CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	June 30, 2025
Contact:	Neil Hrushowy
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Meeting Date:	July 22, 2025

TO:	Vancouver City Council
FROM:	General Manager of Planning, Urban Design and Sustainability
SUBJECT:	Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan

RECOMMENDATION TO REFER

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the amendments as described below and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to add new low-rise (R3), mid-rise (R4) and high-rise (R5) residential district schedules and a new general Schedule J (Affordable Housing Schedule) generally as presented in Appendix A;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A.

B. THAT, subject to the approval of recommendation A, Council approve, in principle, the application to amend the Zoning and Development By-law to rezone certain parcels:

i. in the Broadway Plan area from RM-3, RM-4, FM-1, R1-1, RT-2, RT-5, RT-6, RT-7, and RT-8 to new R3-2, R3-3, R4-1, R5-2, R5-3, and R5-4 districts as presented in Appendix A;

ii. in the Broadway Plan area, a remaining RT-6 parcel to the R1-1 district as presented in Appendix A; and

iii. in the Cambie Corridor Plan area from R1-1 to the new R5-1 district as presented in Appendix A;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A at the time of enactment of the Zoning and Development By-law amendment in recommendation A.

C. THAT, subject to approval of recommendation A, the Noise Control By-law be amended to include all R3, R4 and R5 districts generally as presented in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendment to the Noise Control By-law at the time of enactment of the Zoning and Development By-law amendment in recommendation A.

D. THAT, subject to approval of recommendation A, Council approve, in principle, the application to amend the Rental Housing Stock Official Development Plan By-law to include R3-3, R4-1, R5-3 and R5-4 districts generally as presented in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Rental Housing Stock Official Development Plan By-law generally as presented in Appendix C at the time of enactment of the Zoning and Development By-law amendment in recommendation A.

E. THAT subject to approval of recommendation A, the Sign By-law be amended to include all R3, R4 and R5 districts generally as presented in Appendix D;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Sign By-law generally as presented in Appendix D at the time of enactment of the Zoning and Development By-law amendment in recommendation A.

F. THAT subject to approval of recommendation A, the Subdivision By-law be amended to include all R3, R4 and R5 districts generally as presented in Appendix E;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Subdivision By-law generally as presented in Appendix E at the time of enactment of the Zoning and Development By-law amendment in recommendation A.

G. THAT subject to enactment of the by-law in recommendation A, the Design and Development Guidelines be amended to include all R3, R4 and R5 districts generally as presented in Appendix F.

H. THAT subject to by-law enactment of recommendations A and B, the Broadway Plan be amended, generally as presented in Appendix G.

I. THAT subject to by-law enactment of recommendations A and B, the Cambie Corridor Plan and the Cambie Corridor Public Ream Plan be amended, generally as presented in Appendix H.

J. THAT at the time of enactment of the amendments to the Zoning and Development By-law, the various land use documents listed in Table 2 of Appendix I be amended, generally in accordance with Table 2 of Appendix I.

K. THAT Council approve a time-limited approach to processing in-stream Tenant Relocation and Protection Plans as outlined in Appendix J.

REPORT SUMMARY

This report recommends amendments to the Zoning and Development By-law to introduce new R3 low-rise, R4 mid-rise and R5 high-rise residential district schedules and to rezone certain areas of the Broadway Plan and the Cambie Corridor Plan ("Cambie Plan"). The proposal is for a City-initiated rezoning of 4,294 parcels in the Broadway and Cambie Plan areas.

The proposed amendments in this report implement Council-approved policy under the respective Plans and follow Vancouver Plan direction to simplify, clarify and consolidate city-building rules to improve the end-to-end development approvals process and streamline the delivery of housing. If approved, in many cases this initiative would eliminate the need for property owners to apply for a rezoning on each individual parcel, enabling applicants to proceed directly to a development permit application. This proposal aims to reduce overall processing times with associated fees and streamline housing delivery as part of the creation of complete, walkable neighbourhoods close to transit. In cases where a site-specific rezoning application is necessary, this initiative will offer a simplified rezoning process that would enable applicants to rezone to the new standard district schedules proposed in this report rather than a customized CD-1 district.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, amended 2024)
- Cambie Corridor Plan (2018)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- 3-3-3-1 Permit Approval Framework (2023)
- Report: Regulatory Changes Toward 3-3-3-1 Permitting Targets (2025)
- Vibrant Vancouver: City Council's Strategic Priorities 2023-2026
- Climate Emergency Action Plan (2020)

CITY MANAGER'S COMMENTS

The City Manager concurs with the foregoing recommendations as an impactful measure to enable efficient development of new housing in the Broadway and Cambie Plan areas.

REPORT

Background/Context

1. Area Plan Implementation – Current Challenges and Future State

Area Plans provide Council-approved policy direction for future land use and development in a specific area and are often implemented through rezoning. Rezoning changes the underlying land uses and form of development that are permitted for an area or site. A rezoning may be either initiated by the City (i.e., "City-initiated rezoning") or by a property owner (i.e., "privately-initiated rezoning"). For privately-initiated rezonings, a property owner may either apply to rezone to an existing district schedule if applicable to their site (e.g., rezone to an RM-8A townhouse district schedule if townhouses are allowed on their site), or apply to rezone to a site-specific district schedule called a Comprehensive Development (CD-1) district. A CD-1 district is unique and contains rules and requirements specific to one site only.

Current Challenges

Over the past 10 years, most Area Plans (e.g., Marpole, Grandview-Woodland, West End) have been implemented through privately-initiated rezonings to site-specific CD-1 districts. To date, there are 871 individual CD-1 zoning schedules enacted across the city, with an average of 27 CD-1 by-laws enacted per year over the last five years. These applications can take 12 to 15 months or longer to process from application to approval in principle by Council at a Public Hearing. This process often includes complex negotiations between the applicant and staff on form of development requirements and delivery of public amenities (either cash or in-kind contributions). The site-specific processing of rezonings comes with uncertainty and risk for applicants and impacts City staff resources.

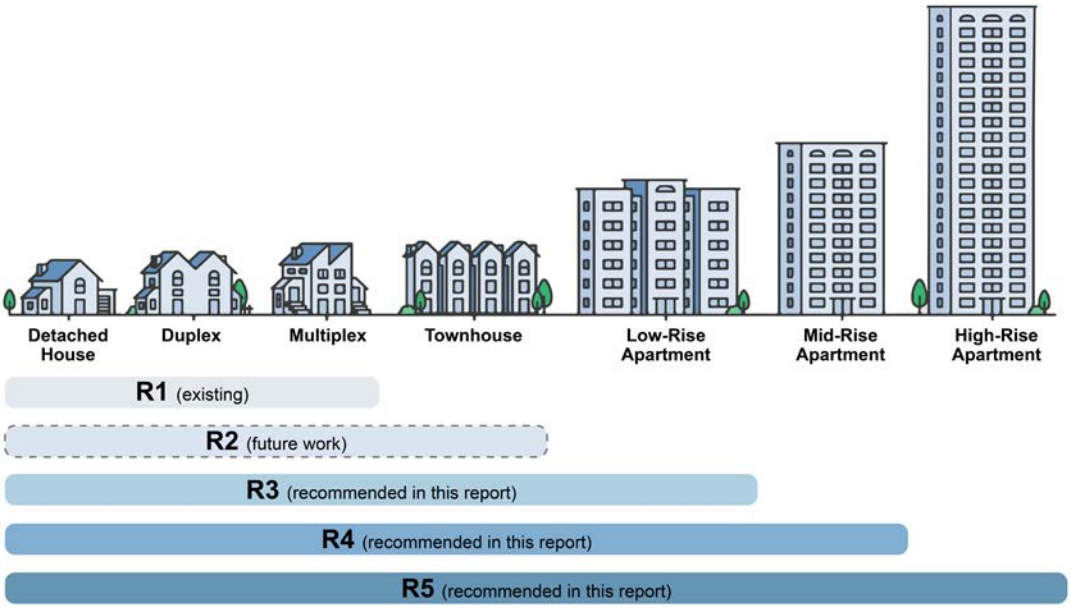
Once a rezoning is approved and enacted, applicants submit a development permit application where a more detailed review is conducted on architectural drawings, site requirements, and compliance with regulations, guidelines and bulletins. Altogether, the entire process following rezoning approval in principle at Public Hearing may take two to three years before a building permit is issued.

Throughout the process, the City relies on numerous policies, guidelines and bulletins to provide further guidance on urban design topics. Rules around building heights, setbacks and excluded floor area have changed over time. In recent decades, there has been a tendency to tightly manage new forms of development through regulations on height, storeys, and floor-to-floor heights. Setbacks, building depth and building height regulations have been calibrated with the allowable density (FSR) in a way that does not enable design flexibility for unique site conditions, alternative construction methods or delivery of open space. As a result, the City's development process has become increasingly complex and impacted processing times for applications that deliver much needed housing, community amenities and job space.

Future State

This proposal represents a significant step in the transformation of the City's development approvals process and is guided by recent Council direction to streamline rules and processes (see Policy Context section below for relevant policies). If approved, this initiative would simplify city-building rules through the creation of new standardized district schedules based on built form typologies (i.e., one district schedule each for low-rise, mid-rise and high-rise apartment buildings) and by reducing the need for site-specific rezonings. As illustrated in Figure 1, the new districts also allow for, and provide guidance on, lower density residential options that may be pursued if desired by an applicant.

Figure 1. Built Form Typologies by Residential District



To streamline rules and regulations, staff will continue to explore opportunities to rezone parcels to standardized district schedules through City-initiated rezoning under current and future Council-approved Area Plans. Where City-initiated rezoning is not undertaken, staff will review privately-initiated rezonings to one of these standardized district schedules in accordance with Council-approved policy. Applicable built form guidance will be consolidated into one set of city-wide design and development guidelines.

Removing 12 to 15+ months of time associated with rezoning will result in overall cost and time savings for applicants. In the near term, because of the shifting of staff reviews associated with these applications, sites that no longer need to go through a site-specific rezoning may be subject to longer development permit processing times to account for this new streamlined approvals process. Staff will monitor impacts of this initiative on the development process following implementation and continue to identify opportunities to support streamlined processing for development permits.

This report focuses on rezoning specific residential areas of the Broadway and Cambie Plans that lend themselves to standardized regulations while delivering significant amounts of additional housing. Current zoning and existing rezoning policies would continue to apply on parcels that are not identified for City-initiated rezoning in this report.

2. Policy Context

Vancouver Plan – The Vancouver Plan is the City's first comprehensive city-wide land use strategy and was approved by Council in July 2022 following a three-year planning process. As illustrated in Figure 2, multiple work streams are underway to advance Vancouver Plan implementation. This report focuses on simplifying and standardizing regulations for low-rise, mid-rise and high-rise forms across residential areas in Plans.

Figure 2: Vancouver Plan Implementation projects currently underway



A "Big Idea" of the Vancouver Plan is to support equitable housing and complete neighbourhoods. Transit-oriented area plans, such as Broadway Plan (2022) and Cambie Plan (2018), advance this big idea by providing opportunities to integrate new housing, jobs and amenities near rapid transit.

Broadway Plan – The Broadway Plan, approved by Council in June 2022, is a plan to guide growth and change in the areas surrounding the new Broadway Subway over the next 30 years. The Broadway Plan policies strategically locate new housing opportunities through increased heights and densities. Amendments to the Broadway Plan were approved by Council in December 2024 to address early learnings from Plan implementation and to align with new provincial legislative requirements and recent Council decisions and priorities. Since adoption of the Broadway Plan, the City has been pursuing City-initiated rezoning in several areas and zoning changes have already been approved by Council in commercial and industrial parts of the Plan area.

Cambie Plan – The Cambie Plan, approved by Council in April 2018, is a 30-year plan to guide growth and change in the neighbourhoods along the Canada Line. The Plan introduced opportunities for a denser mix of housing and employment space in the Oakridge Municipal Town Centre (MTC) and areas close to transit stations. The regionally designated Oakridge MTC is also part of the regionally designated Frequent Transit Development Area (FTDA), which makes this area a priority location for more concentrated growth in higher-density forms. The Cambie Plan notes that further areas for City-initiated rezonings may be identified as part of future implementation work and Council gave specific direction for staff to explore opportunities for City-initiated rezoning of sites that generate rental housing with 20 per cent below-market rental housing.

Council's Strategic Priorities 2023-2026 directs staff to create the right regulatory framework and processes to support the efficient delivery of housing on private lands. In 2023, the 3-3-3-1 Permit Approval Framework was approved by Council as a target to help eliminate the housing construction backlog, increase the supply of market, non-market and supportive housing.

Housing Vancouver Strategy (2017) – Housing Vancouver focuses on the right supply of new homes, including rental, to meet needs along the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below-market rental units. This rezoning initiative will contribute towards those targets and is an action under the Housing Accelerator Fund, a National Housing Strategy funding program to municipalities for initiatives that increase housing supply.

3. Legislative Context

In fall 2023 and spring 2024, the Province passed legislation to shift local governments towards a more proactive approach to land use planning and zoning, collectively known as "local government housing initiatives".

- **Bill 47-2023**, **Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023** requires municipalities to designate Transit-Oriented Areas (TOAs) and establishes minimum heights and densities within prescribed distances of rapid transit stations. In response, City Council adopted the TOA Designation By-law and TOA Rezoning Policy in June 2024. A City-initiated rezoning must enable the TOA minimum heights and densities within the applicable designated TOAs.
- **Bill 16-2024**, **Housing Statutes Amendment Act, 2024** provides local governments with new and amended authorities, including:
    - A new inclusionary zoning tool that can be used to require developers to include a certain percentage of affordable housing in new residential developments;
    - Amendments to the existing density bonus tool municipalities can use to obtain affordable housing and amenities; and
    - New authorities to secure public amenities, facilities or utilities through development permit conditions.

Strategic Analysis

This report outlines amendments to the Zoning and Development By-law and other associated by-laws and Plans. The proposal is to introduce new standardized low-rise, mid-rise and high-rise residential districts and to initiate rezoning in specified areas of the Broadway Plan and Cambie Plan.

1. R3, R4 and R5 District Schedules and Schedule J

The proposed low-rise (R3), mid-rise (R4) and high-rise (R5) residential district schedules seek to streamline housing delivery and building regulations by:

- Reducing complexity and increasing design choice and flexibility;
- Improving certainty for applicants and creating consistent and clear rules for what can be built across plan areas; and
- Implementing policy direction from Council-approved plans into district schedules.

The new district schedules contain standardized form of development requirements, site requirements and land use allowances across each low-rise, mid-rise and high-rise form. They vary only in tenure, affordable housing and amenity provision, density and height. Each district provides at least one option that meets or exceeds the applicable TOA minimum heights and densities for the sites that are proposed for City-initiated rezoning. The district schedules have been informed by industry engagement, design testing, economic analysis, engagement with permit and rezoning processing staff, and monitoring of existing in-stream rezoning applications. Each district was created to provide flexibility for design and site conditions while addressing area-specific complexities, such as renter protections, parcel size, Council-approved policy direction, as well as design and economic viability.

R3 Low-Rise Residential Districts Schedule

The intent of the R3 districts schedule is to enable a variety of low-rise apartment and mixed-use residential buildings up to 23.0 m in height (equivalent to six storeys). In accordance with provincial legislation, sites within TOAs may develop up to 3.0 FSR and 27.5 m in height (equivalent to eight storeys) if providing 100% social housing or secured rental with 20 per cent below-market rental units. Given current building code regulations and cost of construction, most developments are expected to be four to six storeys. Lower density residential options such as detached houses, duplexes, townhouses, and multiplexes are also available. The R3 districts schedule includes three zoning districts to enable different development options consistent with directions under the respective Plans (see Figure 3).

Figure 3: R3 Districts

R3 districts	Policy area	Residential Options[1]	Floor Space Ratio (FSR)[2]	Max. Height[2]
R3-1	Cambie Plan	Social Housing or Secured Rental with 20% BMR	2.7 / 3.0 FSR	27.5 m (90 ft)
		Secure Rental	1.45 / 2.2 / 2.4 / 2.7 FSR	24.0m (75 ft.)
		Strata	1.45 / 1.75 / 2.0 FSR	
R3-2	Broadway Plan (existing low-density areas)	Social Housing or Secured Rental with 20% BMR	2.7 / 3.0 FSR	27.5 m (90 ft)
		Secure Rental	1.45 / 2.2 / 2.4 / 2.7 FSR	24.0m (75 ft.)
R3-3	Broadway Plan (existing apartment areas)	Social Housing or Secured Rental with 20% BMR	2.7 / 3.0 FSR	27.5 m (90 ft)
		Secure Rental or Strata[3]	1.45 / 2.2 / 2.4 / 2.7 FSR	24.0m (75 ft.)

[1] The residential options are based on the respective Area Plan policy and includes mixed-use options with commercial/service and other non-dwelling uses.
[2] Density and height based on site location, size and tenure.
[3] Secure rental tenure for all units is required if the existing site had rental units.

R4 Mid-Rise Residential District Schedule

The intent of the R4 district schedule is to provide a mid-rise apartment and mixed-use residential option. Figure 4 provides a summary of the new district and how it will support the different development options within Broadway Plan. A typical development will be approximately 12 storeys in height based on the allowable density (FSR). Lower-density residential options such as multiplex, townhouse and low-rise apartments are also available. See Figure 6 for sites proposed to be rezoned to R4 and Figure 8 for areas where a site-specific rezoning to R4 would be enabled.

Figure 4: R4 District

R4 districts	Policy area	Residential Options[1]	Floor Space Ratio (FSR)[2]	Maximum Height
R4-1	Broadway Plan	Social Housing, Secure Rental with 20% BMR or Strata	4.0 FSR	47.0m (154 ft)

[1] The residential options are based on the respective Area Plan policy.
[2] Developments that include a minimum 1,500 sq. ft. (139 sq. m.) of commercial/service or other non-dwelling uses can achieve an additional 0.3 FSR.

R5 High-Rise Residential Districts Schedule

The intent of the R5 districts schedule is to enable a variety of high-rise apartment and mixed-use residential tower forms that include affordable housing. R5 includes four zoning districts to enable different densities and housing requirements consistent with directions under the respective Plans (see Figure 5). Most developments will be between 15 to 22 storeys in height on a typical lot based on the allowable density (FSR). Lower-density residential options such as multiplex, townhouse, mid-rise and low-rise apartments are also available.

Figure 5: R5 Districts

R5 districts	Policy area	Residential Options[1]	Floor Space Ratio (FSR)[2]	Maximum Height
R5-1	Cambie Plan	Social Housing	6.5 FSR	84.0m (276 ft)
		Secured Rental with 20% BMR	6.5 FSR	
		Strata with 20% Social Housing and Turnkey Childcare	6.6 FSR	
		Strata with 20% Social Housing	5.0 FSR	
R5-2	Broadway Plan (existing low-density areas)	Social Housing	5.5 FSR	69.0m (226 ft)
		Secured Rental with 20% BMR	5.5 FSR	
R5-3	Broadway Plan (existing apartment areas closer to transit)	Social Housing	6.5 FSR	84.0m (276 ft)
		Secured Rental with 20% BMR	6.5 FSR	
		Strata with 20% Social Housing	6.0 FSR	
R5-4	Broadway Plan (existing apartment areas further from transit)	Social Housing	6.5 FSR	84.0m (276 ft)
		Secured Rental with 20% BMR	6.5 FSR	

[1] The residential options reflect the respective Area Plan policy.

[2] Developments that include a minimum 1,500 sq. ft. (139 sq. m.) of commercial/service or other non-dwelling uses can achieve an additional 0.3 FSR across all housing tenure options except for the option requiring a turnkey childcare.

Flexible and Standardized Regulations

To simplify city-building rules, the new district schedules will maintain maximum densities (calculated as a floor space ratio, or "FSR") but provide a more generous maximum building height. This approach will accommodate a greater range of design approaches, enhance opportunities to incorporate on-site public open space or landscaping, and provide flexibility to address different site conditions, such as sites that are sloped, irregularly shaped, or larger than standard.

While taller buildings may be achievable on larger sites, most sites will reach the density limit at lower building heights (e.g., around 20 storeys for an apartment in R5-1 district) as outlined in the respective Area Plan. Where taller buildings are achievable, heights would not exceed 84 metres (~26 storeys). Additionally, applicable policies that limit shadowing on key public spaces or maintain public views would continue to apply.

Schedule J

The new district schedules use the new inclusionary zoning and density bonusing authorities enabled through Provincial Bill 16-2024 (April 2024) to incorporate the affordable housing requirements pertaining to the Plans. Specific requirements for the affordable housing, including detailed tenure and affordability provisions, ownership requirements and legal securities, have been standardized and consolidated in the proposed Schedule J: Affordable Housing Schedule of the Zoning and Development By-law (see section D of Appendix A).

2. Design and Development Guidelines

Design and Development Guidelines (DDG) were developed concurrently with the district schedules to provide guidance on building and site design, including site organization, building massing and design, and open space. Other design guidelines such as *Solar Access Guidelines for Areas Outside of Downtown* will continue to apply.

The DDG aim to provide a clear vision and framework for achieving design objectives while supporting design flexibility and encouraging innovative design. The document guides applicants in preparing successful proposals while providing City staff with a clear framework for evaluating discretionary components of a building or site design.

The intent of the DDG is to consolidate design guidance for the new standardized districts with recently approved rezoning policies for the Granville Street Area Plan and Rupert and Renfrew Station Area Plan. As a previous version of the DDG was approved with the Rupert and Renfrew Station Area Plan, amendments to the DDG are proposed in Appendix F to incorporate the R3, R4 and R5 district schedules (see Appendix K for the proposed consolidated version of the DDG). This integration marks the first step toward Vancouver's City-wide Design and Development Guidelines anticipated for Council consideration in 2026.

3. Design, Economic Testing and Digital Application Review/Assessment

The proposed district schedules and relevant sections of the DDG were developed and refined in response to findings from consultant testing. In assessing urban design performance, City staff considered the built-form allowances of each Plan and retained four architectural firms to conduct additional design testing for a range of built form, construction methods including mass timber, and residential tenure considerations. The City also retained Coriolis Consulting Corp. to conduct financial analysis of a range of potential redevelopment scenarios across the two Plan areas, including testing of the affordable housing requirements for financial feasibility. Details of this analysis are summarized in Appendix L.

Furthermore, the City retained Archistar to assess and advise on the language of the new district schedules to support future City initiatives to automate aspects of development application review. Archistar's review indicates that the majority of clauses in the new districts schedules are computer-assessable. Clauses that are not assessable typically involve discretionary considerations by the Director of Planning.

4. City-initiated Rezoning

Since the approval of the Cambie Plan in 2018 and Broadway Plan in 2022, there has been significant interest in re-development in these areas. In 2025 alone, rezoning applications in the areas proposed for rezoning in this report represented approximately 40 per cent of all Public Hearings. Eliminating the need for site-specific rezonings in these areas would enable re-allocation of time on Council's meeting agendas and staff resources to other business.

Staff are foreseeing an impact in development permit application processing times, as some processes will be shifted from the rezoning stage to the development permit stage. However,

the overall time currently needed to achieve a development approval (rezoning + development permit) would be reduced as a rezoning (which typically take 12-15 months) would no longer be required. Implementation planning is underway across departments and includes public information accessible via webpage and staff training to ensure successful roll out of related City initiatives.

There are 14 in-stream rezoning enquiries, 44 rezoning applications and 13 development permit applications currently being processed in the areas proposed for City-initiated rezoning. In-stream applicants have been notified and will have the choice of developing under the new district schedule or continuing to develop under a site-specific CD-1 zone.

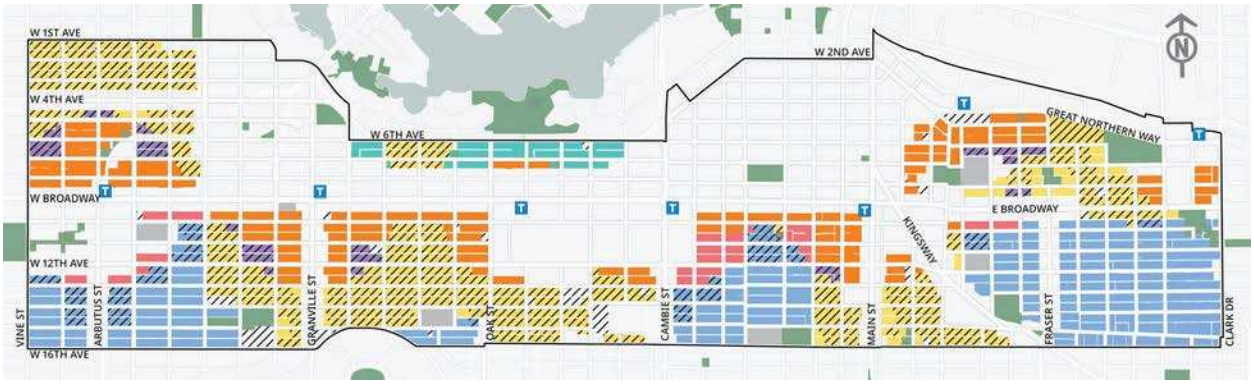
Broadway Plan

City-initiated zoning changes are proposed under the Broadway Plan for the existing low-density residential areas and the existing apartment areas. Those areas are shown in Figure 6 by proposed zone. Current zoning in the existing low-density residential areas permits a range of multiplex, duplexes, and single detached houses. The current zoning in the existing apartment areas permits a range of low- and mid-rise residential buildings. The Plan envisions new housing opportunities in these areas.

The proposed approach for rezoning these areas is aligned with the Broadway Plan's land use policies as indicated in Figure 6. Parks, public schools, and sites currently zoned CD-1 are not proposed to be rezoned, with the exception of Major Matthews Park, which would be the last remaining parcel zoned RT-6 in the city. Rezoning this remaining parcel to R1-1 would allow the RT-6 district to be repealed and make this park consistent with the many others across the city that are zoned R1-1. Repealing the RT-6 district aligns with the City's goal to streamline regulations.

In some areas where tower developments are permitted by the Plan, staff are not proposing to rezone sites for tower development. These sites would either be rezoned to one of the R3 districts to allow low-rise development options or remain under their existing zoning. This is due to policies that may limit tower development potential, such as policies regulating the number of towers per block or block face or solar access policies. Additionally, sites that contain a higher incidence of environmental contaminants due to past or current uses (i.e. dry-cleaning) have been excluded from re-zoning due to additional off-site environmental remediation requirements. In these cases, applicants could pursue development under zoning for a non-tower form or a site-specific rezoning (see Section 5 below) dependent on the applicable policy allowances for the area. To provide clarity on process for these sites, minor text amendments to the Broadway Plan are proposed as outlined in Appendix I.

Figure 6: Proposed City-initiated Rezoning areas in Broadway Plan



Legend

- R3-2 (see Table 3)
- R3-3 (see Table 3)
- R4-1 (see Table 4)
- R5-2 (see Table 5)
- R5-3 (see Table 5)
- R5-4 (see Table 5)
- Tower developments enabled through site-specific rezoning
- Park
- R1-1 (to repeal RT-6)
- Public School

Note: See Appendix M for a related, magnified version of Figure 6

Cambie Plan

City-initiated zoning changes are proposed for the off-arterial high-density residential areas and parts of Heather Street (local shopping area with choice-of-use at grade) of the Cambie Plan shown in Figure 7. These areas are located within the Oakridge MTC and currently zoned R1-1, which permits single detached houses, duplexes, and multiplexes. These sites can be considered for towers up to 18 storeys under the Plan. Sites within 200 meters of the Oakridge-41st Avenue SkyTrain Station can also be considered for towers up to 20 storeys under the City's Transit-Oriented Areas Rezoning Policy. These areas were selected for City-initiated rezoning in response to Council direction to explore opportunities for rezoning areas that would deliver affordable housing.

This report recommends rezoning sites in Figure 7 to the proposed R5-1 district outlined in Figure 5 to align with provincial legislation and to implement Vancouver Plan direction to simplify city-building rules. The proposed zoning changes align with the overall intent of the Oakridge MTC and FTDA under *Metro 2050*. Based on updated economic testing and a review of approved applications, refinements to tower heights, other built form provisions, housing tenures and density ranges are proposed. Amendments to the Cambie Plan for areas not subject to this City-initiated rezoning are proposed to ensure consistency in policy, including percentage requirements for social housing and tower separation. Housekeeping amendments to the Cambie Corridor Plan and the Cambie Corridor Public Realm Plan to clarify the location and type of active links are also proposed. These updates to Plan policy are outlined in Appendix J. These parcels will also be removed from the Cambie Plan four-storey Community Amenity Contribution (CAC) Target that previously applied to rezonings.

Figure 7: Proposed City-initiated Rezoning areas in Cambie Plan



Legend

R5-1 (see Table 5)

5. Rezoning-to-district approach

In addition to the City-initiated rezonings, the zoning districts being recommended for approval will facilitate a "rezoning-to-district" approach in some areas of the Broadway Plan. This approach is recommended to be used in instances where City-initiated rezoning is not recommended due to tower limit policies, solar access policies, environmental remediation requirements, or public benefit considerations. Additionally, CD-1 zoned sites are not recommended for City-initiated rezoning as these sites have previously been rezoned to specifically serve the site. Should the owner wish to develop under the policy allowances of the Broadway Plan, they could pursue a rezoning-to-district approach. See Figure 8 below for areas where the rezoning-to-district approach are recommended.

The rezoning-to-district approach is expected to be streamlined and shorter than a standard CD-1 rezoning process. Limited submission materials will be required and most reviews will occur at the development permit stage. All applications will be required to meet the district schedule regulations and expectations of design guidelines.

Figure 8: Proposed Rezoning-to-District Areas



Legend

Rezoning-to-district approach applies

6. Housing and Time-Limited Approach to Processing In-Stream Tenant Relocation Plans (TRPs)

The updated Housing Vancouver 10 Year Targets (2024-2033) for 83,000 net new approved units are ambitious and require policy and zoning changes to enable additional opportunities to increase supply. Enabling new low-, mid- and high-rise apartments, including market, below-market and non-market rental and market ownership options through City-initiated rezoning and use of simplified and standardized zoning leverages the City's key role as land use regulator to help achieve these targets and streamline the delivery of new homes.

