster Indigenous healing and wellness.

Action	Description	Timeline
Action 5.1 Invest	Develop an Indigenous-led Supportive Housing and Wellness Centre Staff to advance opportunity to deliver a new culturally appropriate, Indigenous-led supportive housing and wellness centre project in the city in partnership with Indigenous peoples.	2025
Action 5.2 Regulate	Jericho Lands Official Development Plan and Phase 1 Rezoning Comprehensive planning process to guide the delivery of diverse housing types within the 90-acre site, with the Policy Statement in 2024 and the Phase 1 Rezoning process from 2024-2026.	2026
Action 5.3 Partner	UNDRIP Strategy Continue to work in partnership with the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation to implement the housing calls-to-action within the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy (2021), starting with the three following actions:	Ongoing
Action 5.4 Partner	UNDRIP Strategy Action to Prioritize Nation-led Projects Facilitate Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation projects and prioritize or fast-track Nation-led affordable housing developments.	2026
Action 5.5 Partner	UNDRIP Strategy Action to Support on Reserve Projects Identify policy options to support Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation led housing affordability projects that occur on reserves. This should include undisputed access to municipal services for reduced/minimal fees.	2026
Action 5.6 Partner	UNDRIP Strategy Action to Prioritize Housing for Nation Members Prioritize housing for Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation members in the city (beyond reserve lands) with a range of housing options, with the Nations defining the terms of what is 'affordable'.	2026
Action 5.7 Advocate or Partner	Indigenous Healing and Commemoration of Sites of Community Significance Work in partnership with urban Indigenous groups to commemorate sites of significance when being redeveloped, including the Regent and Balmoral hotels.	Ongoing
Action 5.8 Invest	Support Existing Indigenous-led Projects and Initiate New City Sites as Indigenous-led Projects Continue to support Nation-led and urban Indigenous-led projects through regulatory approvals and provide development management support. Identify new opportunities for Indigenous-led projects on City sites and establish an approach for initiating these projects and engaging partners.	Ongoing



Lu'ma Native Housing Society Social Housing Building

Direction 6: Rental Housing

Rental housing is important to meet the needs of a diverse population, is vital to a healthy economy, and allows moderate-income households to stay in the city. Vancouver is a city of renters, where 55% of households rent and 75% of net new households to the city are renters.

Action	Description	Timeline
Action 6.1 Regulate	Continue to Prioritize and Accelerate Secured Rental Housing Continue to prioritize secured rental housing through rental incentive programs, as outlined in the Secured Rental Policy. Expand opportunities to develop rental and below-market rental housing through community and city-wide planning programs to respond to critically low vacancy rates and high demand for rental housing.	Ongoing
Action 6.2 Regulate	Seismic Risk Assessment Report and Framework Determine the level of risk to rental buildings and develop a report with an action plan to reduce seismic risk, prioritizing tenant protections and replacement of high-risk buildings.	2025
Action 6.3 Partner	Streamlining the Delivery of Rental Housing through Pre-approved Plans and Off-site Construction Work with Metro Vancouver and other member municipalities to explore the creation and implementation of standardized guidelines, zoning regulations, and building designs for six-storey rental buildings that would allow the use of off-site construction methods, with the aim of decreasing embodied carbon and increasing the speed of development.	2025
Action 6.4 Invest	Middle-income Housing Delivery on City-owned Land Explore and implement specific opportunities to leverage City-owned land to unlock housing delivery for middle-income households. This includes developing a rezoning policy to pilot the delivery of rental housing on up to five sites in 2024.	Ongoing
Action 6.5 Invest	Non-Profit Resilient Retrofit Pilot Program Incentive granting program with 10+ buildings now pursuing a variety of low-carbon retrofits, in partnership with the BC Non-profit Housing Association.	2025
Action 6.6 Invest	Retrofit Project with Landlord BC Continue to implement and renew project outcomes for a pilot project with Landlord BC to support energy and capital investment in existing rental buildings, while minimizing impact on existing tenants.	2026
Action 6.7 Regulate	Monitor Outcomes of Enhanced Tenant Protections and Explore Opportunities to Expand Protections Monitor tenant outcomes of the existing Tenant Relocation and Protection Policy and explore ways to enhance tenant protections through area planning processes.	Ongoing

Direction 7: Speculation

In recent years, the City of Vancouver and Government of BC have taken steps to address speculation. We need to continue to ensure housing serves people who currently live or intend to live and work in Vancouver.