Enhanced tenant protections will continue to apply in Broadway Plan and Transit Oriented Areas (TOAs), including the Cambie Plan Oakridge MTC, to mitigate the impact of redevelopment on existing tenants and provide them the choice to remain in their neighbourhoods at rents affordable to them. The new regulations implement Broadway Plan policies for additional density for below-market and secured market rental homes, which combined with rental replacement requirements will result in a net increase in rental housing when redevelopment occurs to meet the greatest housing need.

Time-limited approach to processing in-stream Tenant Relocation Plans (TRPs)

There are approximately 40 in-stream rezoning applications which involve Tenant Relocation Plans (TRPs) and are within the proposed City-initiated rezoning areas. Some applicants may choose to withdraw their current rezoning application to take advantage of the new City-initiated rezoning as it could result in faster delivery of projects. Staff are proposing a time-limited approach to processing TRPs in these situations. The objective of this approach is to maintain current tenant protections and minimize disruption to tenants and provide clear requirements for applicants seeking to utilize the new outright approach.

Under the standard process, in-stream rezoning applications with a TRP that are withdrawn and resubmitted or apply for a development permit application would initiate a new TRP process. This process includes submission of information on the building, communications and a meeting with tenants, and assessment of tenant eligibility under the TRPP at the time of the new application. However, to minimize tenant disruption and facilitate good-faith uptake of the new district schedules and faster application processing, staff are proposing a new time-limited TRP approach. This new approach to processing TRPs would apply to in-stream rezoning applications that an applicant chooses to withdraw in order to re-submit the same project as a development permit under the new district schedules. This approach is as follows:

- Continue processing the existing TRP per the usual process as long as the applicant resubmits a development permit application within one year of the date of enactment of the new district schedules
- Tenant eligibility will not be reassessed – existing eligible tenants will continue to be eligible and existing ineligible tenants will continue to be ineligible
- Applicants will not be required to re-submit building information provided no significant changes have occurred between the time of rezoning withdrawal and development permit submission
- Applicants that withdraw a current rezoning application and re-submit a development permit under the new district schedules after the one-year cut-off date will trigger a new TRP process per the standard process with some modifications.

Further details of this proposed time-limited approach to processing in-stream TRPs are included in Appendix M.

7. Transportation and Parking

The sites proposed for rezoning under the Cambie Plan are within 800 metres of the Oakridge 41st Canada Line Station, while the area subject to rezoning within Broadway is located along the future Broadway Subway. Combined with proposed improvements to the public realm and active transportation infrastructure, both Plans envision a continued shift away from motor vehicles and towards sustainable modes of transportation, including walking, rolling, cycling, and transit.

Council approved updates to the Parking By-law in 2024 that eliminated minimum parking requirements for all land uses city-wide (note that requirements for accessible and visitor parking, loading, and bike spaces still apply). As such, applicants within the areas subject to rezoning will determine their site's own off-street parking needs. These applicants will be required to submit Transportation Demand Management (TDM) Plans, with exceptions for very small sites, to facilitate improved access to alternative and sustainable transportation options and City staff will continue to use existing tools (e.g., signage, parking permits, etc.) to manage pressure to on-street parking.

8. Utilities and Infrastructure Improvements

Sites within City-initiated rezoning areas can proceed directly to a development permit. However, they may be subject to conditions at the development permit stage requiring public amenities, facilities, utilities or land for those purposes. These conditions support public infrastructure improvements and the integration of new developments into their surrounding neighbourhood.

The conditions noted above were recently introduced to Council through a new, expanded authority under the *Vancouver Charter* and amendments to the Zoning and Development By-law. This complements other existing regulatory tools (e.g., Vancouver Building By-law and related servicing by-laws) to secure public infrastructure to streamline implementation of area plans through City-initiated rezoning (similar to the R3, R4 and-R5 districts proposed in this report) as opposed to implementing area plans through privately-initiated rezonings.

Sites within the City-initiated rezoning areas will continue to be subject to the City-wide Development Cost Levy (DCL) and Utilities DCL. A comprehensive review is underway to streamline and optimize delivery of public benefits through various development contribution tools. This review is anticipated to complete in Q2 2026 and will provide further clarity around the role of conditions on development permits and other development contribution tools.

9. Environmental Sustainability and Natural Assets

Both the district schedules and DDG address environmental sustainability by integrating requirements or guidance that support biodiversity and contribute to a more resilient natural environment. The district schedules do not permit underground parking to project into the front and exterior side yards. This is to support tree retention while ensuring adequate space for new plantings. This ensures adequate space to protect trees and supports improved stormwater management and green rainwater infrastructure within public rights-of-way. Enhanced Open

Space Setbacks (EOSS) further strengthen ecological resilience by ensuring large residential tower sites provide at least 20 per cent on-site open space that can support tree retention and replacement as well as planted areas to support urban ecology.

The guidelines also promote sustainable building design by providing additional flexibility for mass timber projects, particularly in balcony design and tower floorplates. These adjustments accommodate unique structural requirements, reducing barriers to sustainable construction while maintaining design quality.

10. Heritage

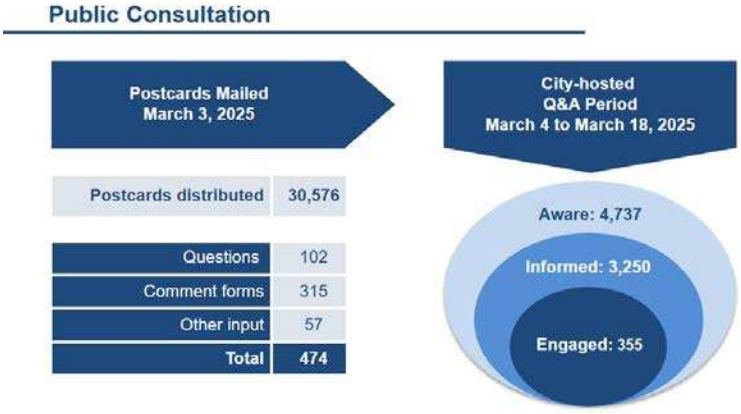
The City's Heritage Policies (2024) will continue to apply to areas proposed for City-initiated rezoning. Owners of a heritage property may enter into a Heritage Revitalization Agreement (HRA) to restore, preserve and protect a building or heritage feature in exchange for a variance to the use, density or siting regulations for the site.

Complete development permit applications for sites currently zoned RT-7 that are accepted on or before the enactment date of the new district schedules may continue to be processed under RT-7 regulations. This approach ensures that current applicants seeking additional density for character retention for existing character houses can proceed under the regulations in effect at time of application.

11. Public Input

Public Notification – Approximately 30,576 information postcards were distributed on or about March 3, 2025, offering project information, staff contact, and links to the project webpage for further details. Approximately, 6,000 emails were sent on March 4, 2025 through the City's email distribution lists for Vancouver Plan Implementation, Broadway Plan, and the Cambie Plan. Project information and an online comment form was provided on the Shape Your City (shapeyourcity.ca) platform. The Broadway Plan and Cambie Plan webpages were also updated to direct the public to the project webpage.

Figure 8: Overview of Notification and Engagement



Question and Answer Period – A question and answer period was held from March 4, 2025 to March 18, 2025. Questions were submitted by the public and posted with a response over a two-week period.

Stakeholder Outreach – Staff consulted the Urban Development Institute and BC Assessment.

Public Response and Comments – Public input was collected via online questions, comment forms, through email, and by phone. A total of 474 submissions were received.

Below is a summary of feedback received from the public by topic. Additional consultation details are provided in Appendix N.

Generally, comments of support fell within the following areas:

- **Housing:** There is substantial support for the proposal's improved delivery of urgently needed housing. Larger living spaces and increased availability of two- and three-bedroom units would be supported.
- **Process:** There is strong support for expediting the development process and reducing permitting timelines. Additionally, there is support for eliminating site-by-site rezoning for developments that conform to existing Area Plans (e.g., Broadway Plan, Cambie Plan).
- **Density:** Given the proposal's location along major transit routes, the increased density is supported.

Generally, comments of concern fell within the following areas:

- **Building Height and Neighbourhood Character**: The proposed building heights are too tall for the low-rise character of the neighbourhood.
- **Construction Impacts:** Construction will negatively impact the neighbourhood through increased noise and pollution, affecting its overall feel and livability.
- **Process:** There is opposition to blanket approval for the area, with a desire for redevelopment to continue being considered on a case-by-case basis, taking into account individual neighbourhoods and local conditions. The proposed process would reduce public input and meaningful consultation with the community.
- **Infrastructure and Amenities:** The Plan areas lack the necessary infrastructure, like sewage systems and community services to support the increased population. Without proper planning and investment, the strain on existing facilities will worsen.
- **Traffic and Parking:** The area lacks the necessary transportation infrastructure to support more high-rise developments. This will lead to parking impacts and increased traffic, noise, and unsafe conditions for pedestrians and cyclists.

Response to Public Comments

- **Building Height and Neighbourhood Character**: The heights and densities in the proposed district schedules are consistent with the intent of the respective Area Plans and new Provincial TOA legislation, where applicable. The proposed districts will maintain maximum densities (FSR) but provide a more generous maximum building height to accommodate a greater range of building forms and urban design options. Staff will continue to review each development permit application to ensure desirable urban design outcomes for the surrounding properties and neighbourhood.
- **Construction Impacts:** Applicants are required to meet with City staff in advance of construction to coordinate construction and street use. Appropriate permits are required to secure street space and any closures must be permitted in advance with approval of proper traffic management plans.

- **Process:** The proposal will implement Council-approved policy and meet Council directions to simplify city-building rules and improve overall application processing times. In most cases, when a development permit application is submitted, the City will notify surrounding properties and other neighbourhood groups who may provide comment on the proposal depending on the overall impact to the surrounding area, and nature of any relaxations requested. Public comments will be considered in the review process.
- **Amenities / Infrastructure:** Conditions at the development permit stage will require applicants to provide public amenities, facilities, or utilities or land for those purposes.
- **Traffic and Parking:** Future development in these areas will continue to be required to comply with the City's Parking By-law and other transportation requirements during and after construction. The areas proposed for City-initiated rezoning are located near frequent transit, which will reduce reliance on the use of personal vehicles.

12. Public Benefits

The areas proposed for City-initiated rezoning are located within Plan areas with public benefits strategies that identify priorities for amenities and infrastructure needed to support growth. In particular, the City has made substantial progress in delivering public benefits in the Cambie Plan over the past 10 to 15 years. Delivered public benefits include Complete Streets improvements, plazas, public art, space for a non-profit organization, and park and playground renewals. Significant amenities are also currently under construction, including the Oakridge Civic Centre as well as a new Oakridge Centre Park. Early in Broadway Plan implementation, public benefits from approved rezonings include childcare, cultural space and public open space.

Through this City-initiated rezoning, the primary public benefit achieved is affordable housing enabled through the inclusionary zoning tool. Turnkey childcare, delivered to the City, could also be delivered through a density bonus option in the Cambie MTC. Developments will also pay Development Cost Levies (with the exception of any eligible waivers or exemptions) that will be allocated as part of the City's capital planning and budgeting process. Privately-initiated rezoning applications to R4 Districts to enable 100% strata residential may be considered for additional public benefits. The City's financing growth framework will be updated in Q2 2026, where it is anticipated public benefits will be secured through new Amenity Cost Charges (ACCs). After the ACC is introduced, it's also anticipated that any new applications within the City-initiated rezoning areas would be subject to an ACC.

Financial Implications

The current macro-economic environment has a high degree of uncertainty arising from challenging market conditions. Approval of the recommendations will lead to shorter processing times for applicants. This is expected to result in overall cost savings for applicants, and contribute toward meeting housing delivery targets and housing affordability objectives. The City's consultant conducted economic testing of recommended zoning changes and associated development contributions (e.g. inclusionary housing requirements, density bonus opportunities, CAC target) and concluded that the recommendations, if approved, will not impact development viability.

Approval of the recommendations will also lead to a substantial shift in how the City collects development contributions. While provisions for social and secured market rental housing have

been incorporated into the proposed new zoning districts, the new process will significantly reduce the number of site-specific rezonings, which may lead to a reduction in provision of public benefits, through Community Amenities Contributions (cash or in-kind), secured by the City through development.

Staff are undertaking two streams of work related to the modernization of the City's development contribution system: i) developing a city-wide Public Infrastructure Investment Framework (PIIF) to establish service levels that reflect the City's financial capacity, and ii) conducting a comprehensive review of the City's financing growth tools; and will bring forward recommendations for Council consideration in Fall 2025 and Spring 2026 respectively. In addition, the City will continue to pursue advocacy through the Federation of Canadian Municipalities on modernization of the municipal growth framework to address the funding challenges associated with renewing and expanding infrastructure and amenities to support growth and build complete communities.

Legal

Once the proposed by-law amendments are enacted, applicants whose properties have been rezoned may redevelop within the applicable district schedule regulations without a subsequent rezoning application. If an applicant wishes to redevelop beyond what is enabled through the proposed district schedules, a rezoning application will be required.

CONCLUSION

This report recommends amendments to the Zoning and Development By-law to introduce new low-rise (R3), mid-rise (R4) and high-rise (R5) district schedules and to rezone 4,294 parcels in the Broadway and Cambie Plan areas to R3, R4 and R5.

List of Appendices

Appendix A: Amendments to the Zoning & Development By-law
Appendix B: Amendments to the Noise Control By-law
Appendix C: Amendments to the Rental Housing Stock Official Development Plan
Appendix D: Amendments to the Sign By-law
Appendix E: Amendments to the Subdivision By-law
Appendix F: Summary of Proposed Amendments to the Design and Development Guidelines
Appendix G: Broadway Plan Amendments
Appendix H: Cambie Corridor Plan and Cambie Corridor Public Realm Plan Amendments
Appendix I: Summary of Proposed Amendments to By-laws, Policies and Guidelines
Appendix J: Time-Limited Approach to processing in-stream Tenant Protection Plans
Appendix K: Design and Development Guidelines Applicable to Granville Street Plan, Rupert and Renfrew Station Area Plan, and R3, R4, R5
Appendix L: Coriolis Report
Appendix M: Broadway Plan Maps
Appendix N: Public Consultation Summary

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APPENDIX A

DRAFT By-law to amend the Zoning and Development By-law No. 3575 regarding new R3, R4 and R5 District Schedules

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions or schedules of the Zoning and Development By-law No. 3575.

2. Council adds the following new district schedules:
   (a) R3 Districts Schedule, as attached to this by-law as Schedule A;
   (b) R4 District Schedule, as attached to this by-law as Schedule B; and
   (c) R5 Districts Schedule, as attached to this by-law as Schedule C.

3. Council adds a new Schedule J as attached to this by-law as Schedule D, in the correct alphabetical order.

4. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plans attached as Schedules E through L to this by-law, and incorporates Schedules E through L into Schedule D of By-law No. 3575.

5. The areas shown within the heavy black outlines on Schedule E to this by-law are rezoned and moved to the R3-2 district.

6. The areas shown within the heavy black outlines on Schedule F to this by-law are rezoned and moved to the R3-3 district.

7. The areas shown within the heavy black outlines on Schedule G to this by-law are rezoned and moved to the R4-1 district.

8. The areas shown within the heavy black outlines on Schedule H to this by-law are rezoned and moved to the R5-1 district.

9. The areas shown within the heavy black outlines on Schedule I to this by-law are rezoned and moved to the R5-2 district.

10. The areas shown within the heavy black outlines on Schedule J to this by-law are rezoned and moved to the R5-3 district.

11. The areas shown within the heavy black outlines on Schedule K to this by-law are rezoned and moved to the R5-4 district.

12. The areas shown within the heavy black outlines on Schedule L to this by-law are rezoned and moved to the R1-1 district.

13. Council strikes out the RT-6 District Schedule in its entirety.

14. In section 2, Council:
    (a) in the definition of Rental Housing Unit:
        (i) in subsection (j), strikes out "; and" and substitutes ";";
        (ii) in subsection (k), strikes out "," and substitutes ";";
        (iii) renumbers subsections (l) through (p) as subsections (o) through (s), respectively;
        (iv) adds the following new subsections after subsection (k):

            "(l) section 2.2.5 of the R3 Districts Schedule;
            (m) section 2.2.6 of the R4 District Schedule; and
            (n) section 2.2.6 of the R5 Districts Schedule,"; and

    (b) in the definition of Under-Utilized Lots, strikes out "and RT-6 districts" and substitutes "district".

15. In section 4.3.13, Council:
    (a) adds "R3-3, R4-1, R5-3, R5-4," after "C-2C1," in subsections (a) and (b); and
    (b) strikes out "or C-2C1 districts" and substitutes "C-2C1, R3-3, R4-1, R5-3, or R5-4 districts" in subsection (d).

16. In column B of section 4.8(n)(ii), Council strikes out "RT-6, ".

17. In section 5.2.4, Council:
    (a) strikes out "RT-6, "; and
    (b) strikes out "or RM-12" and substitutes "RM-12, R3-1, R3-2, R3-3, R4-1, R5-1, R5-2, R5-3, or R5-4".

18. In section 9, Council
    (a) in section 9.1.1:
        (i) strikes out "RT-6"; and
        (ii) in the correct alphanumerical order under the Residential heading:
            (A) adds "R3-1";
            (B) adds "R3-2";
            (C) adds "R3-3";
            (D) adds "R4-1";
            (E) adds "R5-1";
            (F) adds "R5-2";
            (G) adds "R5-3"; and
            (H) adds "R5-4";

    (b) renumbers sections 9.4.1(d) through 9.4.1(j) as 9.4.1(g) through 9.4.1(m) respectively;

    (c) adds new sections 9.4.1(d) through 9.4.1(f) in the correct alphanumerical order as follows:

        "(d) R3 includes any and all districts designated in section 9.1 commencing with the letters "R3" and followed by other letters or numbers or combination

thereof;

(e) R4 includes any and all districts designated in section 9.1 commencing with the letters “R4” and followed by other letters or numbers or combination thereof;

(f) R5 includes any and all districts designated in section 9.1 commencing with the letters “R5” and followed by other letters or numbers or combination thereof;”;

(d) in section 9.4.1(h), strikes out “commencing with the letters” and substitutes “commencing with the letters and numbers “R3”, “R4”, “R5”, or the letters”; and

(e) in section 9.4.1(i), deletes ““RS”, ” and adds the following after ““R1”,”:

““R3”, “R4”, “R5”,”.

19. In section 1.1 of the RT-4 and RT-4A Districts Schedule, Council strikes out “RT-4 and RT-4A, RT-5 and RT-6 Guidelines” and substitutes “RT-4, RT-4A and RT-5 Guidelines”.

20. In section 1.1 of the RT-5 District Schedule, Council strikes out “RT-4 and RT-4A, RT-5 and RT-6 Guidelines” and substitutes “RT-4, RT-4A and RT-5 Guidelines”.

21. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

22. This by-law is to come into force and take effect on the date of its enactment, except that sections 2 through 21, do not come into force or take effect and the Zoning and Development By-law existing on [day before enactment date] remains in force and effect with regard to any complete development permit applications accepted on or before [enactment date] for sites zoned R1-1, RM-3, RM-4, FM-1, RT-2, RT-5, RT-6, RT-7, and RT-8 in the areas shown within the heavy black outlines on Schedules E through L.

ENACTED by Council this day of , 2025

_____
Mayor

_____
City Clerk

R3

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this districts schedule, which contains the regulations for the R3-1, R3-2 and R3-3 districts, is to encourage low-rise apartments and mixed-use residential buildings of varied tenures, while also preserving lower density options.

For the purposes of the R3 Districts Schedule:

(a) below-market rental dwelling units has the meaning set out in Schedule J: Affordable Housing Schedule of this by-law;

(b) low-rise apartment means apartment containing more than 8 dwelling units with a maximum building height of 23.0 m, or with a maximum building height of 27.5 m where:

  (i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area, or

  (ii) 100% of the residential floor area is developed as social housing;

(c) low-rise mixed-use residential building means mixed-use residential building with a maximum building height of 23.0 m, or with a maximum building height of 27.5 m where:

  (i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area, or

  (ii) 100% of the residential floor area is developed as social housing; and

(d) transit-oriented area means an area designated as a transit-oriented area under the Transit-Oriented Areas Designation By-law.

Without limitation, applicable Council policies and guidelines for consideration include the Design and Development Guidelines.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the R3 districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
460 m^2	Low-Rise Apartment	3.1
	Low-Rise Apartment, in combination with Townhouse	3.1
	Low-Rise Mixed-Use Residential Building	3.1
Regulated by the RM-8A district	Townhouse in the R3-1 district, containing more than 8 dwelling units	Regulated by section 2.2.1(a) and the RM-8A district
Regulated by the RR-1 district	Townhouse in the R3-2 district, containing more than 8 dwelling units	Regulated by the RR-1 district
Regulated by the RR-1 district	Townhouse in the R3-3 district, containing more than 8 dwelling units, if section 2.2.1(c)(i) of this schedule applies	Regulated by the RR-1 district
Regulated by the RM-8A district	Townhouse in the R3-3 district, containing more than 8 dwelling units, if section 2.2.1(c)(ii) of this schedule applies	Regulated by section 2.2.1(c)(ii) and the RM-8A district
Regulated by the R1-1 district	Duplex	Regulated by the R1-1 district
	Duplex with Secondary Suite	
	Infill, in combination with the retention of a Character House	
	Laneway House	
	Multiple Conversion Dwelling, resulting from the conversion of a Character House	
	Principal Dwelling Unit with a Lock-off Unit	
	Single Detached House	
	Single Detached House with Secondary Suite	
Regulated by the R1-1 district	Multiple Dwelling, containing no more than 8 dwelling units	Regulated by section 2.2.2 and the R1-1 district
--	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning considers:

(a) the intent of this schedule and all applicable Council policies and guidelines; and

(b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	**Use-Specific** Regulations
Agricultural Uses		
Urban Farm - Class A	Conditional	
Cultural and Recreational Uses		
Artist Studio - Class A	Conditional	
Bowling Alley	Conditional	2.2.4
Club	Conditional	2.2.4
Community Centre or Neighbourhood House	Conditional	
Fitness Centre	Conditional	2.2.4
Library, in combination with Community Centre	Conditional	
Museum or Archives	Conditional	2.2.4
Park or Playground	Conditional	
Plaza	Conditional	
Theatre	Conditional	2.2.4
Dwelling Uses		
Apartment, containing more than 8 dwelling units	Conditional	2.2.5, 2.2.6, 2.2.7
Apartment, containing more than 8 dwelling units, in combination with Townhouse	Conditional	2.2.5, 2.2.6, 2.2.7, 2.2.8
Duplex	Outright	2.2.3
Duplex with Secondary Suite	Conditional	2.2.3, 2.2.5

Use	Approval	**Use-Specific** Regulations
Infill, in combination with the retention of a Character House	Conditional	2.2.3, 2.2.5
Laneway House	Conditional	2.2.3
Mixed-Use Residential Building	Conditional	2.2.5, 2.2.6, 2.2.7, 2.2.9
Multiple Conversion Dwelling, resulting from the conversion of a Character House	Conditional	2.2.3, 2.2.5
Multiple Dwelling, containing no more than 8 dwelling units	Conditional	2.2.2, 2.2.5
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.3
Seniors Supportive or Independent Living Housing	Conditional	2.2.5
Single Detached House	Outright	2.2.3
Single Detached House with Secondary Suite	Conditional	2.2.3
Townhouse, containing more than 8 dwelling units	Conditional	2.2.1, 2.2.5
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care or Assisted Living Facility - Class A	Outright	2.2.3
Community Care or Assisted Living Facility - Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School - Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Manufacturing Uses		
Jewellery Manufacturing	Conditional	2.2.4
Office Uses		
Financial Institution	Outright	
General Office	Outright	
Health Care Office	Outright	
Health Enhancement Centre	Conditional	2.2.4
Temporary Sales Office	Conditional	2.2.4
Retail Uses		
Farmers' Market	Conditional	2.2.4
Grocery or Drug Store	Conditional	2.2.4

Use	Approval	**Use-Specific** Regulations
Grocery Store with Liquor Store	Conditional	2.2.4
Liquor Store	Conditional	2.2.4
Neighbourhood Grocery Store	Outright	
Pawnshop	Conditional	2.2.4
Public Bike Share	Conditional	2.2.4
Retail Store	Outright	
Secondhand Store	Conditional	2.2.4
Shared E-Scooter System	Conditional	2.2.4
Small-Scale Pharmacy	Conditional	2.2.4
Service Uses		
Animal Clinic	Conditional	2.2.4
Barber Shop or Beauty Salon	Outright	
Beauty and Wellness Centre	Outright	
Bed and Breakfast Accommodation	Conditional	2.2.4
Hotel	Conditional	2.2.4
Laundromat or Dry Cleaning Establishment	Conditional	2.2.4
Motor Vehicle Repair Shop	Conditional	2.2.4
Photofinishing or Photography Studio	Conditional	2.2.4
Print Shop	Conditional	2.2.4
Repair Shop - Class B	Conditional	2.2.4
Restaurant - Class 1	Conditional	2.2.4
School - Arts or Self-Improvement	Conditional	2.2.4
School - Business	Conditional	2.2.4
School - Vocational or Trade	Conditional	2.2.4
Short Term Rental Accommodation	Conditional	2.2.4
Wedding Chapel	Conditional	2.2.4
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Building, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.10
Accessory Building, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.10
Accessory Uses, customarily ancillary to an outright approval use listed in this section 2.1	Outright	

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.11

2.2 Use-Specific Regulations

2.2.1 Townhouse containing more than 8 units must comply with the regulations that apply to:

(a) the RM-8A district if the site is in the R3-1 district, except that:

(i) the maximum floor space ratio is 1.20 and sections 3.1.1.1, 3.1.1.2 and 3.1.1.3 of the RM-8 and RM-8A Districts Schedule do not apply, and

(ii) a minimum of 45% of dwelling units must have dwelling unit floor areas between 83 m^2 and 112 m^2, except that the Director of Planning may vary this regulation if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;

(b) the RR-1 district if the site is in the R3-2 district; and

(c) if the site is in the R3-3 district:

(i) the RR-1 district if it:

(A) requires the demolition, or change of use or occupancy of a rental housing unit on that site, or

(B) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy, and

(ii) the RM-8A district in all other cases, except that:

(A) the maximum floor space ratio is 1.20 and sections 3.1.1.1, 3.1.1.2 and 3.1.1.3 of the RM-8 and RM-8A Districts Schedule do not apply, and

(B) a minimum of 45% of dwelling units must have dwelling unit floor areas between 83 m^2 and 112 m^2, except that the Director of Planning may vary this regulation if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.2 Multiple dwelling containing no more than 8 dwelling units must comply with:

(a) the regulations that apply to the R1-1 district, except that the maximum floor space ratio is 1.00 and section 3.1.1.1 of the R1-1 District Schedule does not apply; and

(b) section 2.2.5 of this schedule if the site is in the R3-3 district.

2.2.3 The following uses must comply with the regulations that apply to the R1-1 district:

(a) community care or assisted living facility - class A;

(b) duplex;

(c) duplex with secondary suite;

(d) infill, in combination with the retention of a character house;

(e) laneway house;

(f) multiple conversion dwelling, resulting from the conversion of a character house;

(g) principal dwelling unit with lock-off unit;

(h) single detached house; and

(i) single detached house with secondary suite.

2.2.4 The following uses listed in section 2.1 above may be permitted as a conditional approval use if the Director of Planning considers the impact of the use with respect to nearby sites, parking, traffic, noise, pedestrian amenity and size of facility:

(a) cultural and recreational uses, limited to bowling alley, club, fitness centre, museum or archives, and theatre;

(b) manufacturing uses;

(c) office uses, limited to health enhancement centre and temporary sales office;

(d) retail uses, limited to farmers' market, grocery or drug store, grocery store with liquor store, liquor store, pawnshop, public bike share, secondhand store, shared e-scooter system and small-scale pharmacy; and

(e) service uses, limited to animal clinic, bed and breakfast accommodation, hotel, laundromat or dry cleaning establishment, motor vehicle repair shop, photofinishing or photography studio, print shop, repair shop - class B, restaurant - class 1, school - arts or self-improvement, school - business, school - vocational or trade, short term rental accommodation or wedding chapel.

2.2.5 In the R3-3 district, development on any site consisting of 3 or more dwelling units that:

(a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or

(b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,

is subject to the Rental Housing Stock Official Development Plan.

2.2.6 For low-rise apartment, low-rise apartment in combination with townhouse, and low-rise mixed-use residential building:

(a) in the R3-1 district:

(i) if all dwelling units are secured as residential rental tenure, at least 35% of the total number of dwelling units must have 2 or more bedrooms on site, and

(ii) in all other cases, at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 10% of the total number of dwelling units must have 3 or more bedrooms; and

(b) in the R3-2 and R3-3 districts, at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 10% of the total number of dwelling units must have 3 or more bedrooms,

except that this section 2.2.6 does not apply where 100% of residential floor area is developed as social housing and there is a housing agreement that restricts occupancy to residents aged 55 years or older.

2.2.7 The Director of Planning may permit more than 1 principal building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.8 Low-rise apartment in combination with townhouse may only be permitted if the townhouse building is located at the rear of the site.

2.2.9 Low-rise mixed-use residential building may include any non-dwelling use listed in section 2.1 of this schedule.

2.2.10 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, except uses that are regulated by other district schedules, may only be permitted if:

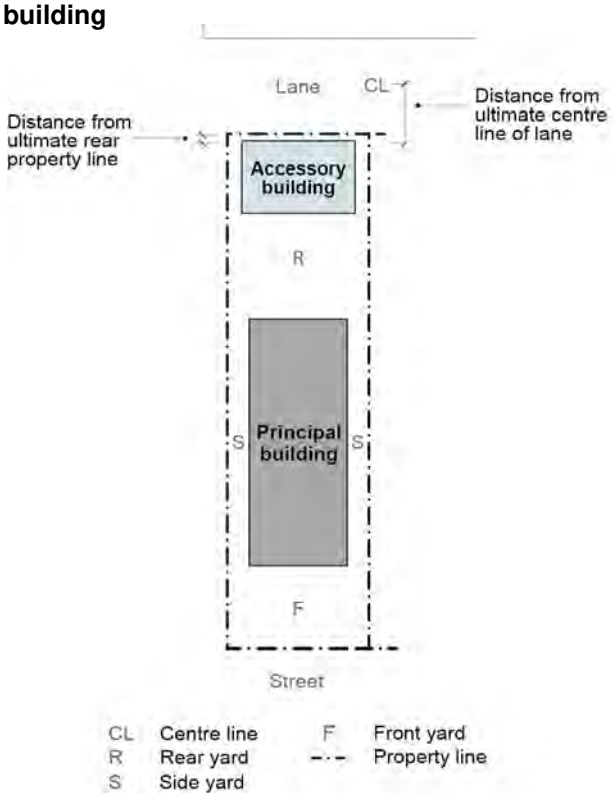
(a) no accessory building exceeds 4.6 m in building height; and

(b) all accessory buildings are located:

(i) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

(ii) at least 0.6 m from the ultimate rear property line.

Diagram: Building placement for accessory building



2.2.11 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Low-rise Apartment, Low-rise Apartment in combination with Townhouse, and Low-rise Mixed-Use Residential Building

Low-rise apartment, low-rise apartment in combination with townhouse, and low-rise mixed-use residential building are subject to the following regulations.

3.1.1 Density and Floor Area

All R3 Districts

3.1.1.1 For all R3 districts, developments requiring below-market rental dwelling units or social housing are subject to Schedule J: Affordable Housing Schedule.

R3-1 District

3.1.1.2 In the R3-1 district, if the form of tenure is secured as residential rental tenure for 100% of the residential floor area:

(a) the maximum floor space ratio is set out in the following table:

	Maximum Floor Space Ratio by Minimum Site Area			
Minimum Site Area	**1,470 m^2**	**920 m^2**	**613 m^2**	**460 m^2**
(i) on a site that does not exceed 33.5 m in depth	2.70	2.70	2.40	1.45
(ii) on a corner site with a minimum site frontage of 40.2 m	2.70	2.40	2.20	1.45
(iii) all other sites	2.40	2.40	2.20	1.45

(b) despite sections 3.1.1.2(a)(i) and and 3.1.1.2(a)(ii) above, the maximum floor space ratio may be increased to 3.00 provided that:

(i) the site:

(A) does not exceed 33.5 m in depth and has a minimum site area of 920 m^2, or

(B) is a corner site with a minimum site frontage of 40.2 m and has a minimum site area of 1,470 m^2; and

(ii) either:

(A) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area, or

(B) 100% of the residential floor area is developed as social housing; and

(c) despite section 3.1.1.2(a)(iii) above, the maximum floor space ratio may be increased to 2.70 provided that the site has a minimum site area of 920 m^2 and 100% of the residential floor area is developed as social housing.

3.1.1.3 In the R3-1 district, if the form of tenure for any of the residential floor area is any tenure other than residential rental tenure, the maximum floor space ratio is set out in the following table:

	Maximum Floor Space Ratio by Minimum Site Area			
Minimum Site Area	**1,470 m^2**	**920 m^2**	**613 m^2**	**460 m^2**
(i) on a site that does not exceed 33.5 m in depth	2.00	2.00	2.00	1.45
(ii) on a corner site with a minimum site frontage of 40.2 m	2.00	1.75	1.75	1.45
(iii) all other sites	1.75	1.75	1.75	1.45

R3-2 District

3.1.1.4 In the R3-2 district:

(a) the form of tenure must be secured as residential rental tenure for 100% of the residential floor area;

(b) the maximum floor space ratio is set out in the following table:

	Maximum Floor Space Ratio by Minimum Site Area			
Minimum Site Area	**1,470 m^2**	**920 m^2**	**613 m^2**	**460 m^2**
(i) on a site that does not exceed 33.5 m in depth	2.70	2.70	2.40	1.45
(ii) on a corner site with a minimum site frontage of 40.2 m	2.70	2.40	2.20	1.45
(iii) all other sites	2.40	2.40	2.20	1.45

(c) despite sections 3.1.1.4(b)(i) and 3.1.1.4(b)(ii) above, the maximum floor space ratio may be increased to 3.00 provided that:

(i) the site:

(A) does not exceed 33.5 m in depth and has a minimum site area of 920 m^2, or

(B) is a corner site with a minimum site frontage of 40.2 m and has a minimum site area of 1,470 m^2; and

(ii) either:

(A) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area, or

(B) 100% of the residential floor area is developed as social housing; and

(d) despite section 3.1.1.4(b)(iii) above, the maximum floor space ratio may be increased to 2.70 provided that the site has a minimum site area of 920 m^2 and 100% of the residential floor area is developed as social housing.

R3-3 District

3.1.1.5 In the R3-3 district:

(a) the form of tenure must be secured as residential rental tenure for 100% of the residential floor area for developments that:

(i) require the demolition, or change of use or occupancy of a rental housing unit on that site, or

(ii) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy;

(b) the maximum floor space ratio is set out in the following table:

	Maximum Floor Space Ratio by Minimum Site Area			
Minimum Site Area	**1,470 m^2**	**920 m^2**	**613 m^2**	**460 m^2**
(i) on a site that does not exceed 33.5 m in depth	2.70	2.70	2.40	1.45
(ii) on a corner site with a minimum site frontage of 40.2 m	2.70	2.40	2.20	1.45
(iii) all other sites	2.40	2.40	2.20	1.45

(c) despite sections 3.1.1.5(b)(i) and and 3.1.1.5(b)(ii) above, the maximum floor space ratio may be increased to 3.00 provided that:

(i) the form of tenure is secured as residential rental tenure for 100% of the residential floor area;

(ii) the site:

(A) does not exceed 33.5 m in depth and has a minimum site area of 920 m^2, or

(B) is a corner site with a minimum site frontage of 40.2 m and has a minimum site area of 1,470 m^2; and

(iii) either:

(A) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area, or

(B) 100% of the residential floor area is developed as social housing; and

(d) despite section 3.1.1.5(b)(iii) above, the maximum floor space ratio may be increased to 2.70 provided that the site has a minimum site area of 920 m^2 and 100% of the residential floor area is developed as social housing.

3.1.2 Building Form and Placement

	Regulations	R3-1, R3-2 and R3-3
3.1.2.1	Minimum site area	460 m^2
3.1.2.2	Maximum building height for:	
	(a) apartment	23.0 m
	(b) mixed-use residential building	23.0 m
	(c) townhouse	10.7 m
3.1.2.3	Minimum front yard depth	3.7 m
3.1.2.4	Minimum side yard width for:	
	(a) exterior side yard	3.7 m
	(b) other side yard	1.8 m
3.1.2.5	Minimum rear yard depth	3.1 m

	Regulations	R3-1, R3-2 and R3-3
3.1.2.6	Minimum separation between:	
	(a) townhouse building with another townhouse building	3.1 m
	(b) all other principal buildings	7.3 m

Building Height

3.1.2.7 Despite sections 3.1.2.2(a) and 3.1.2.2(b) above, the maximum building height is 27.5 m for buildings where:

(a) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area; or

(b) 100% of the residential floor area is developed as social housing.

Building Separation

3.1.2.8 Minimum separation between buildings must be measured from the closest portion of the exterior walls of the buildings.

3.1.2.9 The Director of Planning may decrease the minimum separation between buildings if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

3.1.2.10 The Director of Planning may vary the:

(a) minimum front yard depth; and

(b) minimum side yard width,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement - courtyard configuration

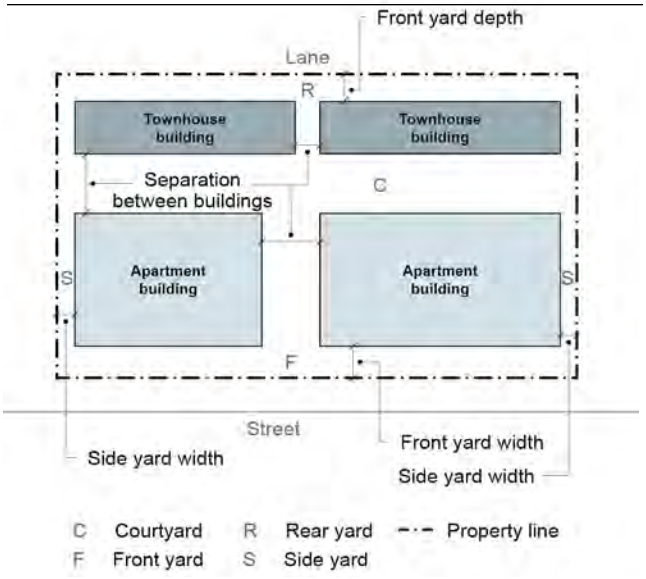
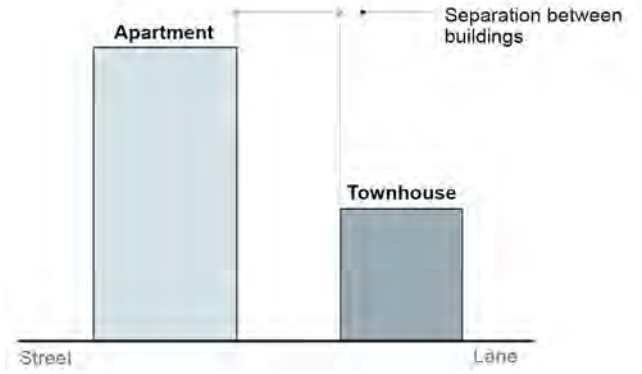


Diagram: Apartment in combination with townhouse



3.2 Other Uses

Uses not regulated by section 3.1 of this schedule, except uses that are regulated by other district schedules, are subject to the following regulations.

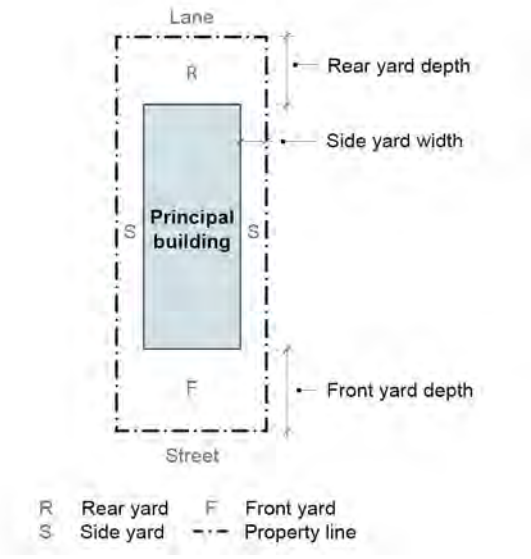
3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 1.45.

3.2.2 Building Form and Placement

	Regulations	R3-1, R3-2 and R3-3
3.2.2.1	Maximum building height	11.5 m
3.2.2.2	Minimum front yard depth	3.7 m
3.2.2.3	Minimum side yard width	1.2 m
3.2.2.4	Minimum rear yard depth	3.1 m

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in these districts, except uses that are regulated by other district schedules, are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

(a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings; and

(b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4.1.2 Computation of floor area must exclude:

(a) balconies, decks, exterior passageways for townhouse access, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that:

(i) the total area of these exclusions does not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks;

(c) entries, porches and verandahs if:

(i) open or protected by guards that do not exceed the required minimum height, and

(ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 16% of the permitted floor area;

(d) child day care facilities to a maximum floor area of 10% of the total permitted floor area;

(e) floors or portions of floors used for:

(i) off-street parking and loading, those floors or portions thereof which are located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage,

(iii) heating and mechanical equipment, or

(iv) uses that the Director of Planning considers similar to the foregoing;

(f) areas of undeveloped floors that are located:

(i) above the highest storey or partial storey and to which there is no permanent means of access other than a hatch, or

(ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;

(g) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(h) all residential storage area, except that if storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the storage area above base surface for that unit; and

(i) common amenity areas to a maximum of 10% of the total permitted floor area.

4.2 Yards: Projections

4.2.1 No portion of underground parking other than an access ramp is permitted to project into front or exterior side yard, except that the Director of Planning may vary this requirement if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4.2.2 Entries, porches and verandahs complying with section 4.1.2(c) of this schedule may project up to 1.8 m into the required rear yard.

4.3 External Design

4.3.1 The following features are permitted in the courtyard:

(a) the features permitted in section 10.8 of this by-law; and

(b) entries, porches and verandahs complying with section 4.1.2(c) of this schedule,

except that the Director of Planning may vary this requirement if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4.4 Access to Natural Light

4.4.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.4.2 For the purposes of section 4.4.1 above, habitable room means any room except a bathroom or kitchen.

R4

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this district schedule, which contains the regulations for the R4-1 district, is to encourage mid-rise apartments and mixed-use residential buildings of varied tenures, while also preserving lower density options.

For the purposes of the R4 District Schedule:

(a) below-market rental dwelling units has the meaning set out in Schedule J: Affordable Housing Schedule of this by-law;

(b) low-rise apartment means apartment containing more than 8 dwelling units with a maximum building height of 23.0 m, or with a maximum building height of 27.5 m where;

  (i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area, or

  (ii) 100% of the residential floor area is developed as social housing;

(c) low-rise mixed-use residential building means mixed-use residential building with a maximum building height of 23.0 m, or with a maximum building height of 27.5 m where:

  (i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area, or

  (ii) 100% of the residential floor area is developed as social housing;

(d) mid-rise apartment means apartment containing more than 8 dwelling units with a maximum building height of 47.0 m;

(e) mid-rise mixed-use residential building means mixed-use residential building with a maximum building height of 47.0 m; and

(f) transit-oriented area means an area designated as a transit-oriented area under the Transit-Oriented Areas Designation By-law.

Without limitation, applicable Council policies and guidelines for consideration include the Design and Development Guidelines.

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the R4-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
1,532 m^2 or 1,348 m^2 on a corner site	Mid-Rise Apartment	3.1
	Mid-Rise Mixed-Use Residential Building	
Regulated by the R3-3 district	Low-Rise Apartment	Regulated by the R3-3 district
	Low-Rise Apartment, in combination with Townhouse	
	Low-Rise Mixed-Use Residential Building	
Regulated by the RR-1 district	Townhouse, containing more than 8 dwelling units, if section 2.2.2(a) of this schedule applies	Regulated by the RR-1 district
Regulated by the RM-8A district	Townhouse, containing more than 8 dwelling units, if section 2.2.2(b) of this schedule applies	Regulated by section 2.2.2(b) and the RM-8A district
Regulated by the R1-1 district	Duplex	Regulated by the R1-1 district
	Duplex with Secondary Suite	
	Infill, in combination with the retention of a Character House	
	Laneway House	
	Multiple Conversion Dwelling, resulting from the conversion of a Character House	
	Principal Dwelling Unit with Lock-Off Unit	
	Single Detached House	
	Single Detached House with Secondary Suite	
Regulated by the R1-1 district	Multiple Dwelling, containing no more than 8 dwelling units	Regulated by section 2.2.3 and the R1-1 district
--	Other uses permitted in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning considers:

(a) the intent of this schedule and all applicable Council policies and guidelines; and

(b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	**Use-Specific** Regulations
Agricultural Uses		
Urban Farm - Class A	Conditional	
Cultural and Recreational Uses		
Artist Studio - Class A	Conditional	
Bowling Alley	Conditional	2.2.5
Club	Conditional	2.2.5
Community Centre or Neighbourhood House	Conditional	
Fitness Centre	Conditional	2.2.5
Library, in combination with Community Centre	Conditional	
Museum or Archives	Conditional	2.2.5
Park or Playground	Conditional	
Plaza	Conditional	
Theatre	Conditional	2.2.5
Dwelling Uses		
Apartment, containing more than 8 dwelling units	Conditional	2.2.1, 2.2.6, 2.2.7, 2.2.8
Apartment, containing more than 8 dwelling units, in combination with Townhouse	Conditional	2.2.1, 2.2.6, 2.2.7, 2.2.8, 2.2.9

Use	Approval	**Use-Specific** Regulations
Duplex	Outright	2.2.4
Duplex with Secondary Suite	Conditional	2.2.4, 2.2.6
Infill, in combination with the retention of a character house	Conditional	2.2.4, 2.2.6
Laneway House	Conditional	2.2.4
Mixed-Use Residential Building	Conditional	2.2.1, 2.2.6, 2.2.7, 2.2.8, 2.2.10
Multiple Conversion Dwelling, resulting from the conversion of a character house	Conditional	2.2.4, 2.2.6
Multiple Dwelling, containing no more than 8 dwelling units	Conditional	2.2.3, 2.2.6
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.4
Seniors Supportive or Independent Living Housing	Conditional	2.2.6
Single Detached House	Outright	2.2.4
Single Detached House with Secondary Suite	Conditional	2.2.4
Townhouse, containing more than 8 dwelling units	Conditional	2.2.2, 2.2.6
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care or Assisted Living Facility - Class A	Outright	2.2.4
Community Care or Assisted Living Facility - Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School - Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Manufacturing Uses		
Jewellery Manufacturing	Conditional	2.2.5
Office Uses		
Financial Institution	Outright	
General Office	Outright	
Health Care Office	Outright	
Health Enhancement Centre	Conditional	2.2.5
Temporary Sales Office	Conditional	2.2.5
Retail Uses		

Use	Approval	**Use-Specific** Regulations
Farmers' Market	Conditional	2.2.5
Grocery or Drug Store	Conditional	2.2.5
Grocery Store with Liquor Store	Conditional	2.2.5
Liquor Store	Conditional	2.2.5
Neighbourhood Grocery Store	Outright	
Pawnshop	Conditional	2.2.5
Public Bike Share	Conditional	2.2.5
Retail Store	Outright	
Secondhand Store	Conditional	2.2.5
Shared E-Scooter System	Conditional	2.2.5
Small-Scale Pharmacy	Conditional	2.2.5
Service Uses		
Animal Clinic	Conditional	2.2.5
Barber Shop or Beauty Salon	Outright	
Beauty and Wellness Centre	Outright	
Bed and Breakfast Accommodation	Conditional	2.2.5
Hotel	Conditional	2.2.5
Laundromat or Dry Cleaning Establishment	Conditional	2.2.5
Motor Vehicle Repair Shop	Conditional	2.2.5
Photofinishing or Photography Studio	Conditional	2.2.5
Print Shop	Conditional	2.2.5
Repair Shop - Class B	Conditional	2.2.5
Restaurant - Class 1	Conditional	2.2.5
School - Arts or Self-Improvement	Conditional	2.2.5
School - Business	Conditional	2.2.5
School - Vocational or Trade	Conditional	2.2.5
Short Term Rental Accommodation	Conditional	2.2.5
Wedding Chapel	Conditional	2.2.5
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Building, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.11

Use	Approval	**Use-Specific** Regulations
Accessory Building, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.11
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.12

2.2 Use-Specific Regulations

2.2.1 Low-rise apartment, low-rise apartment in combination with townhouse, and low-rise mixed-use residential building must comply with the regulations that apply to the R3-3 district if the site is in the R4-1 district.

2.2.2 Townhouse containing more than 8 units must comply with the regulations that apply to:

(a) the RR-1 district if it:

(i) requires the demolition, or change of use or occupancy of a rental housing unit on that site, or

(ii) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy; and

(b) the RM-8A district in all other cases, except that:

(i) the maximum floor space ratio is 1.20 and sections 3.1.1.1, 3.1.1.2 and 3.1.1.3 of the RM-8 and RM-8A Districts Schedule do not apply, and

(ii) a minimum of 45% of dwelling units must have dwelling unit floor areas between 83 m^2 and 112 m^2, except that the Director of Planning may vary this regulation if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.3 Multiple dwelling containing no more than 8 dwelling units must comply with:

(a) the regulations that apply to the R1-1 district, except that the maximum floor space ratio is 1.00 and section 3.1.1.1 of the R1-1 District Schedule does not apply; and

(b) section 2.2.6 of this schedule if the site is in the R4-1 district.

2.2.4 The following uses must comply with the regulations that apply to the R1-1 district:

(a) community care or assisted living facility - class A;

(b) duplex;

(c) duplex with secondary suite;

(d) infill, in combination with the retention of a character house;

(e) laneway house;

(f) multiple conversion dwelling, resulting from the conversion of a character house;

(g) principal dwelling unit with lock-off unit;

(h) single detached house; and

(i) single detached house with secondary suite.

2.2.5 The following uses listed in section 2.1 above may be permitted as a conditional approval use if the Director of Planning considers the impact of the use with respect to nearby sites, parking, traffic, noise, pedestrian amenity and size of facility:

(a) cultural and recreational uses, limited to bowling alley, club, fitness centre, museum or archives, and theatre;

(b) manufacturing uses;

(c) office uses, limited to health enhancement centre and temporary sales office;

(d) retail uses, limited to farmers' market, grocery or drug store, grocery store with liquor store, liquor store, pawnshop, public bike share, secondhand store, shared e-scooter system and small-scale pharmacy; and

(e) service uses, limited to animal clinic, bed and breakfast accommodation, hotel, laundromat or dry cleaning establishment, motor vehicle repair shop, photofinishing or photography studio, print shop, repair shop - class B, restaurant - class 1, school - arts or self-improvement, school - business, school - vocational or trade, short term rental accommodation or wedding chapel.

2.2.6 In the R4-1 district, development on any site consisting of 3 or more dwelling units that:

(a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or

(b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,

is subject to the Rental Housing Stock Official Development Plan.

2.2.7 For mid-rise apartment and mid-rise mixed-use residential building in the R4-1 district, at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 10% of the total number of dwelling units must have 3 or more bedrooms, except that this section 2.2.7 does not apply where 100% of residential floor area is developed as social housing and there is a housing agreement that restricts occupancy to residents aged 55 years or older.

2.2.8 The Director of Planning may permit more than 1 principal building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.9 Low-rise apartment in combination with townhouse may only be permitted if the townhouse building is located at the rear of the site.

2.2.10 Mid-rise mixed-use residential building may include any non-dwelling use listed in section 2.1 of this schedule.

2.2.11 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, except uses that are regulated by other district schedules, may only be permitted if:

(a) no accessory building exceeds 4.6 m in building height; and

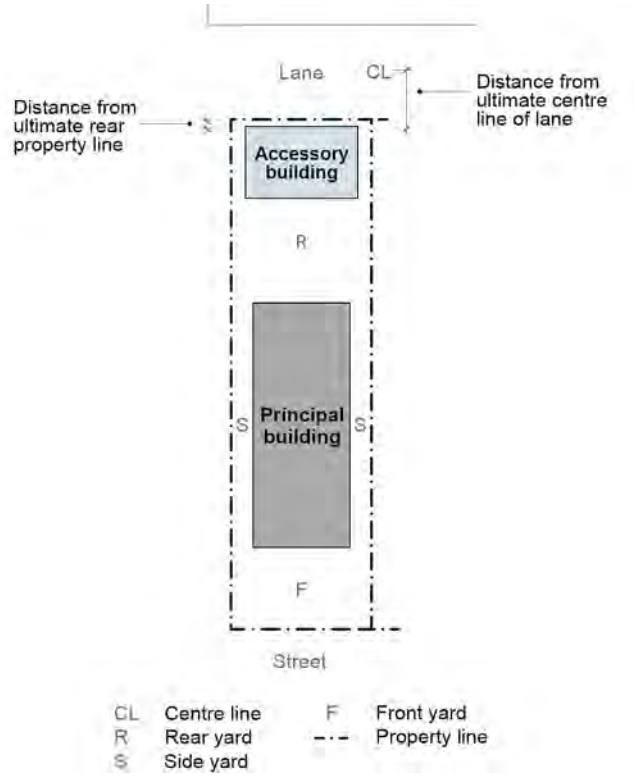
(b) all accessory buildings are located:

(i) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

(ii) at least 0.6 m from the ultimate rear property line.

2.2.12 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

Diagram: Building placement for accessory building



3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Mid-Rise Apartment and Mid-Rise Mixed-Use Residential Building

Mid-rise apartment and mid-rise mixed-use residential building are subject to the following regulations.

3.1.1 Density and Floor Area

All R4 Districts

3.1.1.1 For all R4 districts, developments requiring below-market rental dwelling units or social housing are subject to Schedule J: Affordable Housing Schedule.

R4-1 District

3.1.1.2 In the R4-1 district, the form of tenure must be secured as residential rental tenure for 100% of the residential floor area for developments that:

(a) require the demolition, or change of use or occupancy of a rental housing unit on that site; or

(b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy.

3.1.1.3 In the R4-1 district, for mid-rise apartment:

(a) the maximum floor space ratio is 4.00; and

(b) if section 3.1.1.2 above applies:

(i) a minimum of 20% of the residential floor area must be secured as below-market rental dwelling units, or

(ii) 100% of the residential floor area must be developed as social housing.

3.1.1.4 In the R4-1 district, for mid-rise mixed-use residential building, the floor area for non-dwelling uses must be at least 139 m^2 for all non-dwelling uses combined and:

(a) the maximum floor space ratio is 4.30; and

(b) if section 3.1.1.2 above applies:

(i) a minimum of 20% of the residential floor area must be secured as below-market rental dwelling units, or

(ii) 100% of the residential floor area must be developed as social housing.

3.1.2 Building Form and Placement

	Regulations	R4-1
3.1.2.1	Minimum site area for:	
	(a) corner site	1,348 m^2
	(b) all other sites	1,532 m^2
3.1.2.2	Minimum site frontage for:	
	(a) corner site	40.0 m
	(b) all other sites	45.7 m
3.1.2.3	Maximum building height	47.0 m
3.1.2.4	Minimum front yard depth	3.7 m
3.1.2.5	Minimum side yard width	3.7 m
3.1.2.6	Minimum rear yard depth	6.1 m

Site Frontage

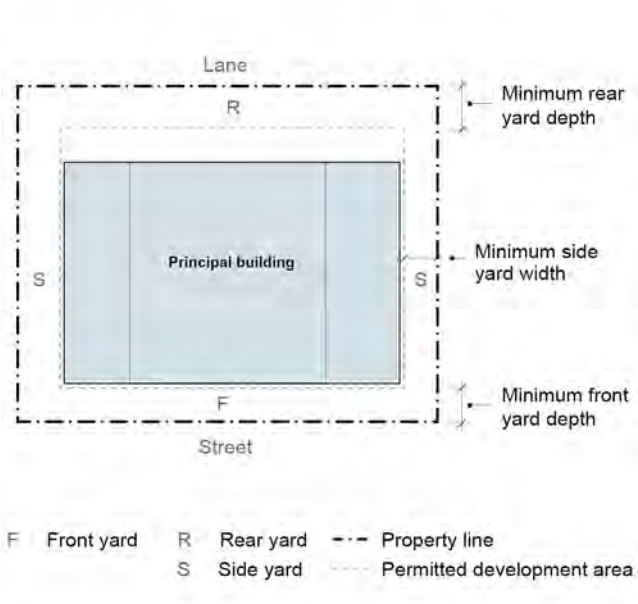
3.1.2.7 The maximum site frontage is 60.7 m, except that the Director of Planning may increase the maximum site frontage if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.2.8 The Director of Planning may decrease the minimum site frontage to no less than 30.2 m in the R4-1 district if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

3.1.2.9 The Director of Planning may vary the:

Diagram: Building placement for apartment and mixed-use residential building



(a) minimum site area in the R4-1 district if the minimum site frontage is decreased under section 3.1.2.8 above;

(b) minimum front yard depth;

(c) minimum side yard width; and

(d) minimum rear yard depth,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building height for apartment and mixed-use residential building

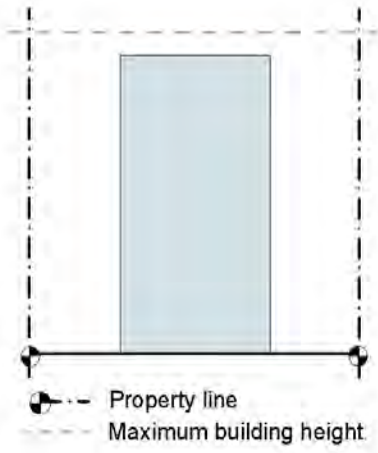
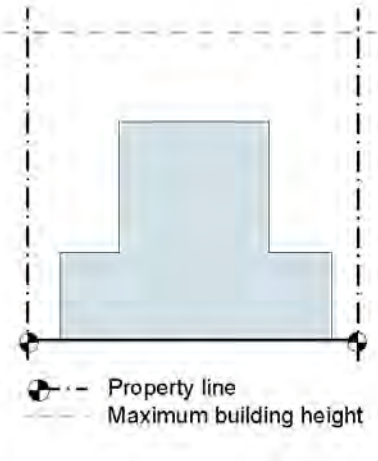


Diagram: Building height for apartment and mixed-use residential building



3.2 Other Uses

Uses not regulated by section 3.1 of this schedule, except uses that are regulated by other district schedules, are subject to the following regulations.

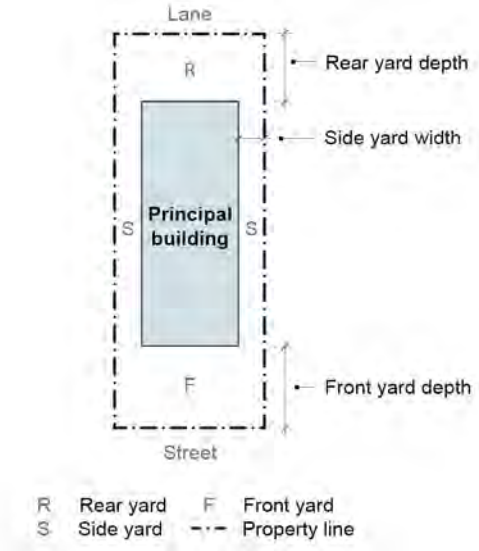
3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 1.45.