Action	Description	Timeline
Action 7.1 Advocate or Partner	Short-term Rental Regulations Work with the Provincial Government Continue to work collaboratively with the Government of BC to regulate property managers, short-term rental platforms, and respond to enforcement challenges.	Ongoing
Action 7.2 Regulate	Empty Homes Tax Continue to monitor the impacts and effectiveness of the Empty Homes Tax on key market indicators.	Ongoing
Action 7.3 Regulate	Continue Development Contribution Expectations Policy Continue to establish interim development contribution expectations prior to community planning to limit land speculation and ensure new development finance tools continue to limit land speculation.	Ongoing



Government Partnerships

The City of Vancouver is committed to partnering with the Government of BC and the Government of Canada to deliver on our shared goals to build new homes faster, develop new affordable housing, and protect existing affordability.

Through the Housing Vancouver Three-year Action Plan 2024-2026, the City is renewing its pledge to deliver on our housing goals with over 50 actions and investments. We are encouraged to see a strong commitment from the Provincial and Federal governments to address the housing crisis and build more homes, including through:

- The Government of BC's Homes for People Plan (2023).
- **Bill 47** – Transit-Oriented Areas that will allow more housing options near transit.
- **Bill 43** – Housing Supply Act that contains housing target requirements to increase much-needed rental housing across the Province.
- **Bill 35** – Short-term rental regulations to improve enforcement of illegal short-term rentals.
- **Bill 46** – New financing tools that enable governments to transparently collect funds for amenities, supporting livable and complete communities in growing areas.
- New funding for municipalities through the Housing Accelerator Fund to remove barriers and build more homes faster.
- Enhanced GST Rental Rebate to build more apartments for renters.
- Low-cost apartment construction financing through BC Builds and Canada Builds, which will help build new housing despite these challenging market conditions.

In order to successfully implement the Three-year Action Plan and move towards a more equitable housing system, the City of Vancouver is requesting that the Provincial and Federal government:

- Partner with municipalities to enable housing delivery by developing new and/or expanding existing funding programs for infrastructure required to accommodate growth including water, sewer and amenities.
- Partner with provinces, territories and municipalities to develop integrated policies and sustained funding programs to address homelessness, mental health and affordable housing.
- Commit to ongoing investment in Single Room Occupancy (SRO) Investment Strategy to enable SRO replacement.
- Increase funding for housing and related programs to account for the significant rise in construction and operational costs being experienced in urban centres like Vancouver.

In addition, affordability in the existing housing stock should be improved through:

- Increasing the shelter rate of income assistance and disability assistance to rates commensurate with rental costs in urban centres like Vancouver,
- Making home support services more affordable or free for seniors to enable more older adults to age in their homes, and
- Increasing rent supplements through the Rental Assistance Program and Shelter Aid for Elderly Renters (SAFER) Program, so that low-income families and seniors can live in their homes affordably.

The City of Vancouver looks forward to continuing to work with our partners at the Provincial and Federal government on these important housing actions. This collaboration and long-term partnership will create meaningful change to housing affordability for existing and new residents for years to come.

Implementation and Monitoring

The City of Vancouver has taken significant action in recent years to address the affordability crisis, but we need to do more. Each key direction in this plan will be achieved through the accompanied list of actions. Some actions have started, while others will begin soon after this plan is adopted, or as staff capacity allows.

Successful implementation of the Housing Vancouver Strategy and Vancouver Plan requires ongoing monitoring and tracking. This will be done through:

- Annual reporting on housing progress towards the City's new 10-year housing targets, including a breakdown of approvals by type of housing (e.g. social housing, below-market rental housing), income level served, type of household served (e.g. single, families) and building type (e.g. apartments, infill, townhomes).
- City of Vancouver participation in and regular reporting out through the Metro Vancouver Regional Homeless Count, held every three years.

- Regular monitoring of market indicators through the City of Vancouver Housing Data Book, which includes data from the annual CMHC Rental Market Report and Statistics Canada census data, as updates are available.
- Regular short-term rental reporting, highlighting outcomes and including market and licensing statistics, and enforcement data.
- The Empty Homes Tax annual report including key indicators such as changes in vacant and exempt properties, occupancy status of previously vacant properties, as well as monies raised, compliance activities, and use of funds.

Moving forward, the City along with all other municipalities in BC, will be required to adopt an Official Development Plan and to update this every five years based on a revised Housing Needs Report. This framework provides the opportunity for ongoing monitoring and regular adjustments to plans and policies in order to address evolving housing needs.



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵw̓x̓ wú7mesh (Squamish), and səliwətaʔ (Tsleil-Waututh) Nations.