3.2.2 Building Form and Placement

	Regulations	R4-1
3.2.2.1	Maximum building height	11.5 m
3.2.2.2	Minimum front yard depth	3.7 m
3.2.2.3	Minimum side yard width	1.2 m
3.2.2.4	Minimum rear yard depth	3.1 m

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in these districts, except uses that are regulated by other district schedules, are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

(a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings; and

(b) stairways, fire escapes, elevator shafts and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4.1.2 Computation of floor area must exclude:

(a) balconies, decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that:

(i) the total area of these exclusions does not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks;

(c) entries, porches and verandahs, if:

(i) open or protected by guards that do not exceed the required minimum height, and

(ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 16% of the permitted floor area;

(d) child day care facilities to a maximum floor area of 10% of the total permitted floor area;

(e) floors or portions of floors used for:

(i) off-street parking and loading, those floors or portions thereof which are located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage,

(iii) heating and mechanical equipment, or

(iv) uses that the Director of Planning considers similar to the foregoing;

(f) areas of undeveloped floors that are located:

(i) above the highest storey or partial storey and to which there is no permanent means of access other than a hatch, or

(ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;

(g) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(h) all residential storage area, except that if storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the storage area above base surface for that unit; and

(i) common amenity areas to a maximum of 10% of the total permitted floor area.

4.2 Yards: Projections

4.2.1 No portion of underground parking other than an access ramp is permitted to project into a front or exterior side yard, except that the Director of Planning may vary this requirement if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4.2.2 Entries, porches and verandahs complying with section 4.1.2(c) of this schedule may project up to 1.8 m into the required rear yard.

4.3 Access to Natural Light

4.3.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.3.2 For the purposes of section 4.3.1 above, habitable room means any room except a bathroom or kitchen.

R5

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this districts schedule, which contains the regulations for the R5-1, R5-2, R5-3 and R5-4 districts, is to encourage high-rise apartments and mixed-use residential buildings of varied tenures, while also preserving lower density options.

For the purposes of the R5 Districts Schedule:

(a) below-market rental dwelling units has the meaning set out in Schedule J: Affordable Housing Schedule of this by-law;

(b) low-rise apartment means apartment containing more than 8 dwelling units with a maximum building height of 23.0 m, or with a maximum building height of 27.5 m where;

(i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area, or

(ii) 100% of the residential floor area is developed as social housing;

(c) low-rise mixed-use residential building means mixed-use residential building with a maximum building height of 23.0 m, or with a maximum building height of 27.5 m where:

(i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units and the site is in a transit-oriented area, or

(ii) 100% of the residential floor area is developed as social housing;

(d) high-rise apartment means apartment containing more than 8 dwelling units with a maximum building height of 84.0 m, or with a maximum building height of 69.0 m in the R5-2 district;

(e) high-rise mixed-use residential building means mixed-use residential building with a maximum building height of 84.0 m, or with a maximum building height of 69.0 m in the R5-2 district; and

(f) transit-oriented area means an area designated as a transit-oriented area under the Transit-Oriented Areas Designation By-law.

Without limitation, applicable Council policies and guidelines for consideration include the Design and Development Guidelines.

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the R5-1, R5-2, R5-3 and R5-4 districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
1,532 m^2 or 1,348 m^2 on a corner site	High-Rise Apartment	3.1
	High-Rise Mixed-Use Residential Building	
Regulated by the R3 districts	Low-Rise Apartment in the R5-1 district	Regulated by the R3-1 district
	Low-Rise Apartment in combination with Townhouse in the R5-1 district	
	Low-Rise Mixed-Use Residential Building in the R5-1 district	
	Low-Rise Apartment in the R5-2 district	Regulated by the R3-2 district
	Low-Rise Apartment in combination with Townhouse in the R5-2 district	
	Low-Rise Mixed-Use Residential Building in the R5-2 district	
	Low-Rise Apartment in the R5-3 or R5-4 districts	Regulated by the R3-3 district
	Low-Rise Apartment in combination with Townhouse in the R5-3 or R5-4 districts	
	Low-Rise Mixed-Use Residential Building in the R5-3 or R5-4 districts	
Regulated by the RM-8A district	Townhouse in the R5-1 district, containing more than 8 dwelling units	Regulated by section 2.2.2(a) and the RM-8A district
Regulated by the RR-1 district	Townhouse in the R5-2 district, containing more than 8 dwelling units	Regulated by the RR-1 district
	Townhouse in the R5-3 and R5-4 districts, containing more than 8 dwelling units, if section 2.2.2(c)(i) of this schedule applies	
Regulated by the RM-8A district	Townhouse in the R5-3 and R5-4 districts, containing more than 8 dwelling units, if section 2.2.2(c)(ii) of this schedule applies	Regulated by section 2.2.2(c)(ii) and the RM-8A district

Minimum Site Area	Use	Density, Form and Placement Regulations
Regulated by the R1-1 district	Duplex	Regulated by the R1-1 district
	Duplex with Secondary Suite	
	Infill, in combination with the retention of a Character House	
	Laneway House	
	Multiple Conversion Dwelling, resulting from the conversion of a Character House	
	Principal Dwelling Unit with Lock-Off Unit	
	Single Detached House	
	Single Detached House with Secondary Suite	
Regulated by the R1-1 district	Multiple Dwelling, containing no more than 8 dwelling units	Regulated by section 2.2.3 and the R1-1 district
--	Other uses permitted in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning considers:

(a) the intent of this schedule and all applicable Council policies and guidelines; and

(b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	**Use-Specific** Regulations
Agricultural Uses		
Urban Farm - Class A	Conditional	
Cultural and Recreational Uses		

Use	Approval	**Use-Specific** Regulations
Artist Studio - Class A	Conditional	
Bowling Alley	Conditional	2.2.5
Club	Conditional	2.2.5
Community Centre or Neighbourhood House	Conditional	
Fitness Centre	Conditional	2.2.5
Library, in combination with Community Centre	Conditional	
Museum or Archives	Conditional	2.2.5
Park or Playground	Conditional	
Plaza	Conditional	
Theatre	Conditional	2.2.5
Dwelling Uses		
Apartment, containing more than 8 dwelling units	Conditional	2.2.1, 2.2.6, 2.2.7, 2.2.8
Apartment, containing more than 8 dwelling units, in combination with Townhouse	Conditional	2.2.1, 2.2.6, 2.2.7, 2.2.8, 2.2.9
Duplex	Outright	2.2.4
Duplex with Secondary Suite	Conditional	2.2.4, 2.2.6
Infill, in combination with the retention of a character house	Conditional	2.2.4, 2.2.6
Laneway House	Conditional	2.2.4
Mixed-Use Residential Building	Conditional	2.2.1, 2.2.6, 2.2.7, 2.2.8, 2.2.10
Multiple Conversion Dwelling, resulting from the conversion of a character house	Conditional	2.2.4, 2.2.6
Multiple Dwelling, containing no more than 8 dwelling units	Conditional	2.2.3, 2.2.6
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.4
Seniors Supportive or Independent Living Housing	Conditional	2.2.6
Single Detached House	Outright	2.2.4
Single Detached House with Secondary Suite	Conditional	2.2.4
Townhouse, containing more than 8 dwelling units	Conditional	2.2.2, 2.2.6
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care or Assisted Living Facility - Class A	Outright	2.2.4

Use	Approval	**Use-Specific** Regulations
Community Care or Assisted Living Facility - Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School - Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Manufacturing Uses		
Jewellery Manufacturing	Conditional	2.2.5
Office Uses		
Financial Institution	Outright	
General Office	Outright	
Health Care Office	Outright	
Health Enhancement Centre	Conditional	2.2.5
Temporary Sales Office	Conditional	2.2.5
Retail Uses		
Farmers' Market	Conditional	2.2.5
Grocery or Drug Store	Conditional	2.2.5
Grocery Store with Liquor Store	Conditional	2.2.5
Liquor Store	Conditional	2.2.5
Neighbourhood Grocery Store	Outright	
Pawnshop	Conditional	2.2.5
Public Bike Share	Conditional	2.2.5
Retail Store	Outright	
Secondhand Store	Conditional	2.2.5
Shared E-Scooter System	Conditional	2.2.5
Small-Scale Pharmacy	Conditional	2.2.5
Service Uses		
Animal Clinic	Conditional	2.2.5
Barber Shop or Beauty Salon	Outright	
Beauty and Wellness Centre	Outright	
Bed and Breakfast Accommodation	Conditional	2.2.5
Hotel	Conditional	2.2.5
Laundromat or Dry Cleaning Establishment	Conditional	2.2.5
Motor Vehicle Repair Shop	Conditional	2.2.5

Use	Approval	Use-Specific Regulations
Photofinishing or Photography Studio	Conditional	2.2.5
Print Shop	Conditional	2.2.5
Repair Shop - Class B	Conditional	2.2.5
Restaurant - Class 1	Conditional	2.2.5
School - Arts or Self-Improvement	Conditional	2.2.5
School - Business	Conditional	2.2.5
School - Vocational or Trade	Conditional	2.2.5
Short Term Rental Accommodation	Conditional	2.2.5
Wedding Chapel	Conditional	2.2.5
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Building, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.11
Accessory Building, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.11
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.12

2.2 Use-Specific Regulations

2.2.1 Low-rise apartment, low-rise apartment in combination with townhouse, and low-rise mixed-use residential building must comply with the regulations that apply to:

(a) the R3-1 district if the site is in the R5-1 district;

(b) the R3-2 district if the site is in the R5-2 district; and

(c) the R3-3 district if the site is in the R5-3 or R5-4 districts.

2.2.2 Townhouse containing more than 8 units must comply with the regulations that apply to:

(a) the RM-8A district if the site is in the R5-1 district, except that:

(i) the maximum floor space ratio is 1.20 and sections 3.1.1.1, 3.1.1.2 and 3.1.1.3 of the RM-8 and RM-8A Districts Schedule do not apply, and

(ii) a minimum of 45% of dwelling units must have dwelling unit floor areas between 83 m^2 and 112 m^2, except that the Director of Planning may vary this regulation if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;

(b) the RR-1 district if the site is in the R5-2 district; and

(c) if the site is in the R5-3 or R5-4 districts:

(i) the RR-1 district if it:

(A) requires the demolition, or change of use or occupancy of a rental housing unit on that site, or

(B) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy, and

(ii) the RM-8A district in all other cases, except that:

(A) the maximum floor space ratio is 1.20 and sections 3.1.1.1, 3.1.1.2 and 3.1.1.3 of the RM-8 and RM-8A Districts Schedule do not apply, and

(B) a minimum of 45% of dwelling units must have dwelling unit floor areas between 83 m^2 and 112 m^2, except that the Director of Planning may vary this regulation if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.3 Multiple dwelling containing no more than 8 dwelling units must comply with:

(a) the regulations that apply to the R1-1 district, except that the maximum floor space ratio is 1.00 and section 3.1.1.1 of the R1-1 District Schedule does not apply; and

(b) section 2.2.6 of this schedule if the site is in the R5-3 or R5-4 districts.

2.2.4 The following uses must comply with the regulations that apply to the R1-1 district:

(a) community care or assisted living facility - class A;

(b) duplex;

(c) duplex with secondary suite;

(d) infill, in combination with the retention of a character house;

(e) laneway house;

(f) multiple conversion dwelling, resulting from the conversion of a character house;

(g) principal dwelling unit with lock-off unit;

(h) single detached house; and

(i) single detached house with secondary suite.

2.2.5 The following uses listed in section 2.1 above may be permitted as a conditional approval use if the Director of Planning considers the impact of the use with respect to nearby sites, parking, traffic, noise, pedestrian amenity and size of facility:

(a) cultural and recreational uses, limited to bowling alley, club, fitness centre, museum or archives, and theatre;

(b) manufacturing uses;

(c) office uses, limited to health enhancement centre and temporary sales office;

(d) retail uses, limited to farmers' market, grocery or drug store, grocery store with liquor store, liquor store, pawnshop, public bike share, secondhand store, shared e-scooter system and small-scale pharmacy; and

(e) service uses, limited to animal clinic, bed and breakfast accommodation, hotel, laundromat or dry cleaning establishment, motor vehicle repair shop, photofinishing or photography studio, print shop, repair shop - class B, restaurant - class 1, school - arts or self-improvement, school - business, school - vocational or trade, short term rental accommodation or wedding chapel.

2.2.6 In the R5-3 and R5-4 districts, development on any site consisting of 3 or more dwelling units that:

(a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or

(b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,

is subject to the Rental Housing Stock Official Development Plan.

2.2.7 For high-rise apartment and high-rise mixed-use residential building:

(a) in the R5-1 district:

(i) if all dwelling units are secured as residential rental tenure, at least 35% of the total number of dwelling units must have 2 or more bedrooms on site, and

(ii) in all other cases, at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 10% of the total number of dwelling units must have 3 or more bedrooms; and

(b) in the R5-2, R5-3 and R5-4 districts, at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 10% of the total number of dwelling units must have 3 or more bedrooms,

except that this section 2.2.7 does not apply where 100% of residential floor area is developed as social housing and there is a housing agreement that restricts occupancy to residents aged 55 years or older.

2.2.8 The Director of Planning may permit more than 1 principal building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.9 Low-rise apartment in combination with townhouse may only be permitted if the townhouse building is located at the rear of the site.

2.2.10 High-rise mixed-use residential building may include any non-dwelling use listed in section 2.1 of this schedule.

2.2.11 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, except uses that are regulated by other district schedules, may only be permitted if:

(a) no accessory building exceeds 4.6 m in building height; and

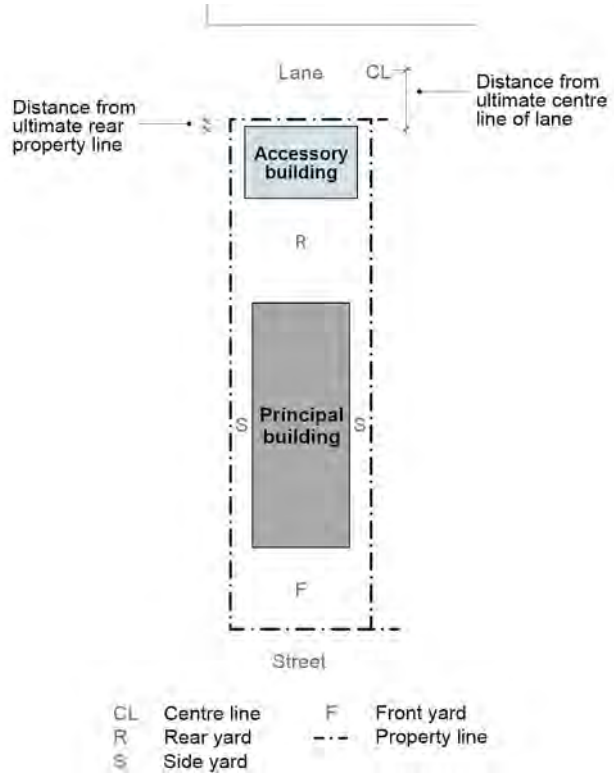
(b) all accessory buildings are located:

(i) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

(ii) at least 0.6 m from the ultimate rear property line.

2.2.12 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

Diagram: Building placement for accessory building



3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 High-Rise Apartment and High-Rise Mixed-Use Residential Building

High-rise apartment and high-rise mixed-use residential building are subject to the following regulations.

3.1.1 Density and Floor Area

All R5 Districts

3.1.1.1 For all R5 districts, developments requiring below-market rental dwelling units or social housing are subject to Schedule J: Affordable Housing Schedule.

R5-1 District

3.1.1.2 In the R5-1 district, for high-rise apartment:

(a) if the form of tenure is residential rental tenure for 100% of the residential floor area, the maximum floor space ratio is 6.50 provided that:

(i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units, or

(ii) 100% of the residential floor area is developed as social housing; or

(b) if the form of tenure for any of the residential floor area is any tenure other than residential rental tenure, the maximum floor space ratio is 5.00 provided that a minimum of 20% of the residential floor area is developed as social housing.

3.1.1.3 In the R5-1 district, for high-rise mixed-use residential building, the floor area for non-dwelling uses must be at least 139 m^2 for all non-dwelling uses combined and:

(a) if the form of tenure is residential rental tenure for 100% of the residential floor area, the maximum floor space ratio is 6.80 provided that:

(i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units, or

(ii) 100% of the residential floor area is developed as social housing; or

(b) if the form of tenure for any of the residential floor area is any tenure other than residential rental tenure:

(i) the maximum floor space ratio is 5.30 provided that a minimum of 20% of the residential floor area is developed as social housing, and

(ii) the maximum floor space ratio may be increased to 6.60 if:

(A) the floor area for non-dwelling uses includes a child day care facility that has indoor floor area of at least 464 m^2 preserved in the public domain by way of a registered agreement and operated by the City or its delegates, and

(B) a minimum 20% of the residential floor area is developed as social housing.

R5-2 District

3.1.1.4 In the R5-2 district, for high-rise apartment:

(a) the form of tenure must be residential rental tenure for 100% of the residential floor area; and

(b) the maximum floor space ratio is 5.50 provided that:

(i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units, or

(ii) 100% of the residential floor area is developed as social housing.

3.1.1.5 In the R5-2 district, for high-rise mixed-use residential building, the floor area for non-dwelling uses must be at least 139 m^2 for all non-dwelling uses combined and:

(a) the form of tenure must be residential rental tenure for 100% of the residential floor area; and

(b) the maximum floor space ratio is 5.80 provided that:

(i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units, or

(ii) 100% of the residential floor area is developed as social housing.

R5-3 District

3.1.1.6 In the R5-3 district, the form of tenure must be secured as residential rental tenure for 100% of the residential floor area for developments that:

(a) require the demolition, or change of use or occupancy of a rental housing unit on that site, or

(b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy.

3.1.1.7 In the R5-3 district, for high-rise apartment:

(a) if the form of tenure is residential rental tenure for 100% of the residential floor area, the maximum floor space ratio is 6.50 provided that:

(i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units, or

(ii) 100% of the residential floor area is developed as social housing; or

(b) if the form of tenure for any of the residential floor area is any tenure other than residential rental tenure, the maximum floor space ratio is 6.00 provided that a minimum of 20% of the residential floor area is developed as social housing.

3.1.1.8 In the R5-3 district, for high-rise mixed-use residential building, the floor area for non-dwelling uses must be at least 139 m^2 for all non-dwelling uses combined and:

(a) if the form of tenure is residential rental tenure for 100% of the residential floor area, the maximum floor space ratio is 6.80 provided that:

(i) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units, or

(ii) 100% of the residential floor area is developed as social housing; or

(b) if the form of tenure for any of the residential floor area is any tenure other than residential rental tenure, the maximum floor space ratio is 6.30 provided that a minimum of 20% of the residential floor area is developed as social housing.

R5-4 District

3.1.1.9 In the R5-4 district:

(a) the form of tenure must be residential rental tenure for 100% of the residential floor area; and

(b) the maximum floor space ratio is:

(i) 6.50 for high-rise apartment, and

(ii) 6.80 for high-rise mixed-use residential building, provided that the floor area for non-dwelling uses must be at least 139 m^2 for all non-dwelling uses combined,

if a minimum of 20% of the residential floor area is secured as below-market rental dwelling units or 100% of the residential floor area is developed as social housing.

3.1.2 Building Form and Placement

	Regulations	R5-1	R5-2	R5-3	R5-4
3.1.2.1	Minimum site area for:				
	(a) corner site	1,348 m^2			
	(b) all other sites	1,532 m^2			
3.1.2.2	Minimum site frontage for:				
	(a) corner site	40.0 m			

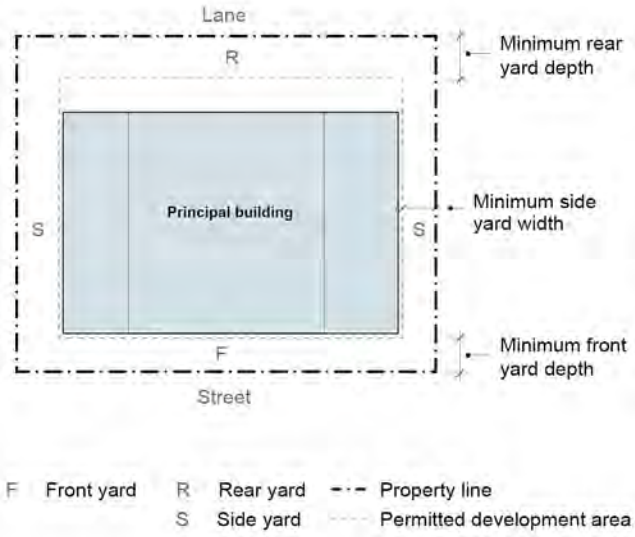
	Regulations	R5-1	R5-2	R5-3	R5-4
	(b) all other sites	45.7 m			
3.1.2.3	Maximum building height	84.0 m	69.0 m	84.0 m	84.0 m
3.1.2.4	Minimum front yard depth	3.7 m			
3.1.2.5	Minimum side yard width	3.7 m			
3.1.2.6	Minimum rear yard depth	6.1 m			

Site Frontage

3.1.2.7 The maximum site frontage is 60.7 m, except that the Director of Planning may increase the maximum site frontage if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.2.8 The Director of Planning may decrease the minimum site frontage to no less than 30.2 m in the R5-2, R5-3 or R5-4 districts if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for apartment and mixed-use residential building



Discretion to Vary Other Regulations

3.1.2.9 The Director of Planning may vary the:

(a) minimum site area in the R5-2, R5-3 or R5-4 districts if the minimum site frontage is decreased under section 3.1.2.8 above;

(b) minimum front yard depth;

(c) minimum side yard width; and

(d) minimum rear yard depth,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building height for apartment and mixed-use residential building

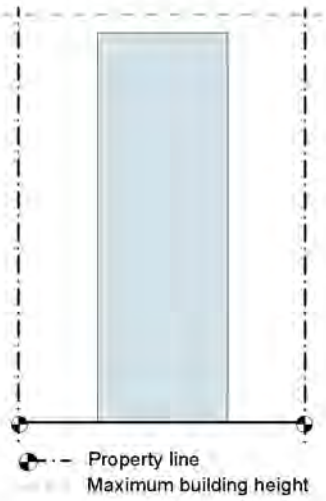
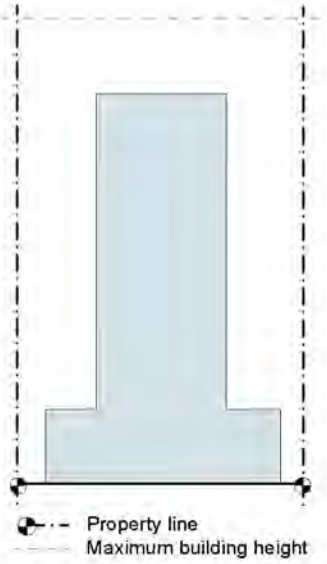


Diagram: Building height for apartment and mixed-use residential building



3.2 Other Uses

Uses not regulated by section 3.1 of this schedule, except uses that are regulated by other district schedules, are subject to the following regulations.

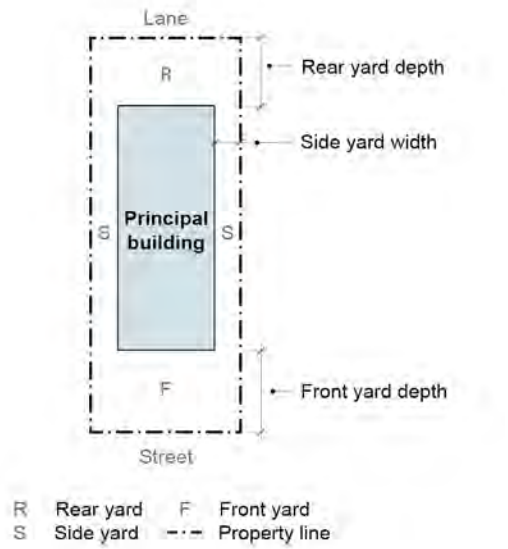
3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 1.45.

3.2.2 Building Form and Placement

	Regulations	R5-1, R5-2, R5-3 and R5-4
3.2.2.1	Maximum building height	11.5 m
3.2.2.2	Minimum front yard depth	3.7 m
3.2.2.3	Minimum side yard width	1.2 m
3.2.2.4	Minimum rear yard depth	3.1 m

Diagram: Building height for apartment and mixed-use residential building



4 GENERAL REGULATIONS

All uses in these districts, except uses that are regulated by other district schedules, are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

(a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings; and

(b) stairways, fire escapes, elevator shafts and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4.1.2 Computation of floor area must exclude:

(a) balconies, decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that:

(i) the total area of these exclusions does not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks;

(c) entries, porches and verandahs, if:

(i) open or protected by guards that do not exceed the required minimum height, and

(ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 16% of the permitted floor area;

(d) floors or portions of floors used for:

(i) off-street parking and loading, those floors or portions thereof which are located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage,

(iii) heating and mechanical equipment, or

(iv) uses that the Director of Planning considers similar to the foregoing;

(e) child day care facilities to a maximum floor area of 10% of the total permitted floor area;

(f) areas of undeveloped floors that are located:

(i) above the highest storey or partial storey and to which there is no permanent means of access other than a hatch, or

(ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;

(g) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(h) all residential storage area, except that if storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the storage area above base surface for that unit; and

(i) common amenity areas to a maximum of 10% of the total permitted floor area.

4.2 Yards: Projections

4.2.1 No portion of underground parking other than an access ramp is permitted to project into a front or exterior side yard, except that the Director of Planning may vary this requirement if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4.2.2 Entries, porches and verandahs complying with section 4.1.2(c) of this schedule may project up to 1.8 m into the required rear yard.

4.3 Access to Natural Light

4.3.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.3.2 For the purposes of section 4.3.1 above, habitable room means any room except a bathroom or kitchen.

Schedule J

Affordable Housing Schedule

This is Schedule “J” to By-law No. 3575, being the “Zoning and Development By-law”.

This schedule applies to affordable dwelling units in a development where the applicable district schedule refers to this Schedule J.

1 DEFINITIONS

Term	Definition
Affordable Dwelling Units	Any of the following: (a) below-market rental dwelling units; or (b) social housing.
Below-Market Rental Dwelling Units	Dwelling units that are subject to the affordability, form of tenure, duration and other enumerated requirements in this Schedule J.
Social Housing	See section 2 of this by-law.

2 COMPUTATION OF RESIDENTIAL FLOOR AREA

2.1 Where used to establish the portion of the residential floor area to be allocated to affordable dwelling units, residential floor area will be calculated as follows:

(a) for below-market rental dwelling units, as the area of all dwelling units in the development, measured from the inside of all outer walls of each dwelling unit including any residential storage area excluded from the computation of residential floor area; and

(b) for social housing, in the same manner as the computation of the floor area of the applicable district schedule.

3 AFFORDABILITY

3.1 Below-Market Rental Dwelling Units

3.1.1 Below-market rental dwelling units must have average rents per dwelling unit type at initial occupancy and upon a change in tenancy that do not exceed an amount that is at least the following percentage discount rate for the relevant zoning district less than the average rent for all private rental apartment units city-wide for the applicable dwelling unit type as published by the Canada Mortgage and Housing Corporation Rental Market Survey Data Tables, or equivalent publication, in the previous calendar year:

Zoning District	Discount Rate
R3-1, R3-2 and R3-3	20%
R4-1	20%
R5-1, R5-2, R5-3 and R5-4	20%

3.2 Social Housing

3.2.1 Affordability requirements for social housing are set out by the definition of “social housing” in Section 2 of this by-law, and for dwelling units required to be occupied by households with incomes below housing income limits:

(a) the maximum rent must not exceed a rate that is equivalent to 30% of the gross income of the household occupying the dwelling unit,

(b) except that if the units are rented at the shelter component of income assistance, the maximum rent is the shelter component of income assistance.

4 FORM OF TENURE

4.1 All affordable dwelling units must be secured as residential rental tenure.

5 OWNERSHIP AND MANAGEMENT

5.1 Below-market rental dwelling units must be managed in accordance with terms specified by the Director of Planning and secured in a housing agreement.

5.2 Social housing must be owned in accordance with the definition of “social housing” in Section 2 of this by-law.

5.3 Where less than 100% of the residential floor area is developed as social housing, prior to the issuance of a development permit in relation to the property on which the social housing will be situated, the owner of the property on which such housing is situated must make arrangements to the satisfaction of the Director of Legal Services in consultation with the Director of Planning and the Director of Facilities Planning and Development, to secure the applicant's obligation to design, build and deliver to the City an air space parcel containing the social housing, and the associated agreement or agreements will include, but not be limited to, the following terms:

(a) an air space parcel containing the social housing together with the appropriate rights and obligations applicable to the ownership and operation of the legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations, will be transferred to the City at a nominal cost upon completion of construction of the social housing;

(b) as a condition of issuance of the development permit, a Letter of Credit or other form of security will be provided to the City in an amount equal to the estimated cost to complete and deliver the social housing parcel to the City; and

(c) such other terms and conditions as the Director of Legal Services, the Director of Planning and the Director of Facilities Planning and Development may in their sole discretion require.

6 OCCUPANCY REQUIREMENTS

6.1 Below-market rental units must be occupied by households who satisfy eligibility requirements as specified by the Director of Planning and secured by a housing agreement.

6.2 Social housing must be occupied by households who satisfy the applicable requirements in the definition of "social housing" in Section 2 of this by-law.

7 HOUSING AGREEMENT AND DURATION

7.1 Housing Agreement

7.1.1 Prior to issuance of a development permit in relation to the property on which the affordable dwelling units will be situated, the owner of the property on which such housing is situated must register against title to that property a housing agreement pursuant to section 565.2 of the Vancouver Charter, with such priority of registration and other terms as the Director of Legal Services and the Director of Planning may in their sole discretion require.

7.1.2 In addition to any other terms necessary to secure the requirements in this Schedule J, the housing agreement must include a section 219 covenant:

(a) securing the use of the affordable dwelling units as affordable dwelling units; and

(b) prohibiting the subdivision, stratification or separate sales of the affordable dwelling units.

7.2 Duration

7.2.1 All affordable dwelling units are subject to the requirements of this Schedule J for the longer of:

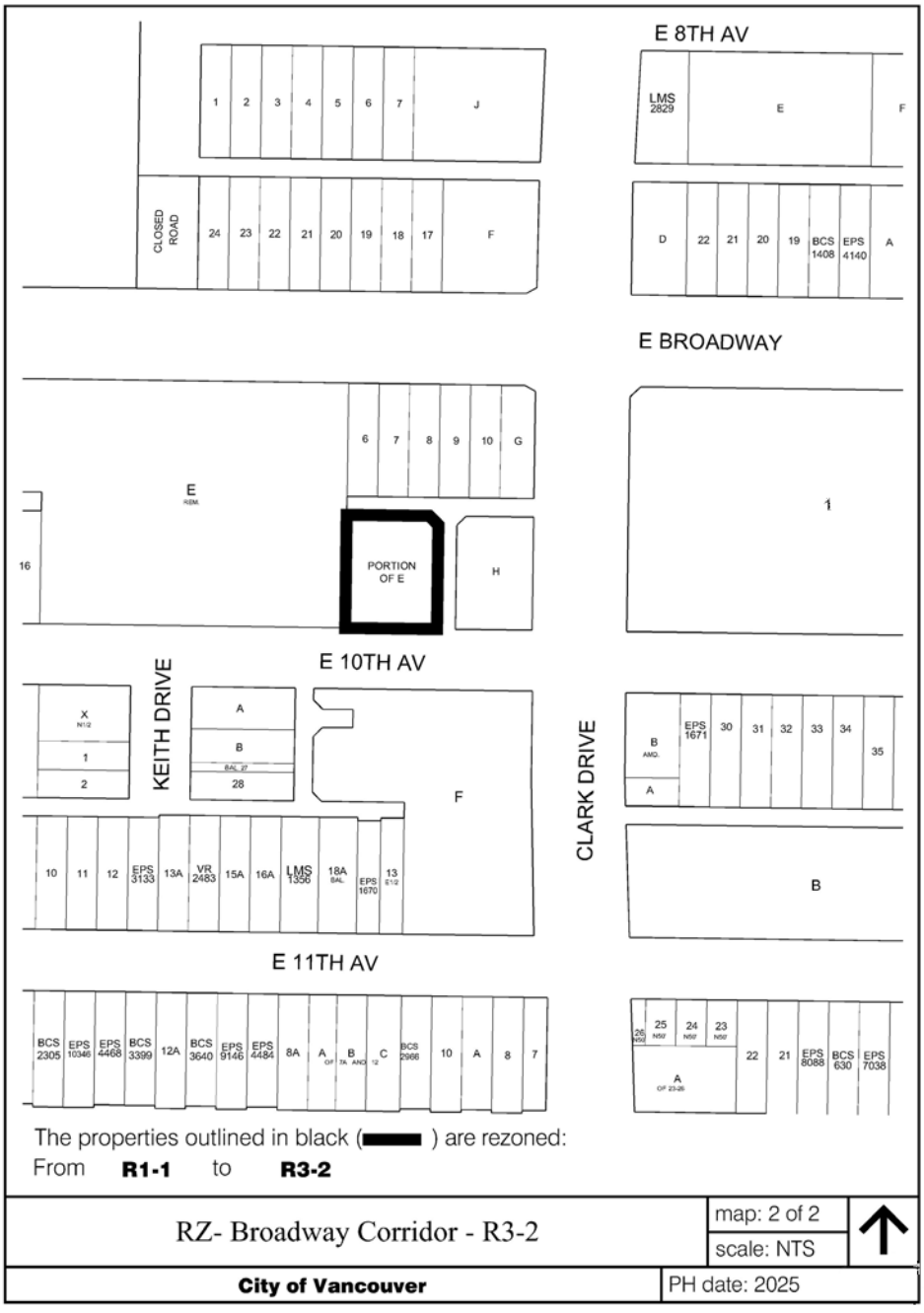
(a) 60 years from the date of first occupancy of the affordable dwelling units; or

(b) the life of the building in which the affordable dwelling units are situated.

Schedule E


W 14TH AV
W 15TH AV
W 16TH AV
W 18TH AV
VINE ST
YEW ST
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-2
RZ- Broadway Corridor - R3-2
map: 1 of 2
scale: NTS
City of Vancouver
PH date: 2025

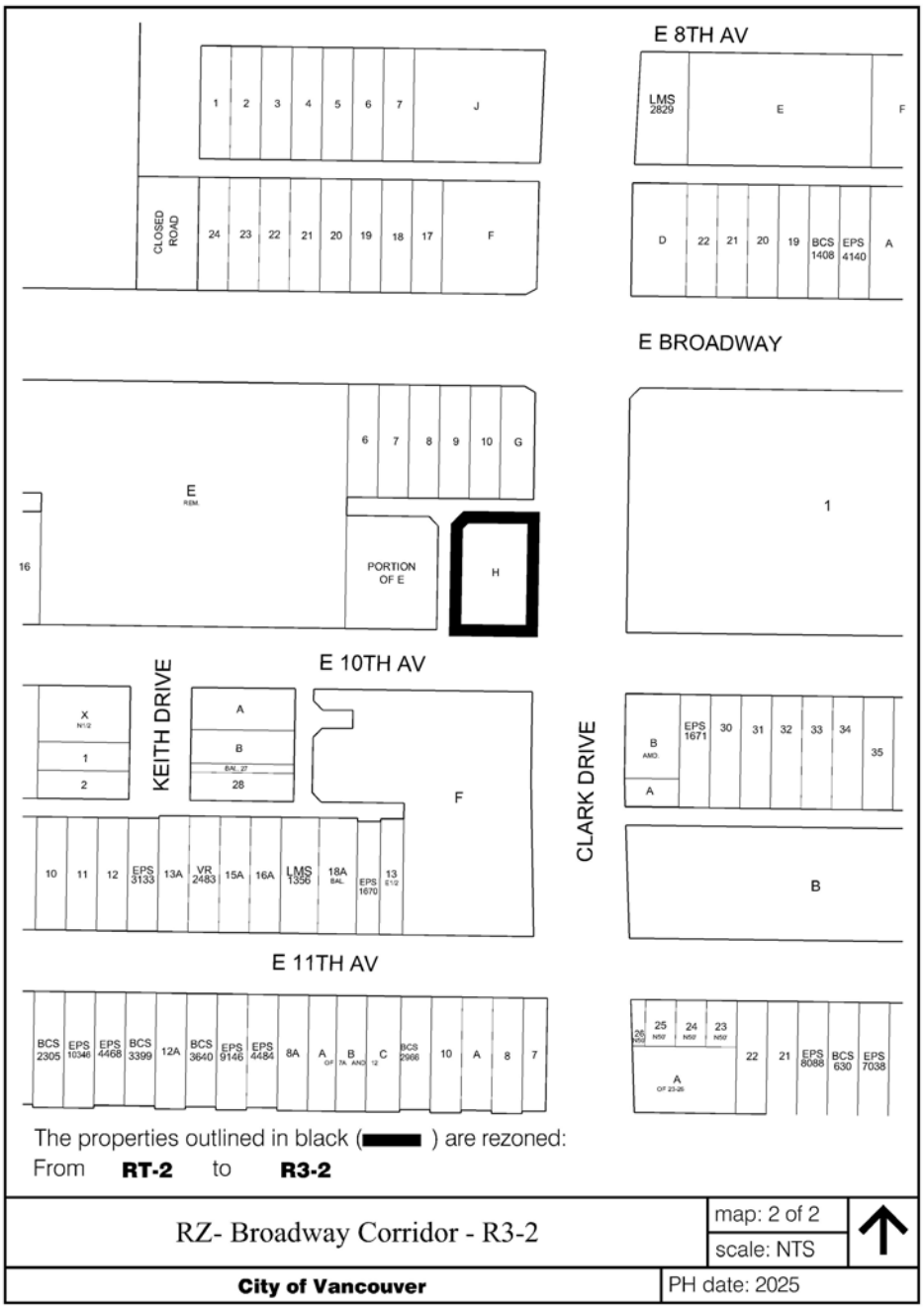
Schedule E


E 8TH AV
LMS 2829
E
F
1 2 3 4 5 6 7 J
CLOSED ROAD
24 23 22 21 20 19 18 17 F
D 22 21 20 19 BCS 1408 EPS 4140 A
E BROADWAY
6 7 8 9 10 G
E
REM.
16
PORTION OF E
H
1
E 10TH AV
KEITH DRIVE
X
N1/2
1
2
A
B
BAL. 27
28
F
CLARK DRIVE
B
AMD.
A
EPS 1671
30 31 32 33 34 35
B
10 11 12 EPS 3133 13A VR 2483 15A 16A LMS 1556 18A BAL. EPS 1670 13 S1/2
E 11TH AV
BCS 2305 EPS 10346 EPS 4468 BCS 3399 12A BCS 3640 EPS 9146 EPS 4484 8A A B C BCS 2966 10 A 8 7
25 N1/2
24 N1/2
23 N1/2
A
22 21 EPS 8088 BCS 630 EPS 7038
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From R1-1 to R3-2
RZ- Broadway Corridor - R3-2
map: 2 of 2
scale: NTS
City of Vancouver
PH date: 2025

Schedule E


W 13TH AV
W 14TH AV
W 15TH AV
W 16TH AV
ALDER ST
SPRUCE ST
MONTCALM ST
WOLFE AV
TECUMSEH AV
RICHELIEU AV
OAK ST
OSLER ST
The properties outlined in black (▬) are rezoned:
From RT-2 to R3-2
RZ- Broadway Corridor - R3-2
map: 1 of 2
scale: NTS
City of Vancouver
PH date: 2025

Schedule E


E 8TH AV
E BROADWAY
E 10TH AV
E 11TH AV
KEITH DRIVE
CLARK DRIVE
CLOSED ROAD
PORTION OF E
The properties outlined in black ( ) are rezoned:
From RT-2 to R3-2
RZ- Broadway Corridor - R3-2
map: 2 of 2
scale: NTS
City of Vancouver
PH date: 2025

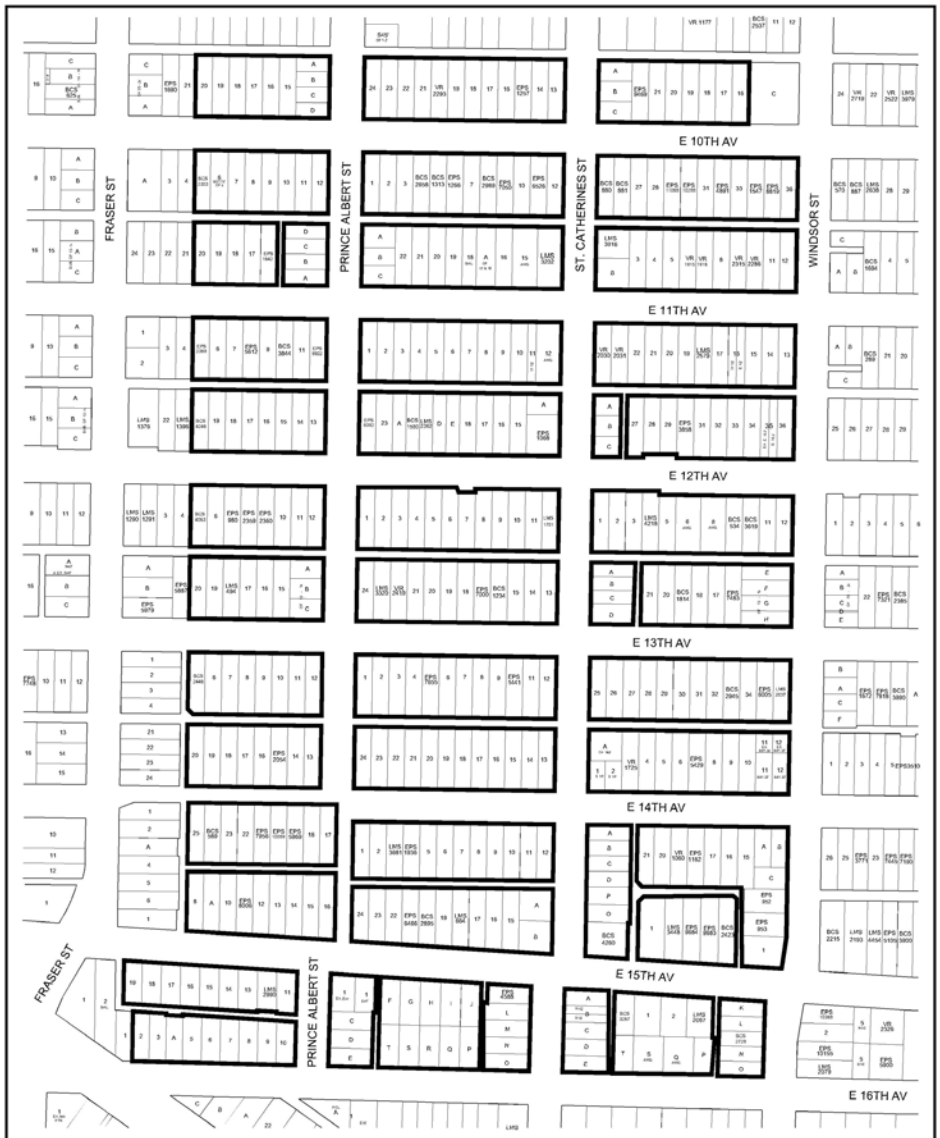
Schedule E


W 13TH AV
W 14TH AV
W 15TH AV
W 16TH AV
W 17TH AV
W 18TH AV
CAMBIE ST
YUKON ST
ALBERTA ST
COLUMBIA ST
The properties outlined in black ( ) are rezoned:
From RT-5 to R3-2
RZ- Broadway Corridor - R3-2
map: 2 of 5
scale: NTS
City of Vancouver
PH date: 2025

Schedule E


E 10TH AV
E 11TH AV
E 12TH AV
E 13TH AV
E 14TH AV
GUELPH ST
ST. GEORGE ST
CAROLINA ST
KINGSWAY
LMS 2109
The properties outlined in black ( ) are rezoned:
From RT-5 to R3-2
RZ- Broadway Corridor - R3-2
map: 3 of 5
scale: NTS
City of Vancouver
PH date: 2025

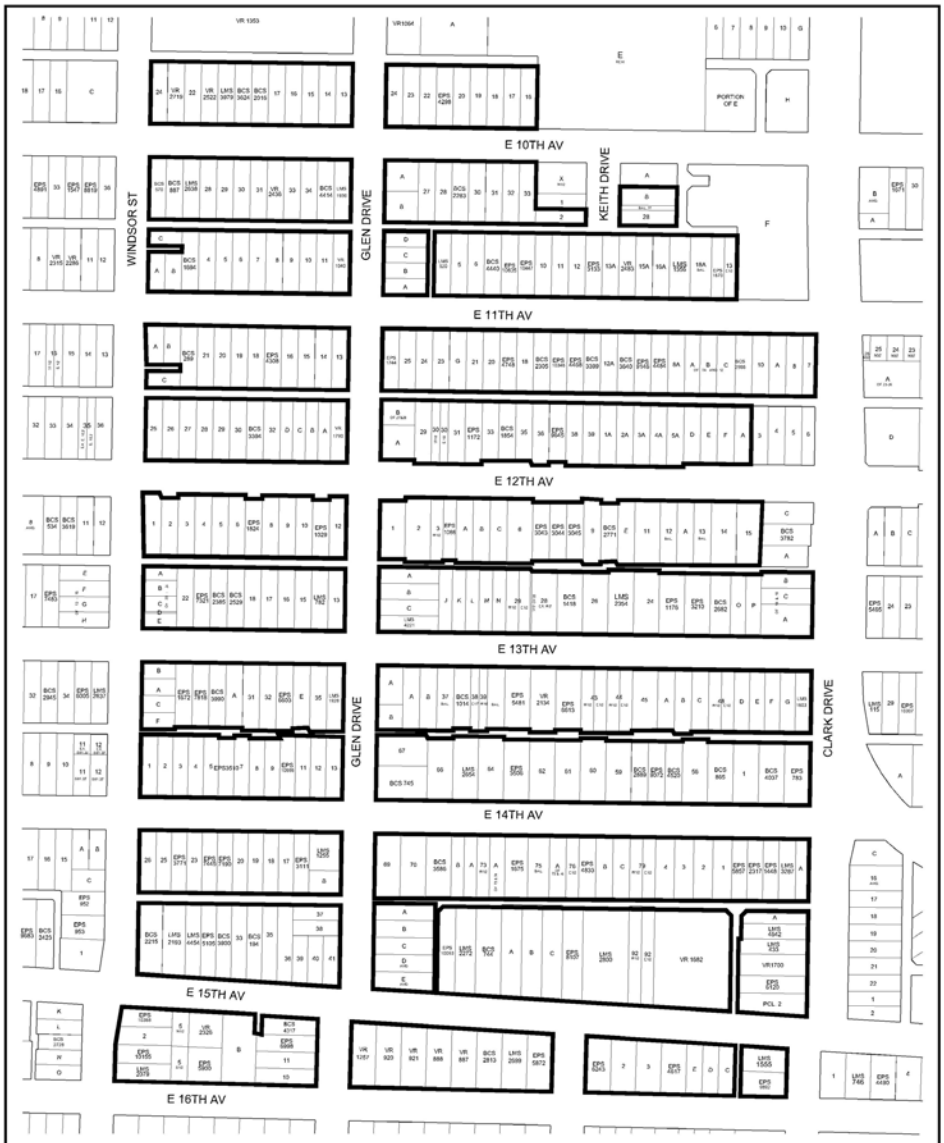
Schedule E



The properties outlined in black (——) are rezoned:
From **RT-5** to **R3-2**

RZ- Broadway Corridor - R3-2	map: 4 of 5 scale: NTS	↑
City of Vancouver	PH date: 2025	

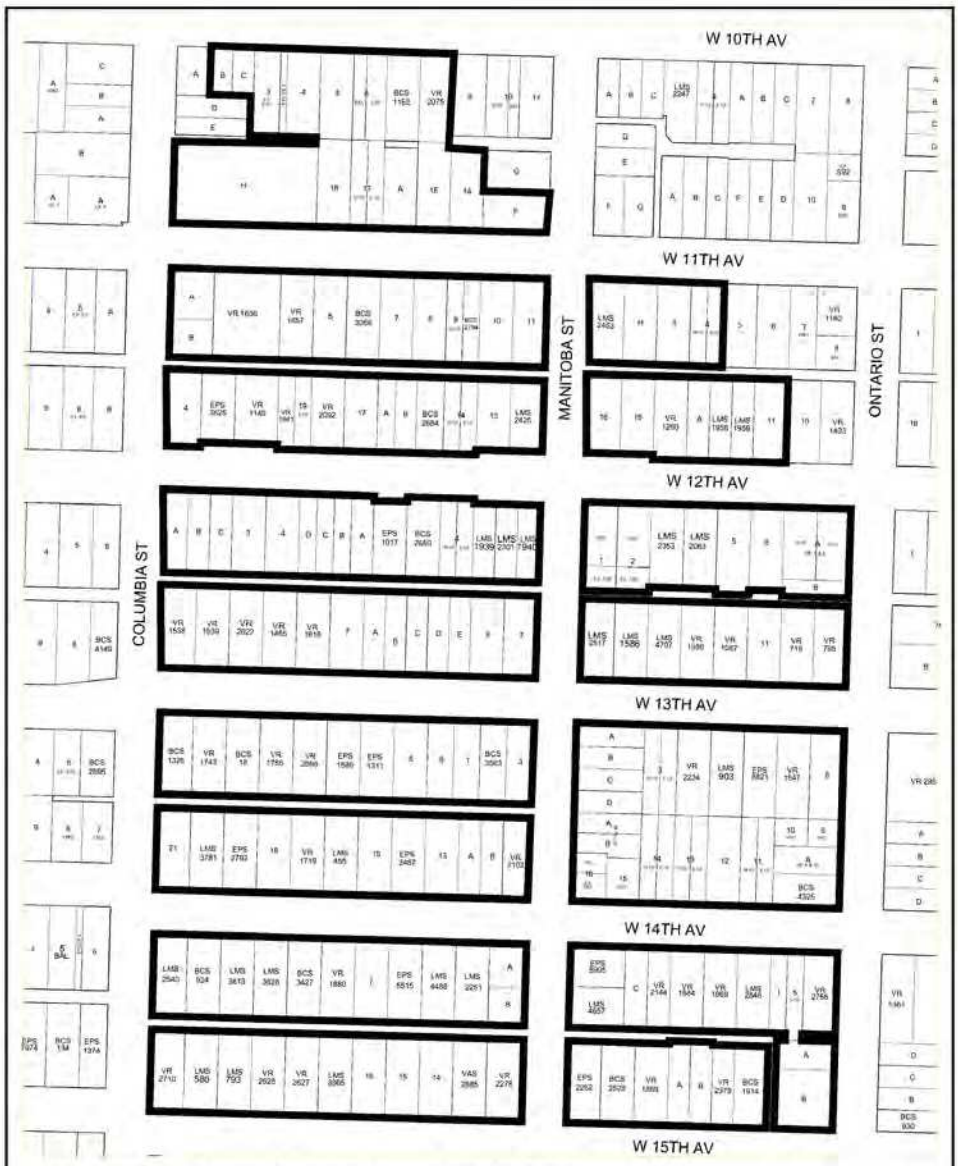
Schedule E


E 10TH AV
E 11TH AV
E 12TH AV
E 13TH AV
E 14TH AV
E 15TH AV
E 16TH AV
WINDSOR ST
GLEN DRIVE
KEITH DRIVE
CLARK DRIVE
The properties outlined in black (———) are rezoned:
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RZ- Broadway Corridor - R3-2
map: 5 of 5
scale: NTS
City of Vancouver
PH date: 2025

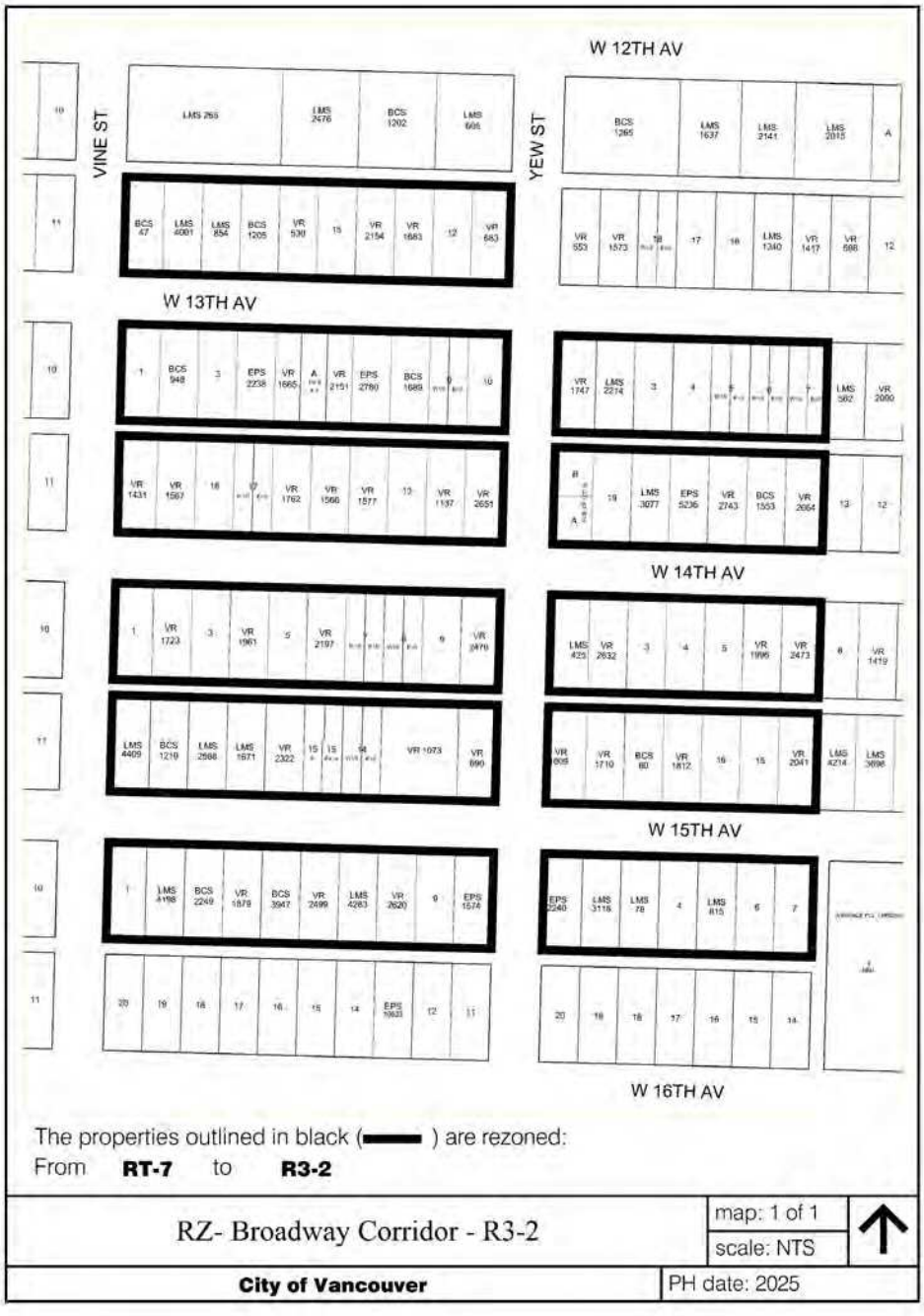
Schedule E


W 12TH AV
W 13TH AV
W 14TH AV
W 15TH AV
W 16TH AV
CAMBIE ST
COLUMBIA ST
YUKON ST
ALBERTA ST
The properties outlined in black ( ) are rezoned:
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RZ- Broadway Corridor - R3-2
map: 1 of 2
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City of Vancouver
PH date: 2025

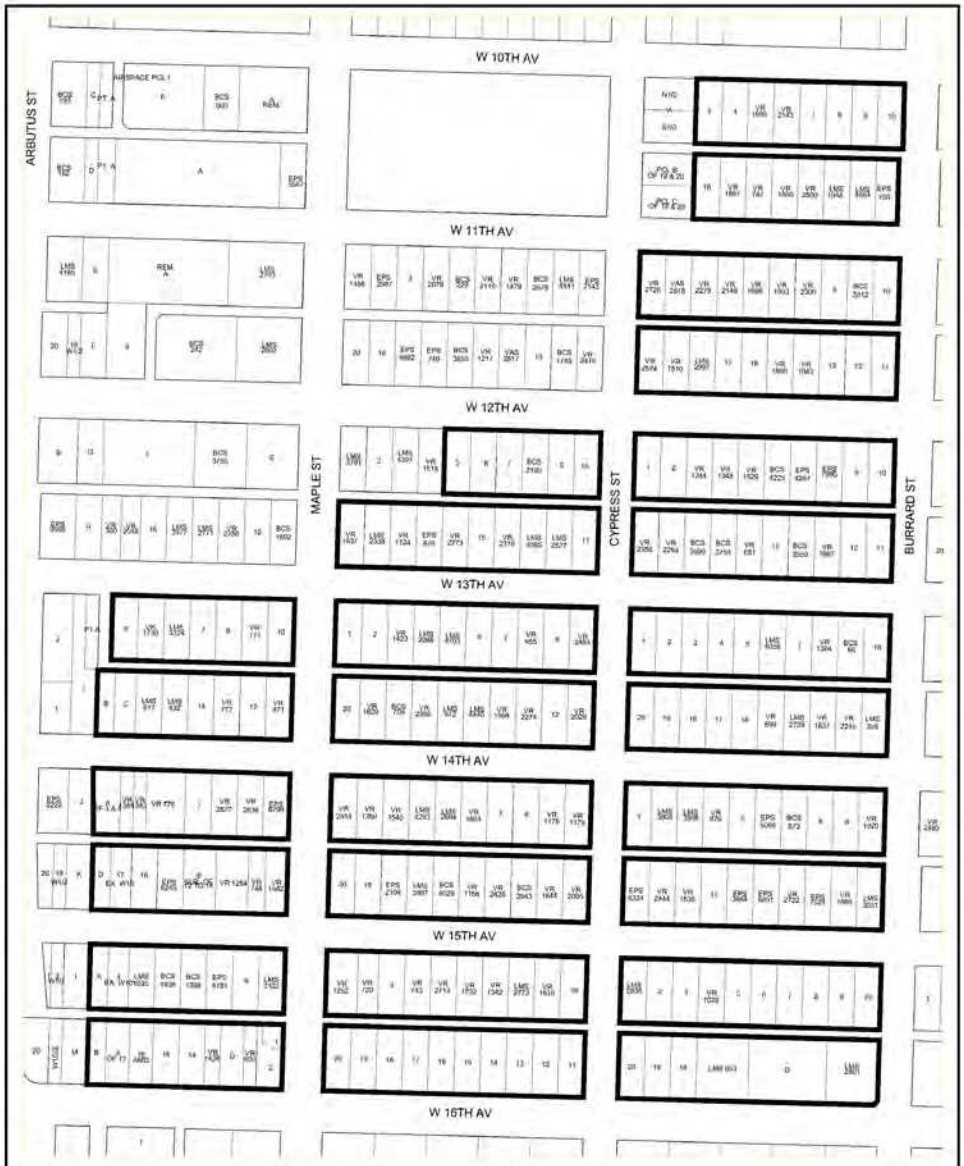
Schedule E


W 10TH AV
W 11TH AV
W 12TH AV
W 13TH AV
W 14TH AV
W 15TH AV
COLUMBIA ST
MANITOBA ST
ONTARIO ST
The properties outlined in black ( ) are rezoned:
From RT-6 to R3-2
RZ- Broadway Corridor - R3-2
map: 2 of 2
scale: NTS
City of Vancouver
PH date: 2025

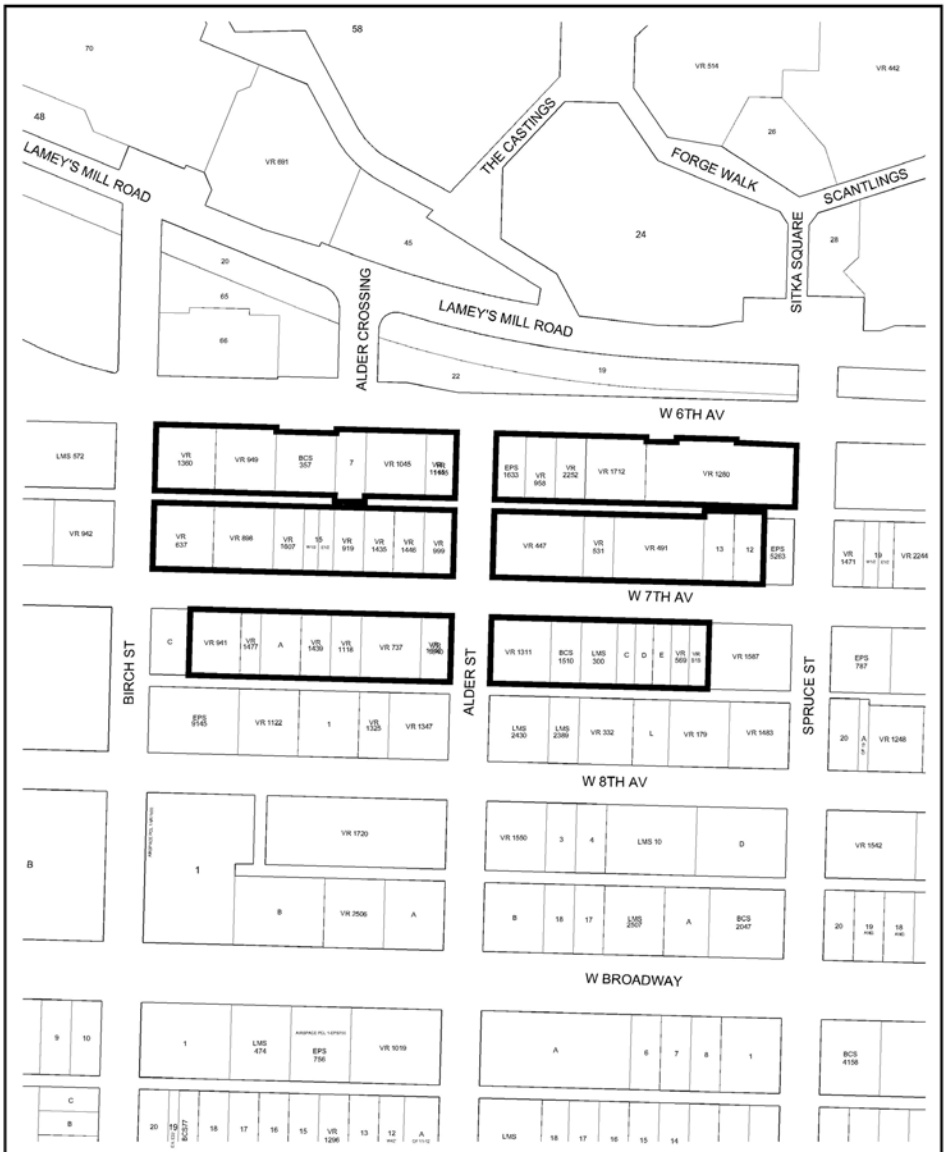
Schedule E


W 12TH AV
VINE ST
YEW ST
W 13TH AV
W 14TH AV
W 15TH AV
W 16TH AV
The properties outlined in black ( ) are rezoned:
From RT-7 to R3-2
RZ- Broadway Corridor - R3-2
map: 1 of 1
scale: NTS
City of Vancouver
PH date: 2025

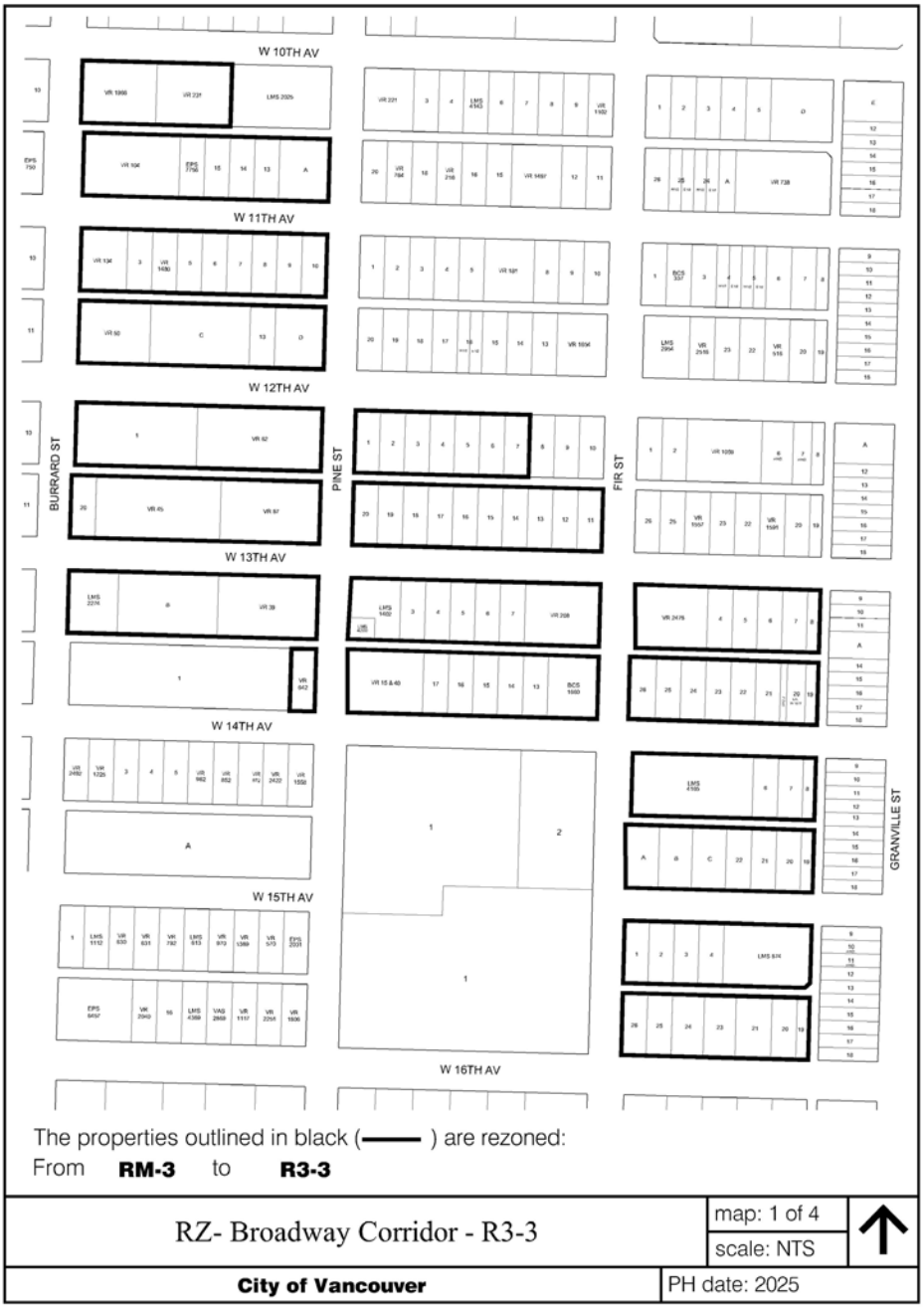
Schedule E


W 10TH AV
W 11TH AV
W 12TH AV
W 13TH AV
W 14TH AV
W 15TH AV
W 16TH AV
ARBUTUS ST
MAPLE ST
CYPRESS ST
BURRARD ST
The properties outlined in black ( ) are rezoned:
From RT-8 to R3-2
RZ- Broadway Corridor - R3-2
map: 1 of 1
scale: NTS
City of Vancouver
PH date: 2025

Schedule F


LAMEY'S MILL ROAD
THE CASTINGS
FORGE WALK
SCANTLINGS
SITKA SQUARE
ALDER CROSSING
LAMEY'S MILL ROAD
W 6TH AV
W 7TH AV
W 8TH AV
W BROADWAY
BIRCH ST
ALDER ST
SPRUCE ST
The properties outlined in black (▬) are rezoned:
From FM-1 to R3-3
RZ- Broadway Corridor - R3-3
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scale: NTS
City of Vancouver
PH date: 2025

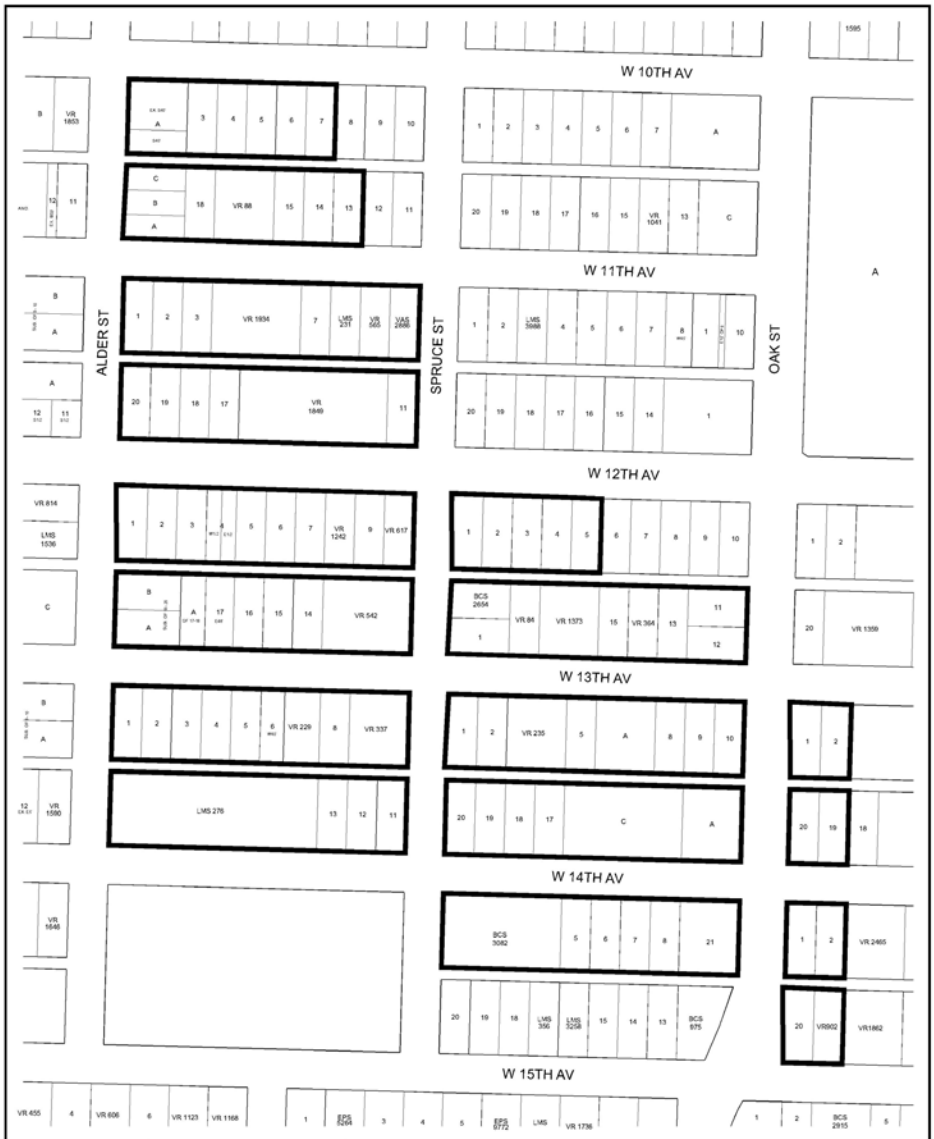
Schedule F


W 10TH AV
W 11TH AV
W 12TH AV
W 13TH AV
W 14TH AV
W 15TH AV
W 16TH AV
BURRARD ST
PINE ST
FIR ST
GRANVILLE ST
The properties outlined in black (———) are rezoned:
From RM-3 to R3-3
RZ- Broadway Corridor - R3-3
map: 1 of 4
scale: NTS
City of Vancouver
PH date: 2025

Schedule F


W 10TH AV
W 11TH AV
W 12TH AV
W 13TH AV
W 14TH AV
W 15TH AV
HEMLOCK ST
BIRCH ST
ALDER ST
MARPOLE AV
WOLFE AV
MCRAE AV
TECUMSEH AV
The properties outlined in black (———) are rezoned:
From RM-3 to R3-3
RZ- Broadway Corridor - R3-3
map: 2 of 4
scale: NTS
City of Vancouver
PH date: 2025

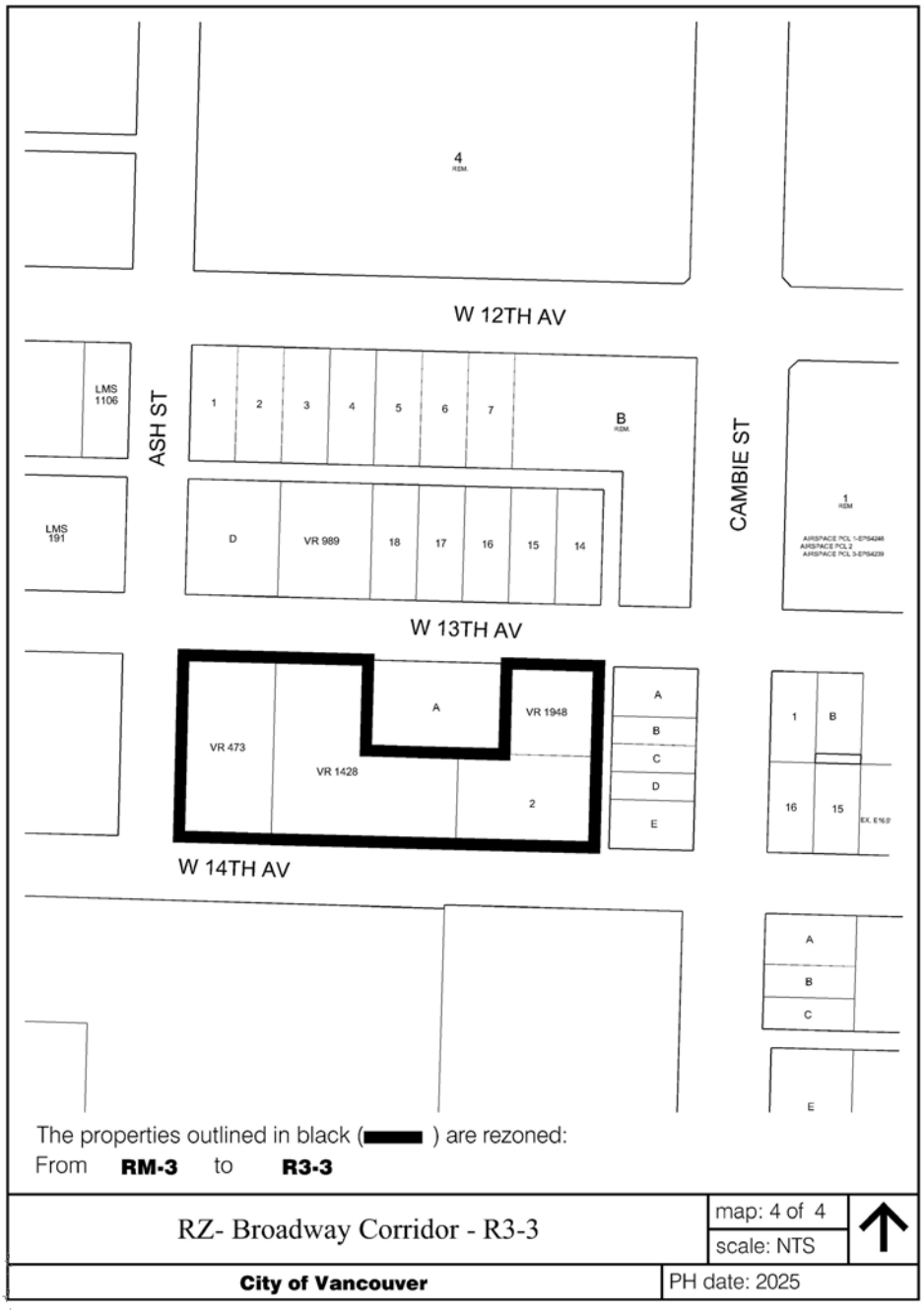
Schedule F



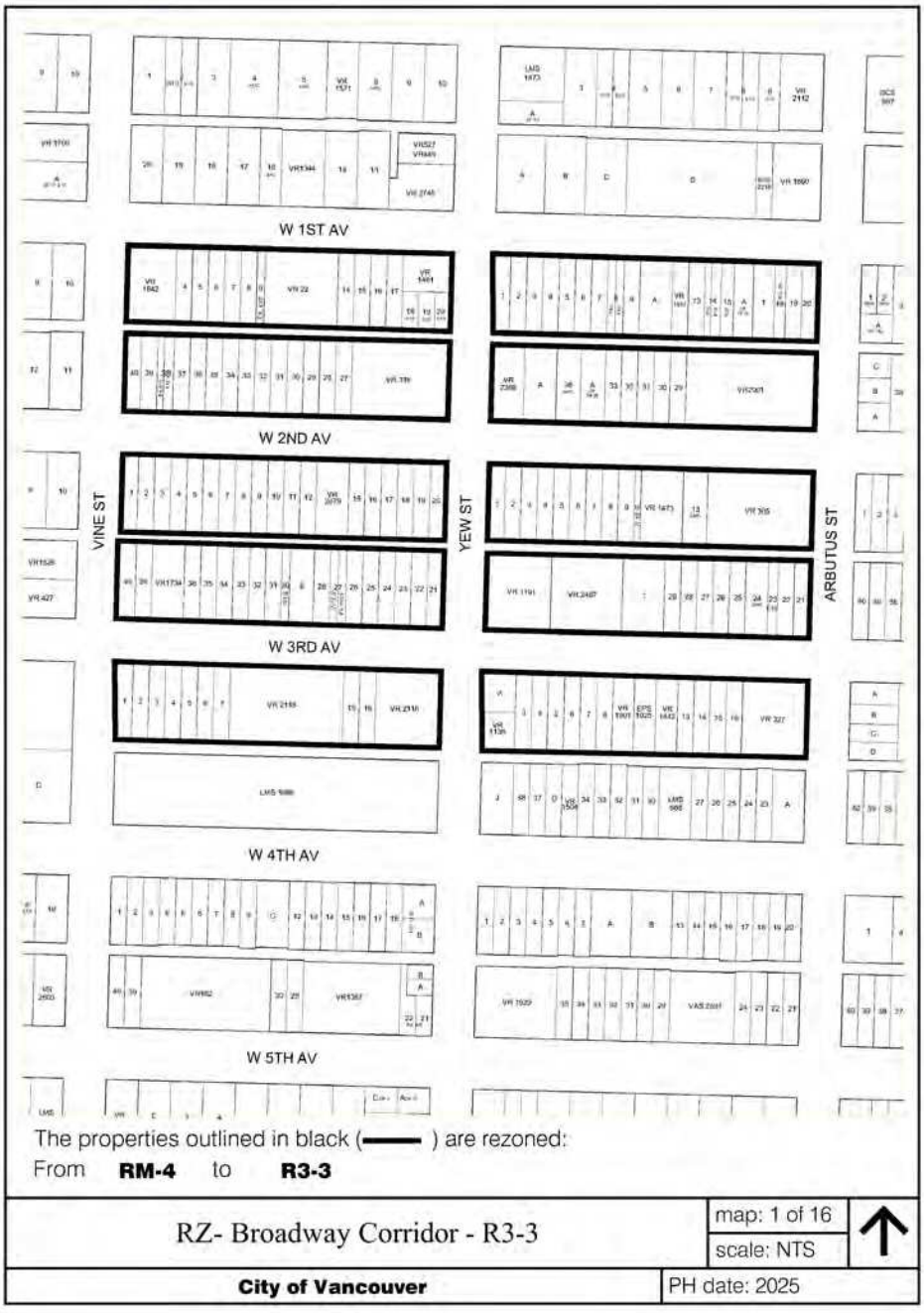
The properties outlined in black (▬) are rezoned:
From **RM-3** to **R3-3**

RZ- Broadway Corridor - R3-3	map: 3 of 4 scale: NTS	↑
City of Vancouver	PH date: 2025	

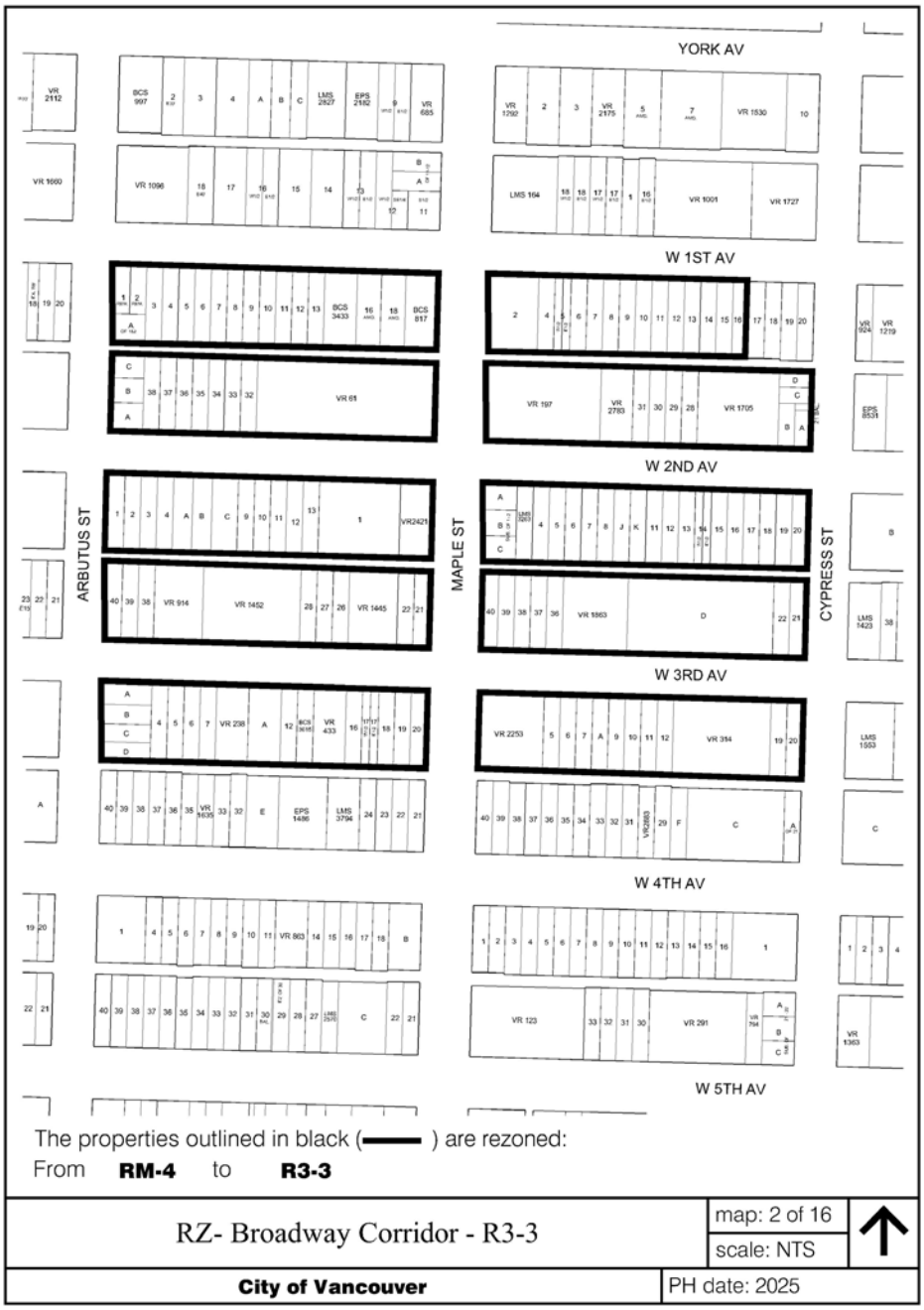
Schedule F


4
REM.
W 12TH AV
LMS 1106
ASH ST
1
2
3
4
5
6
7
B
REM.
CAMBIE ST
1
REM
LMS 191
D
VR 989
18
17
16
15
14
W 13TH AV
VR 473
A
VR 1948
VR 1428
2
A
B
C
D
E
1
B
16
15
W 14TH AV
A
B
C
E
The properties outlined in black ( ) are rezoned:
From RM-3 to R3-3
RZ- Broadway Corridor - R3-3
map: 4 of 4
scale: NTS
City of Vancouver
PH date: 2025

Schedule F


W 1ST AV
W 2ND AV
W 3RD AV
W 4TH AV
W 5TH AV
VINE ST
YEW ST
ARBUTUS ST
The properties outlined in black (——) are rezoned:
From RM-4 to R3-3
RZ- Broadway Corridor - R3-3
map: 1 of 16
scale: NTS
City of Vancouver
PH date: 2025

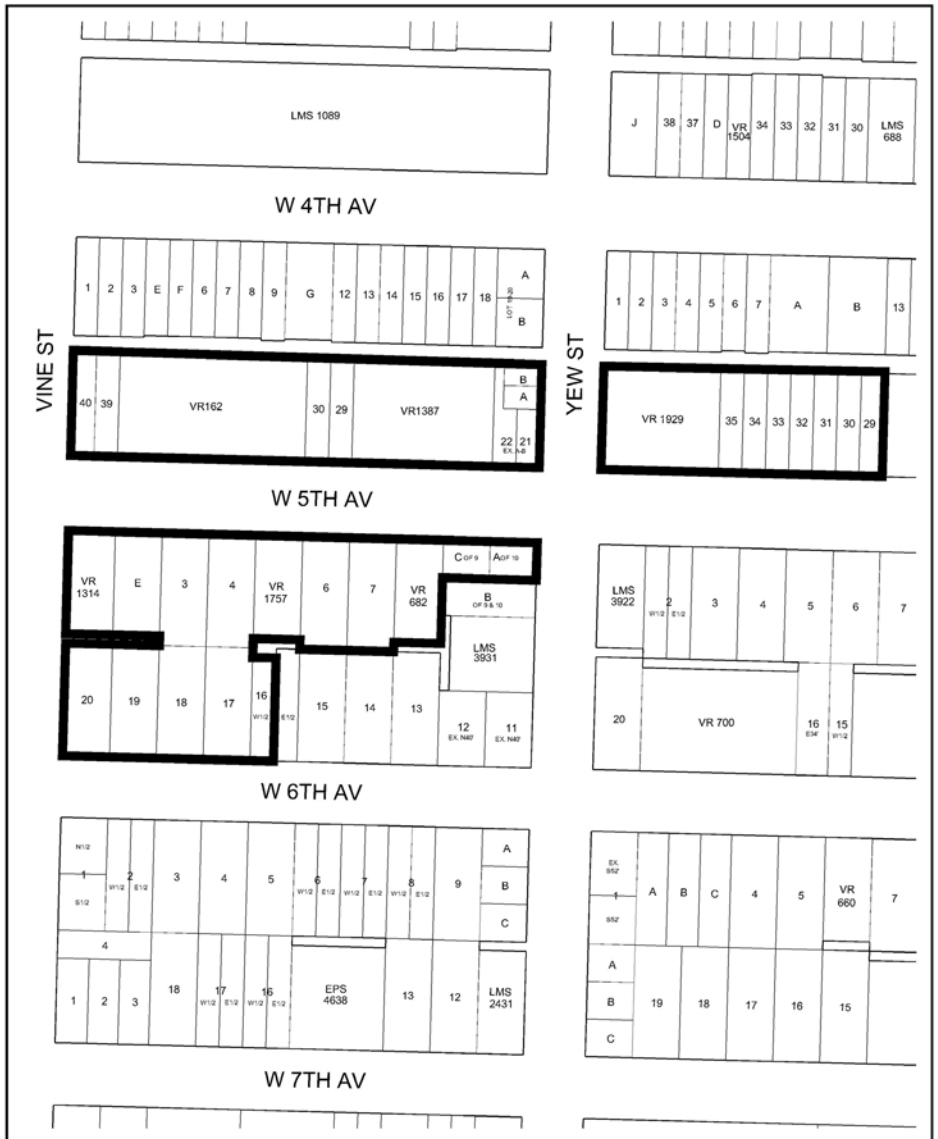
Schedule F


YORK AV
W 1ST AV
W 2ND AV
W 3RD AV
W 4TH AV
W 5TH AV
ARBUTUS ST
MAPLE ST
CYPRESS ST
The properties outlined in black (▬) are rezoned:
From RM-4 to R3-3
RZ- Broadway Corridor - R3-3
map: 2 of 16
scale: NTS
City of Vancouver
PH date: 2025

Schedule F


W 1ST AV
W 2ND AV
W 3RD AV
W 4TH AV
CYPRESS ST
BURRARD ST
VR 1705
EPS 8531
EPS 911
VR 924
VR 1219
VR 1752
VR 1754
VR 1755
VR 2339
LMS 289
BCS 3286
VR 280
VR 451
LMS 1423
LMS 1553
LMS 3757
VR 2581
BCS 3790
VR 314
The properties outlined in black (▬) are rezoned:
From **RM-4** to **R3-3**
RZ- Broadway Corridor - R3-3
map: 3 of 16
scale: NTS
City of Vancouver
PH date: 2025

Schedule F


LMS 1089
W 4TH AV
VINE ST
YEW ST
VR162
VR1387
VR 1929
W 5TH AV
W 6TH AV
W 7TH AV
EPS 4638
LMS 2431
VR 700
The properties outlined in black ( ) are rezoned:
From RM-4 to R3-3
RZ- Broadway Corridor - R3-3
map: 4 of 16
scale: NTS
City of Vancouver
PH date: 2025

Schedule F


W 4TH AV
W 4TH AV
W 5TH AV
W 6TH AV
MAPLE ST
W 7TH AV
MAPLE ST
CYPRESS ST
BURRARD ST
W 8TH AV
W BROADWAY
The properties outlined in black ( ) are rezoned:
From RM-4 to R3-3
RZ- Broadway Corridor - R3-3
map: 5 of 16
scale: NTS
City of Vancouver
PH date: 2025

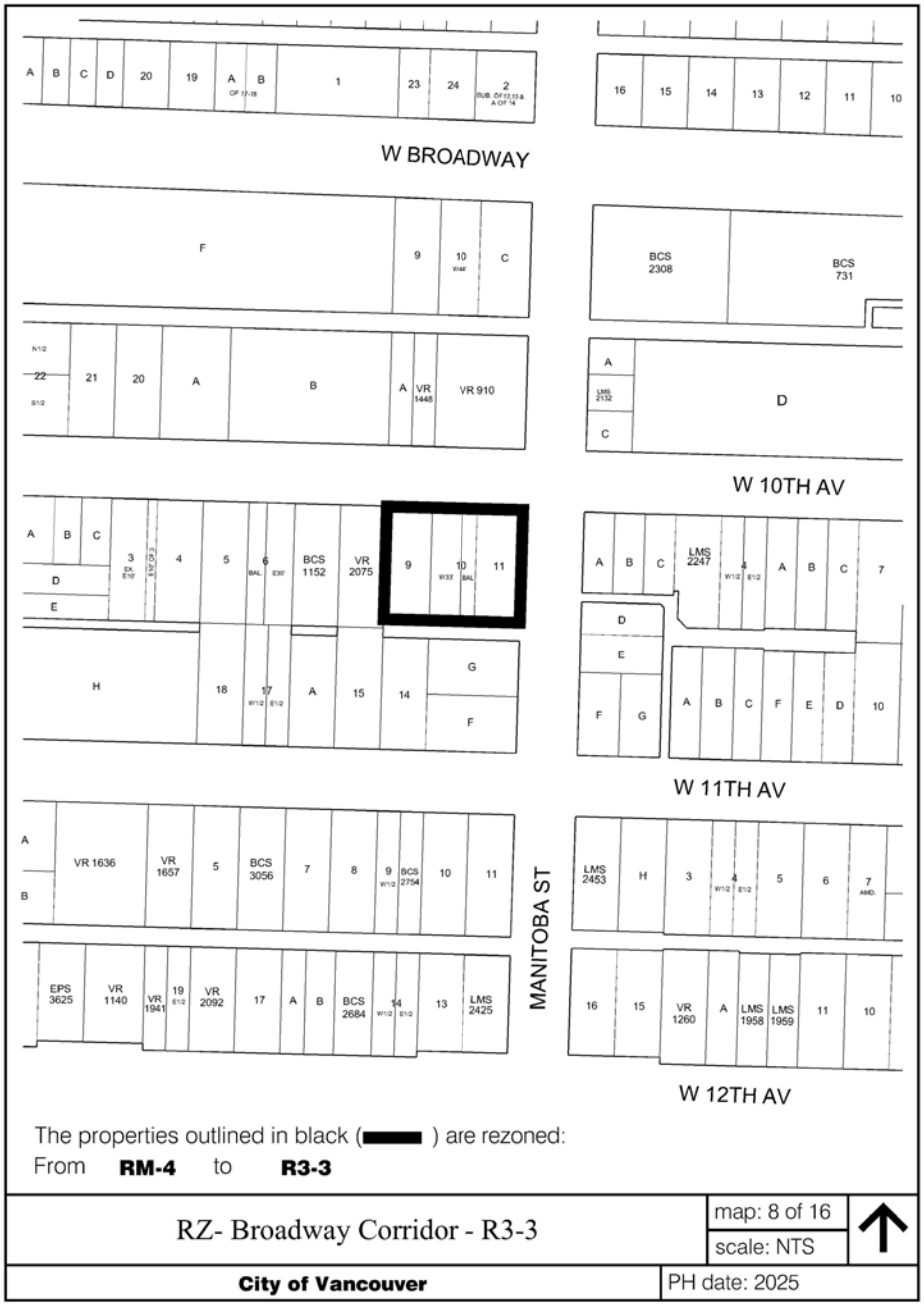
Schedule F


OAK ST
W 12TH AV
LAUREL ST
WILLOW ST
HEATHER ST
W 13TH AV
W 14TH AV
W 15TH AV
W 16TH AV
W 17TH AV
The properties outlined in black (———) are rezoned:
From **RM-4** to **R3-3**
RZ- Broadway Corridor - R3-3
map: 6 of 16
scale: NTS
City of Vancouver
PH date: 2025

Schedule F


W 12TH AV
HEATHER ST
ASH ST
VR 2642
LMS 1106
VR 340
VR 2748
LMS 191
VR 989
W 13TH AV
BCS 1766
EPS 1281
VAS 2820
VR 473
VR 1948
VR 1428
W 14TH AV
LMS 3975
VR 1335
LMS 17
VR 2714
REM.
PROMENADE MEWS
LMS 597
VR 2542
VR 1279
VR 2373
LMS 1583
LMS 1868
W 16TH AV
BCS 1385
The properties outlined in black ( ) are rezoned:
From RM-4 to R3-3
RZ- Broadway Corridor - R3-3
map: 7 of 16
scale: NTS
City of Vancouver
PH date: 2025

Schedule F


W BROADWAY
W 10TH AV
W 11TH AV
W 12TH AV
MANITOBA ST
The properties outlined in black ( ) are rezoned:
From RM-4 to R3-3
RZ- Broadway Corridor - R3-3
map: 8 of 16
scale: NTS
City of Vancouver
PH date: 2025

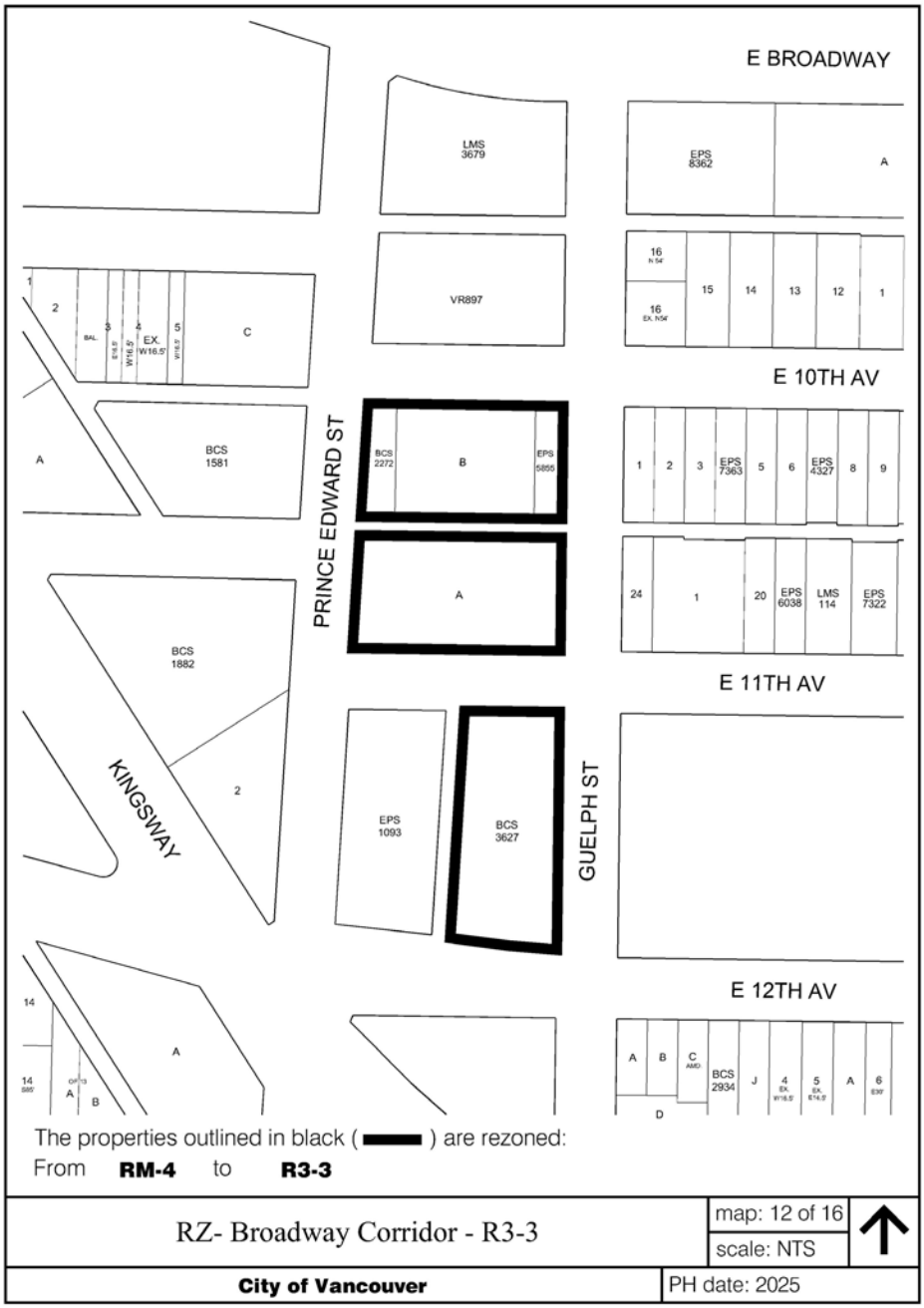
Schedule F


E 12TH AV
E 13TH AV
E 14TH AV
E 15TH AV
E 16TH AV
ONTARIO ST
QUEBEC ST
MAIN ST
VR 719
VR 795
EPS 1430
BCS 223
VR 295
BCS 4325
VR 1361
BCS 930
VR 2755
VR 1011
BCS 2864
BCS 2294
BCS 3882
EPS 3305
LMS 163
EPS 2771
LMS
The properties outlined in black (▬) are rezoned:
From **RM-4** to **R3-3**
RZ- Broadway Corridor - R3-3
map: 9 of 16
scale: NTS
City of Vancouver
PH date: 2025

Schedule F


E 12TH AV
E 13TH AV
E 14TH AV
E 15TH AV
E 16TH AV
MAIN ST
WATSON ST
SOPHIA ST
PRINCE EDWARD ST
KINGSWAY
The properties outlined in black ( ) are rezoned:
From RM-4 to R3-3
RZ- Broadway Corridor - R3-3
map: 10 of 16
scale: NTS
City of Vancouver
PH date: 2025

Schedule F


E BROADWAY
LMS 3679
EPS 8362
A
VR897
16 N 54'
16 EX. N54'
15
14
13
12
1
E 10TH AV
PRINCE EDWARD ST
BCS 2272
B
EPS 5855
A
1
2
3
EPS 7363
5
6
EPS 4327
8
9
24
1
20
EPS 6038
LMS 114
EPS 7322
E 11TH AV
BCS 1581
BCS 1882
KINGSWAY
2
EPS 1093
BCS 3627
GUELPH ST
E 12TH AV
14
A
B
C
BCS 2934
J
4
5
6
D
The properties outlined in black (▬) are rezoned:
From RM-4 to R3-3
RZ- Broadway Corridor - R3-3
map: 12 of 16
scale: NTS
City of Vancouver
PH date: 2025

Schedule F


E 5TH AV
E 6TH AV
E 7TH AV
E 8TH AV
E BROADWAY
E 10TH AV
BRUNSWICK ST
PRINCE EDWARD ST
GUELPH ST
ST. GEORGE ST
1
2
The properties outlined in black ( ) are rezoned:
From RM-4 to R3-3
RZ- Broadway Corridor - R3-3
map: 13 of 16
scale: NTS
City of Vancouver
PH date: 2025

Schedule F


E 6TH AV
ST. GEORGE ST
CAROLINA ST
FRASER ST
E 7TH AV
E 8TH AV
E BROADWAY
VR 2546
BCS 2310
EPS 7952
VR 176
VR 279
LMS 3221
BCS 4090
LMS 2550
VR 192
BCS 2101
BCS 870
EPS 8756
BCS 1264
VR 382
EPS 1889
VR 367
VR 1238
VR 1121
VR2320
BCS 2481
VR 1328
VR 1237
EPS 3643
EPS 10616
EPS 5569
EPS 7443
The properties outlined in black (▬) are rezoned:
From **RM-4** to **R3-3**
RZ- Broadway Corridor - R3-3
map: 14 of 16
scale: NTS
City of Vancouver
PH date: 2025

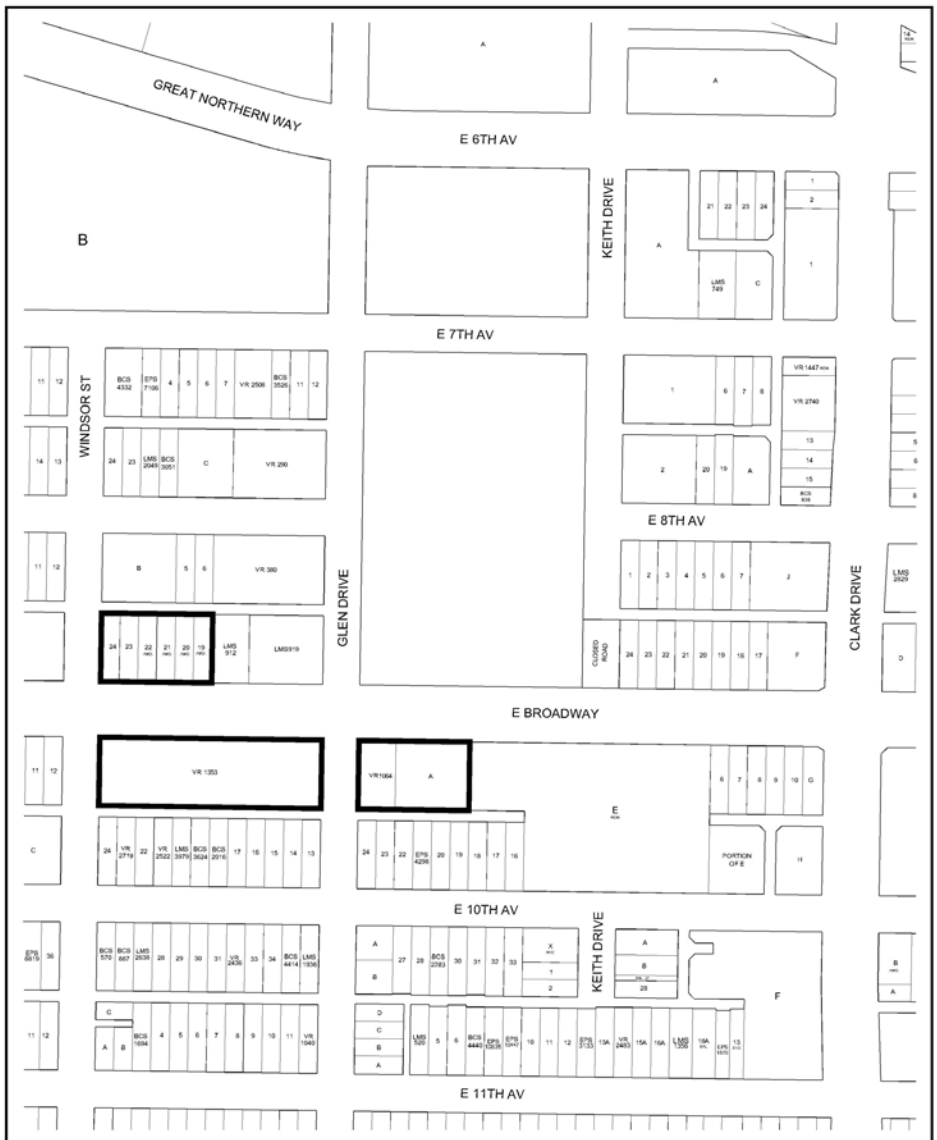
Schedule F



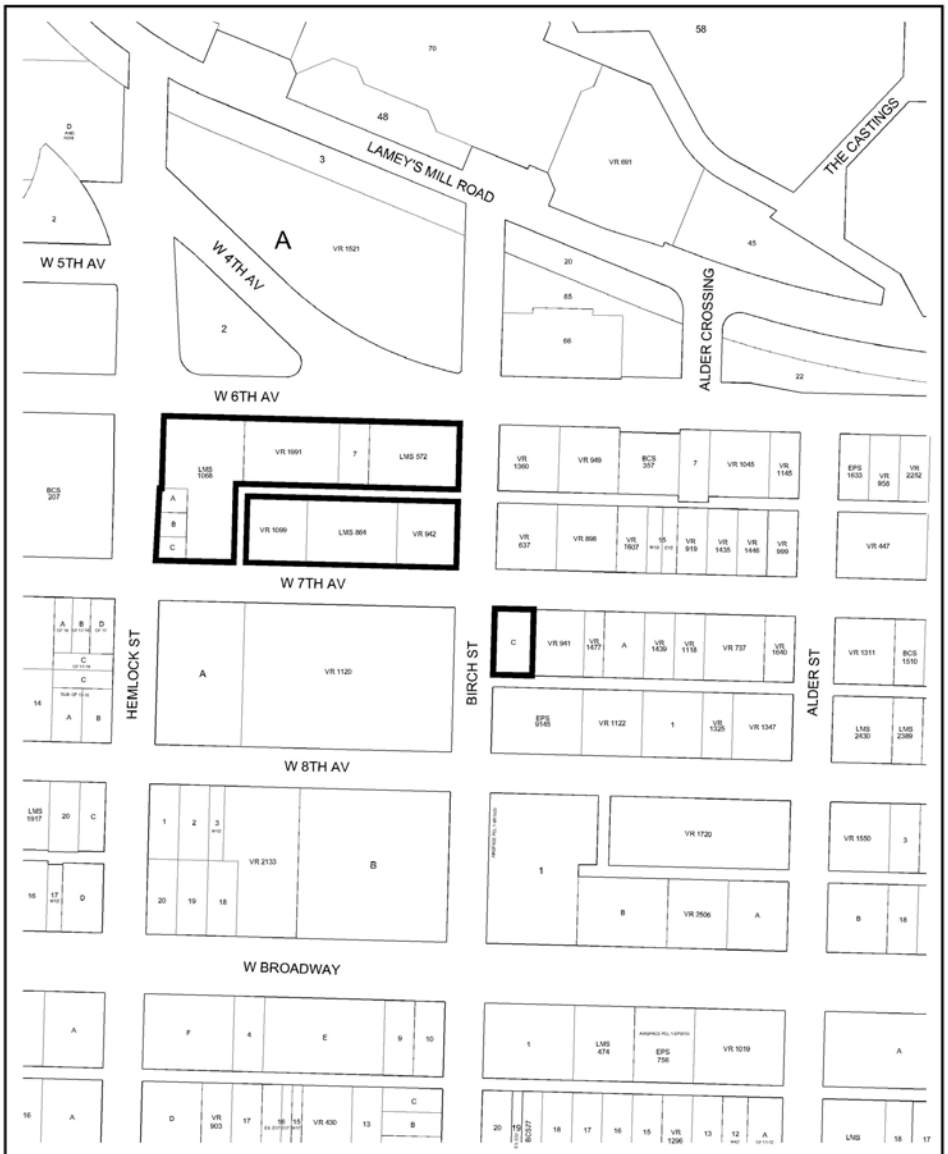
The properties outlined in black (——) are rezoned:
From **RM-4** to **R3-3**

RZ- Broadway Corridor - R3-3	map: 15 of 16 scale: NTS
City of Vancouver	PH date: 2025

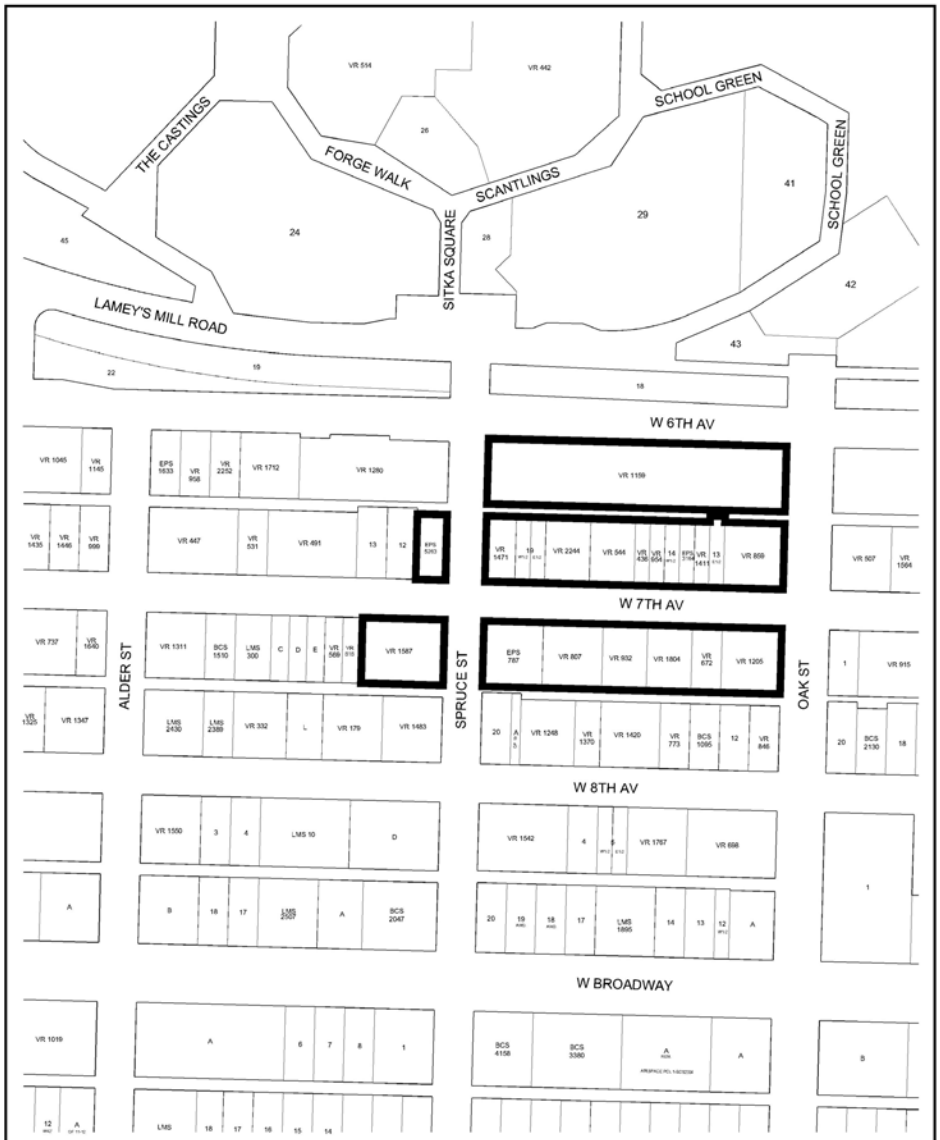
Schedule F


GREAT NORTHERN WAY
E 6TH AV
KEITH DRIVE
B
E 7TH AV
WINDSOR ST
GLEN DRIVE
E 8TH AV
CLARK DRIVE
E BROADWAY
E 10TH AV
KEITH DRIVE
E 11TH AV
The properties outlined in black (▬) are rezoned:
From RM-4 to R3-3
RZ- Broadway Corridor - R3-3
map: 16 of 16
scale: NTS
City of Vancouver
PH date: 2025

Schedule G


LAMEY'S MILL ROAD
THE CASTINGS
ALDER CROSSING
W 5TH AV
W 4TH AV
W 6TH AV
W 7TH AV
W 8TH AV
W BROADWAY
HEMLOCK ST
BIRCH ST
ALDER ST
The properties outlined in black ( ) are rezoned:
From FM-1 to R4-1
RZ- Broadway Corridor - R4-1
map: 1 of 4
scale: NTS
City of Vancouver
PH date: 2025

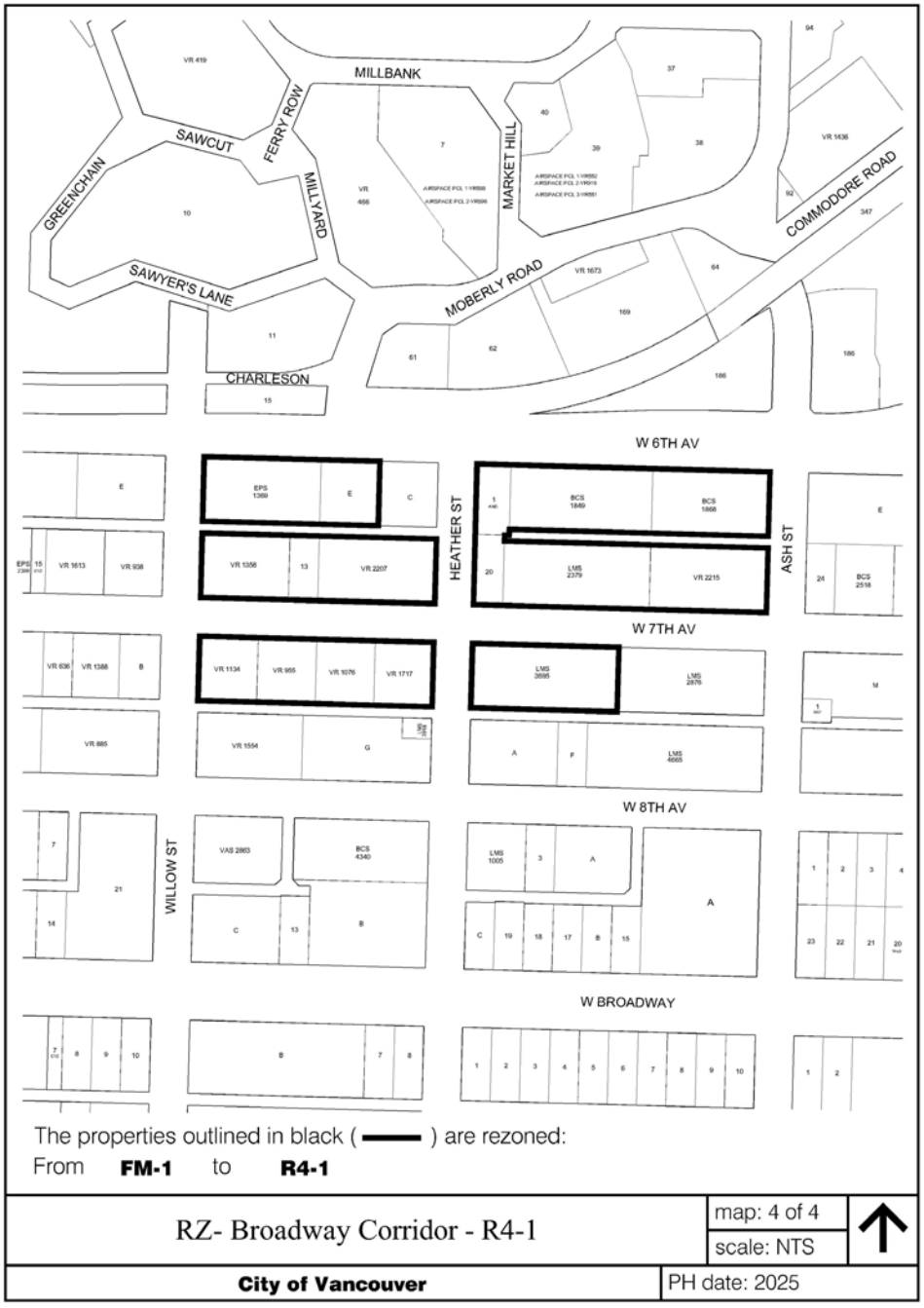
Schedule G


THE CASTINGS
FORGE WALK
SCANTLINGS
SCHOOL GREEN
SCHOOL GREEN
SITKA SQUARE
LAMEY'S MILL ROAD
W 6TH AV
W 7TH AV
W 8TH AV
W BROADWAY
ALDER ST
SPRUCE ST
OAK ST
The properties outlined in black (▬) are rezoned:
From FM-1 to R4-1
RZ- Broadway Corridor - R4-1
map: 2 of 4
scale: NTS
City of Vancouver
PH date: 2025

Schedule G


SCHOOL GREEN
SAWCUT
GREENCHAIN
SAWYER'S LANE
CHARLESON
W 6TH AV
W 7TH AV
W 8TH AV
W BROADWAY
OAK ST
LAUREL ST
WILLOW ST
REM.
31
41
42
43
10
11
15
16
17
The properties outlined in black ( ) are rezoned:
From **FM-1** to **R4-1**
RZ- Broadway Corridor - R4-1
map: 3 of 4
scale: NTS
City of Vancouver
PH date: 2025

Schedule G


MILLBANK
SAWCUT
FERRY ROW
GREENCHAIN
MILLYARD
MARKET HILL
COMMODORE ROAD
SAWYER'S LANE
MOBERLY ROAD
CHARLESON
W 6TH AV
W 7TH AV
W 8TH AV
W BROADWAY
HEATHER ST
ASH ST
WILLOW ST
The properties outlined in black (▬) are rezoned:
From FM-1 to R4-1
RZ- Broadway Corridor - R4-1
map: 4 of 4
scale: NTS
City of Vancouver
PH date: 2025

Schedule H


W 35TH AV
W 37TH AV
W 39TH AV
W 41ST AV
BAILLIE ST
HEATHER ST
MANSON ST
ASH ST
CAMBIE ST
The properties outlined in black ( ) are rezoned:
From R1-1 to R5-1
RZ- Cambie Corridor - R5-1
map: 1 of 2
scale: NTS
City of Vancouver
PH date: 2025

Schedule H


W 38TH AV
W 39TH AV
W 40TH AV
W 41ST AV
W 42ND AV
W 43RD AV
CAMBIE ST
ALBERTA ST
ELIZABETH ST
COLUMBIA ST
The properties outlined in black ( ) are rezoned:
From R1-1 to R5-1
RZ- Cambie Corridor - R5-1
map: 2 of 2
scale: NTS
City of Vancouver
PH date: 2025

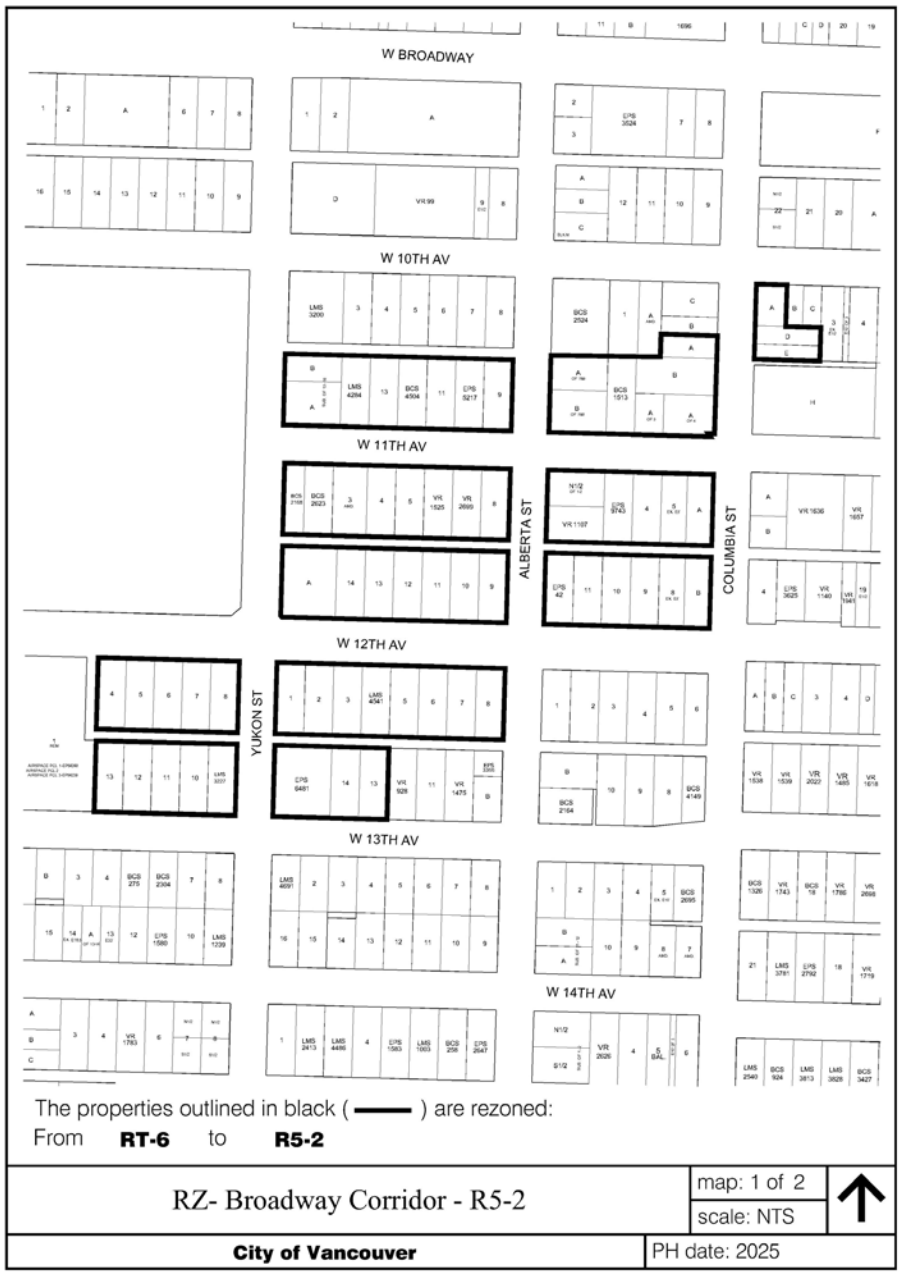
Schedule I



The properties outlined in black (▬) are rezoned:
From **RT-5** to **R5-2**

RZ- Broadway Corridor - R5-2	map: 1 of 1 scale: NTS	↑
City of Vancouver	PH date: 2025	

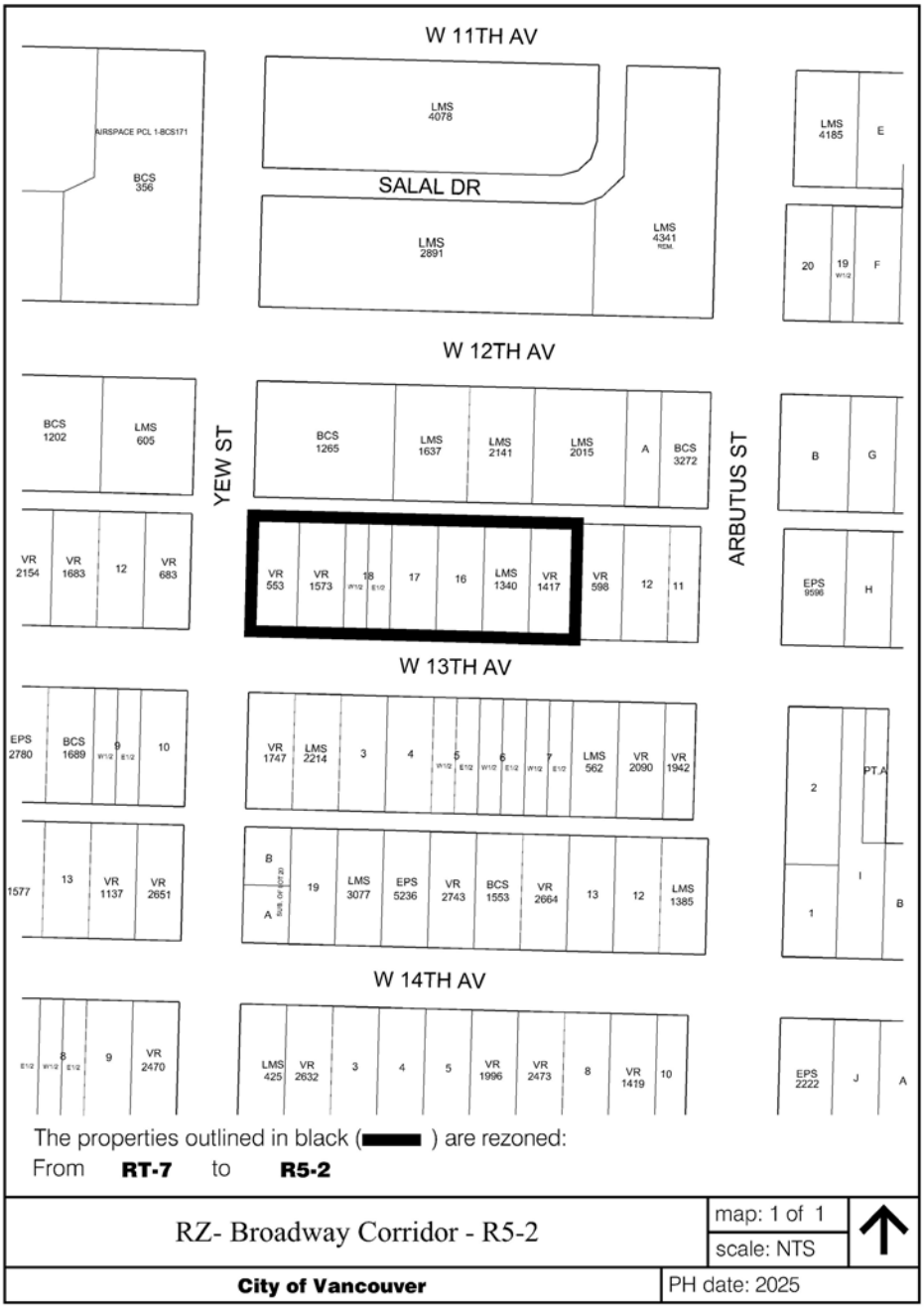
Schedule I


W BROADWAY
W 10TH AV
W 11TH AV
W 12TH AV
W 13TH AV
W 14TH AV
ALBERTA ST
COLUMBIA ST
YUKON ST
The properties outlined in black ( ) are rezoned:
From RT-6 to R5-2
RZ- Broadway Corridor - R5-2
map: 1 of 2
scale: NTS
City of Vancouver
PH date: 2025

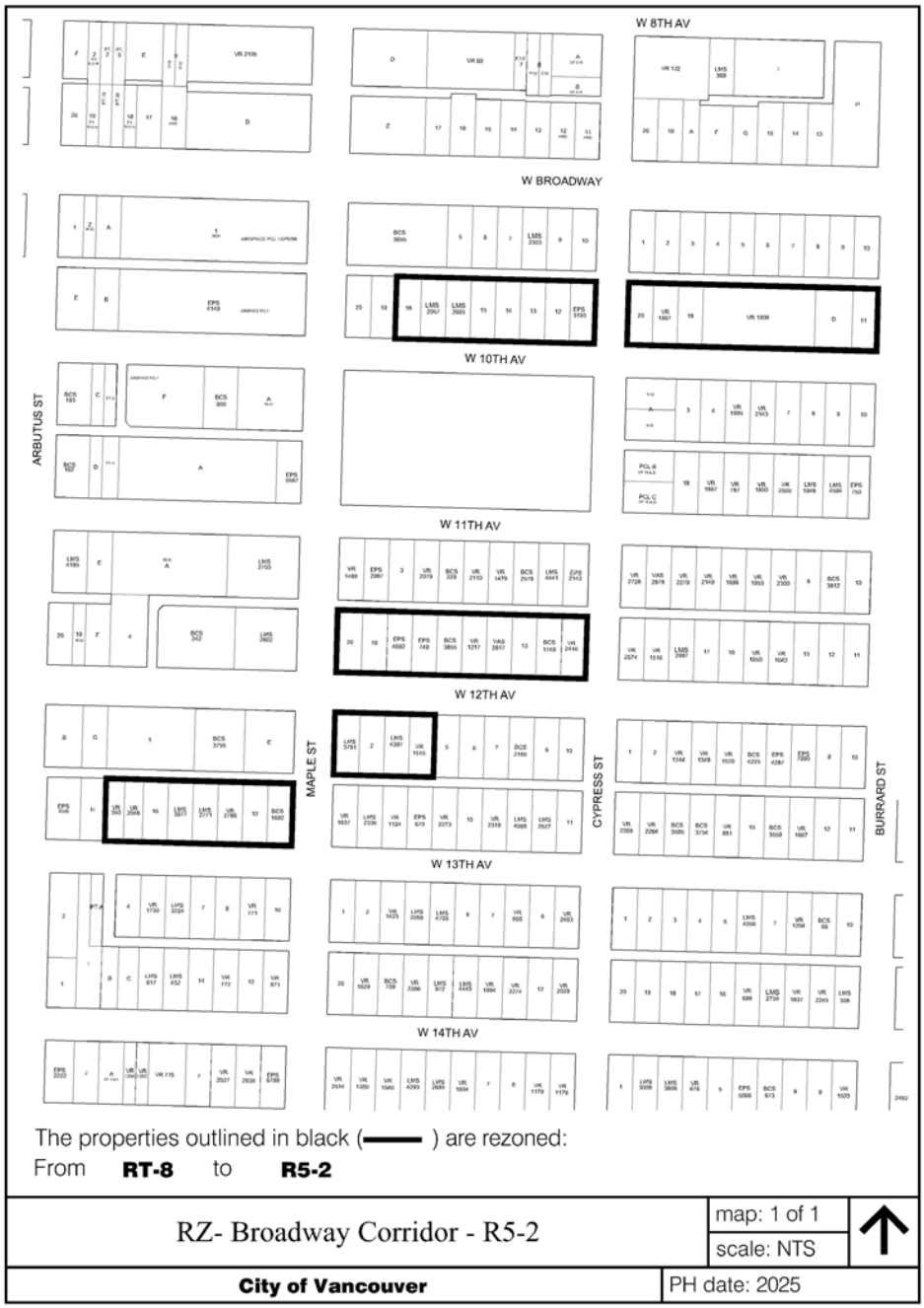
Schedule I


W 10TH AV
W 11TH AV
W 12TH AV
MANITOBA ST
ONTARIO ST
The properties outlined in black ( ) are rezoned:
From RT-6 to R5-2
RZ- Broadway Corridor - R5-2
map: 2 of 2
scale: NTS
City of Vancouver
PH date: 2025

Schedule I


W 11TH AV
AIRSPACE PCL 1-BCS171
BCS 356
LMS 4078
SALAL DR
LMS 2891
LMS 4341 REM.
LMS 4185
E
20
19 W1/2
F
W 12TH AV
BCS 1202
LMS 605
YEW ST
BCS 1265
LMS 1637
LMS 2141
LMS 2015
A
BCS 3272
ARBUTUS ST
B
G
VR 2154
VR 1683
12
VR 683
VR 553
VR 1573
18 W1/2 E1/2
17
16
LMS 1340
VR 1417
VR 598
12
11
EPS 9596
H
W 13TH AV
EPS 2780
BCS 1689
9 W1/2 E1/2
10
VR 1747
LMS 2214
3
4
5 W1/2 E1/2
6 W1/2 E1/2
7 W1/2 E1/2
LMS 562
VR 2090
VR 1942
2
PT.A
1577
13
VR 1137
VR 2651
B
A Sub. Of (EP.20
19
LMS 3077
EPS 5236
VR 2743
BCS 1553
VR 2664
13
12
LMS 1385
1
I
B
W 14TH AV
E1/2
8 W1/2 E1/2
9
VR 2470
LMS 425
VR 2632
3
4
5
VR 1996
VR 2473
8
VR 1419
10
EPS 2222
J
A
The properties outlined in black ( ) are rezoned:
From RT-7 to R5-2
RZ- Broadway Corridor - R5-2
map: 1 of 1
scale: NTS
City of Vancouver
PH date: 2025

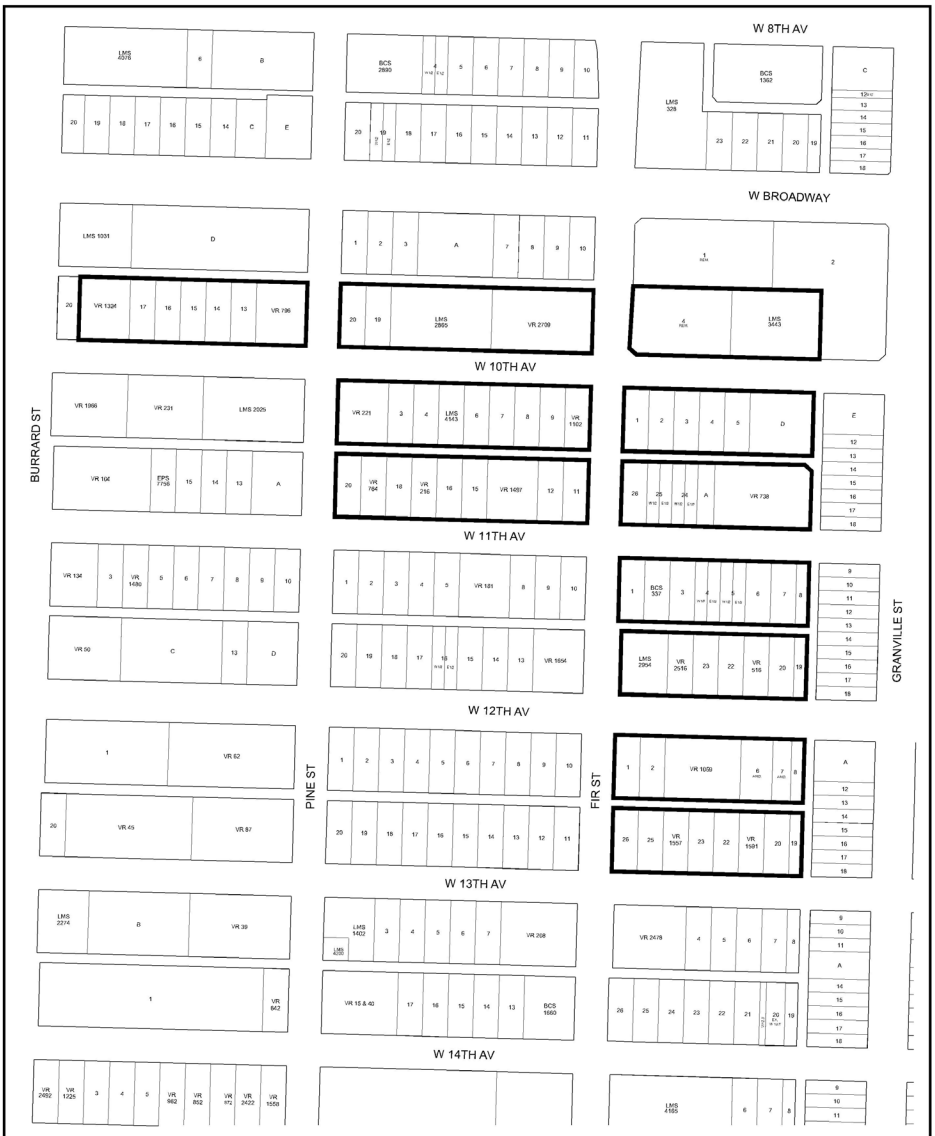
Schedule I


W 8TH AV
W BROADWAY
W 10TH AV
W 11TH AV
W 12TH AV
W 13TH AV
W 14TH AV
ARBUTUS ST
MAPLE ST
CYPRESS ST
BURRARD ST
The properties outlined in black (——) are rezoned:
From RT-8 to R5-2
RZ- Broadway Corridor - R5-2
map: 1 of 1
scale: NTS
City of Vancouver
PH date: 2025

Schedule J


SCHOOL GREEN
42
43
SAWYER'S LANE
CHARLESON
17
16
W 6TH AV
E
B
C
VR 859
VR 507
VR 1564
VR1854
LMS 1389
BCS 1235
E
VR 2327
VR 1581
EPS 15
VR 1613
VR 938
W 7TH AV
VR 1205
OAK ST
1
VR 915
VR 186
6
H
LMS 1909
VR 546
VR 1388
B
12
VR 846
20
BCS 2130
18
17
VR 1797
VR 657
A
VAS 2814
LMS 457
A
VR 886
VR 885
W 8TH AV
1
2
E
7
VR 1656
LAUREL ST
1
2
3
4
BCS 3603
6
7
21
WILLOW ST
A
F
16
VR 1111
12
11
20
A
16
15
14
W BROADWAY
A
B
4
5
6
7
8
9
10
A
7
8
9
10
11
20
VR 1565
18
VR 2308
16
15
14
VR 1621
C
17
16
VR 1283
13
LMS 1202
W 10TH AV
The properties outlined in black (▬) are rezoned:
From FM-1 to R5-3
RZ- Broadway Corridor - R5-3
map: 1 of 1
scale: NTS
City of Vancouver
PH date: 2025

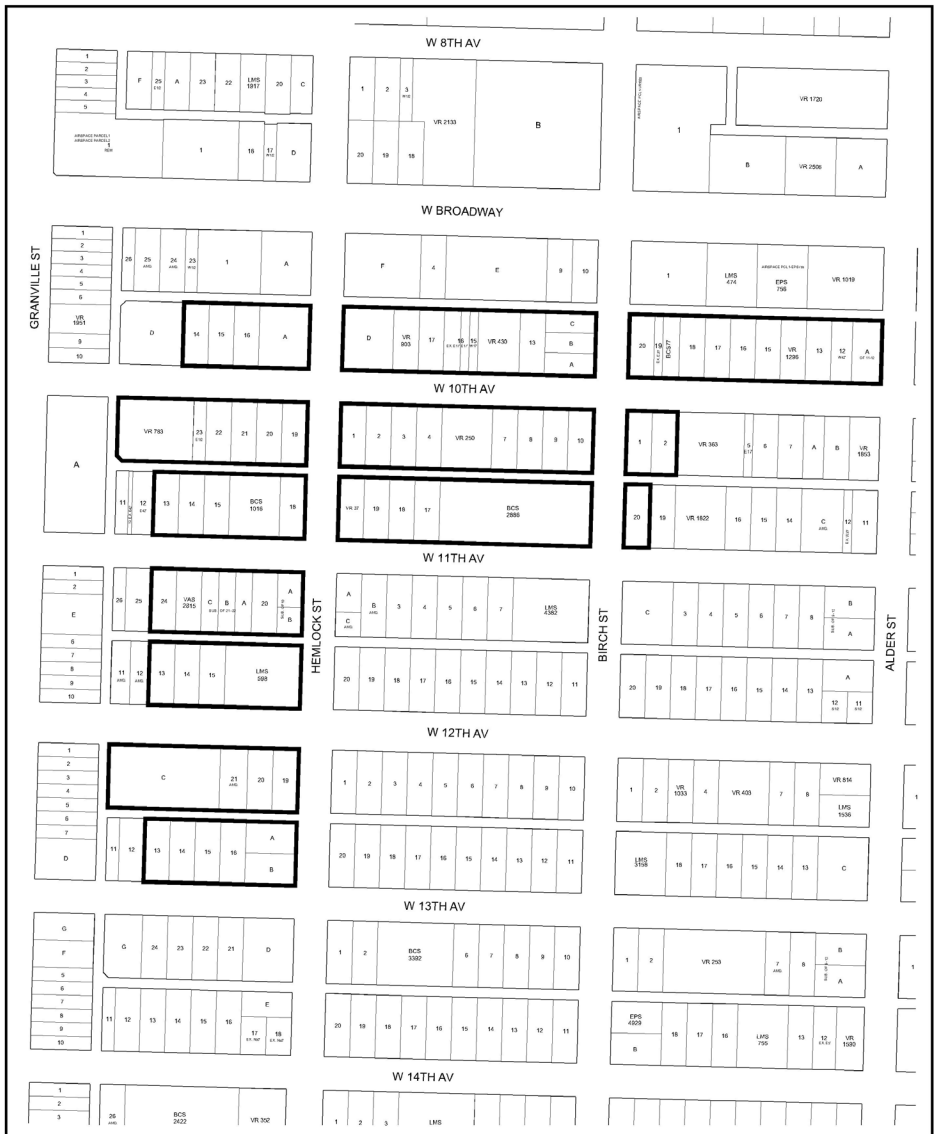
Schedule J



The properties outlined in black (———) are rezoned:
From **RM-3** to **R5-3**

RZ- Broadway Corridor - R5-3	map: 1 of 4 scale: NTS	↑
City of Vancouver	PH date: 2025	

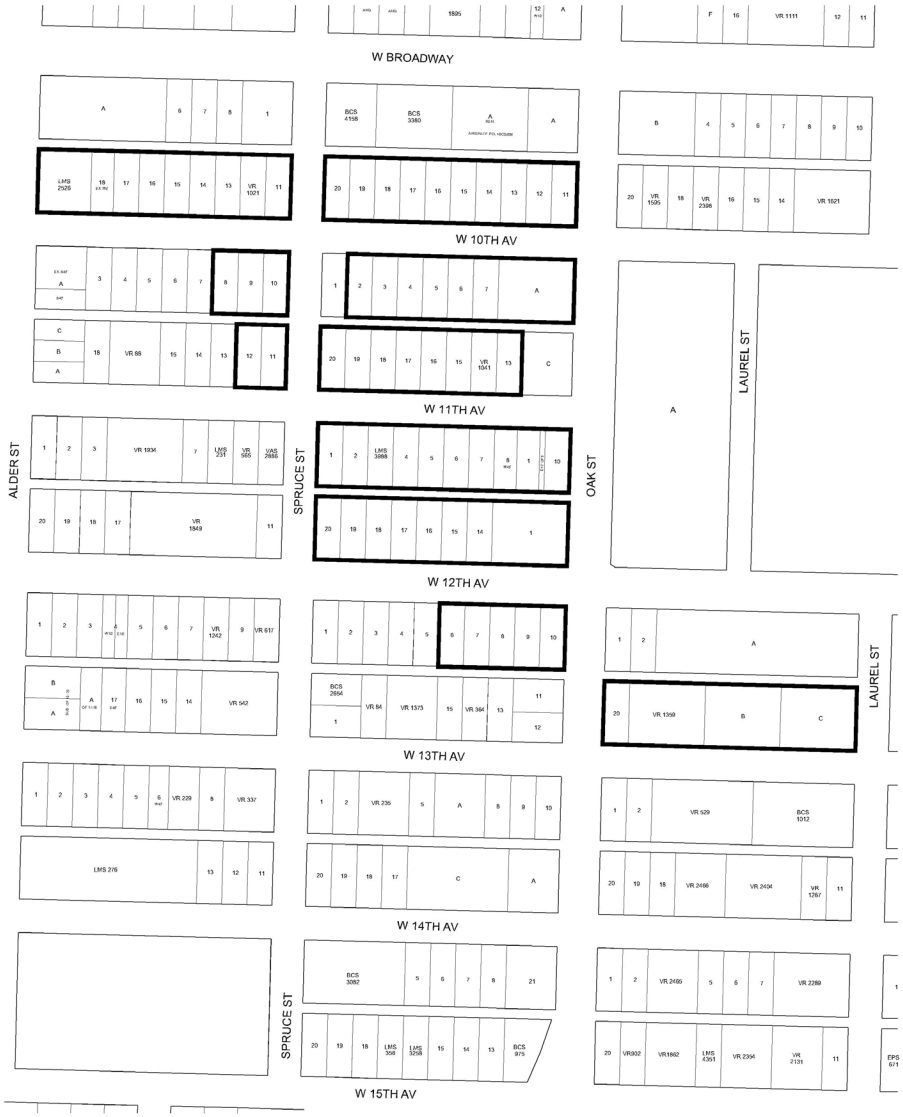
Schedule J



The properties outlined in black (———) are rezoned:
From **RM-3** to **R5-3**

RZ- Broadway Corridor - R5-3	map: 2 of 4 scale: NTS	↑
City of Vancouver	PH date: 2025	

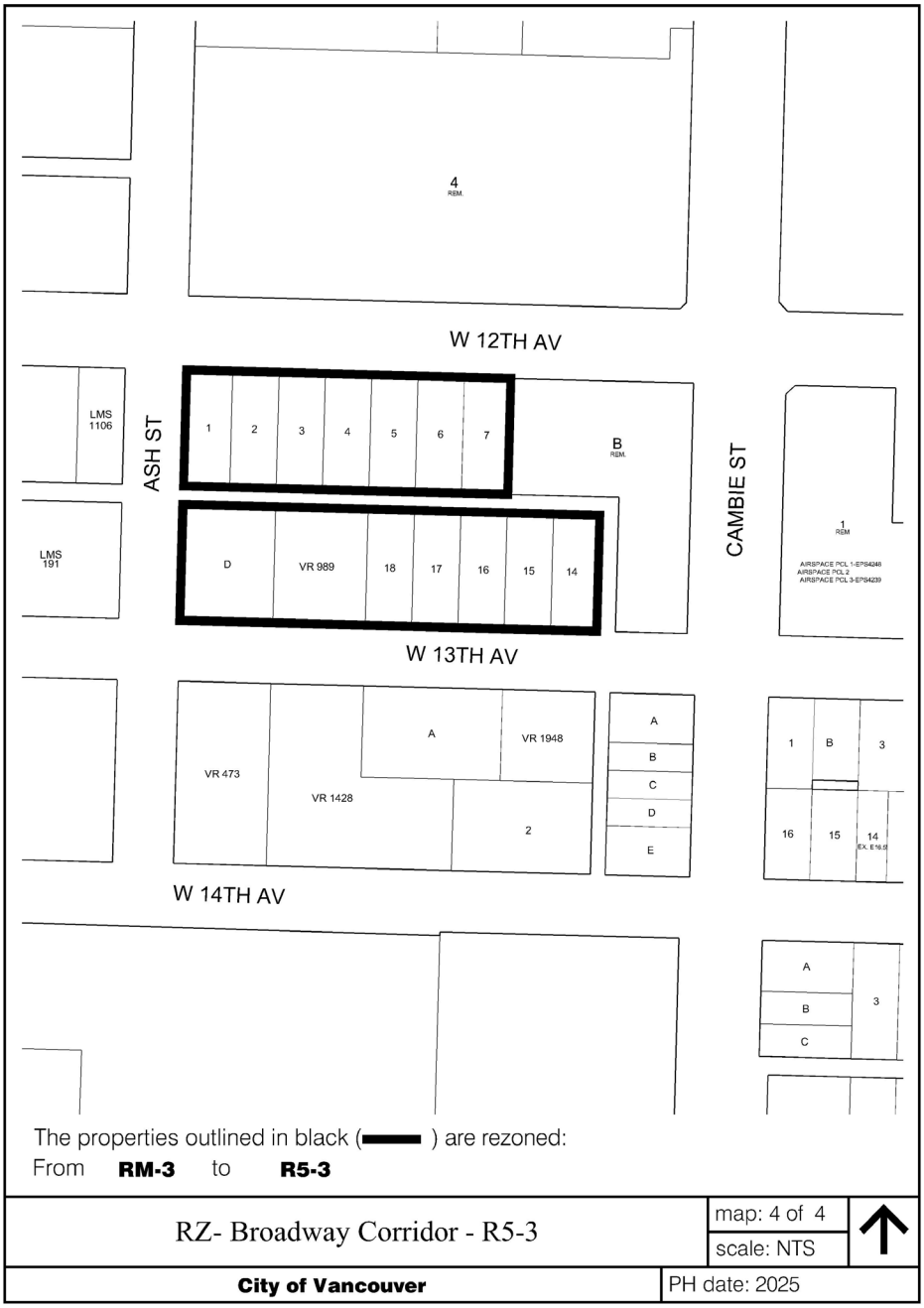
Schedule J



The properties outlined in black (———) are rezoned:
From **RM-3** to **R5-3**

RZ- Broadway Corridor - R5-3	map: 3 of 4 scale: NTS	↑
City of Vancouver	PH date: 2025	

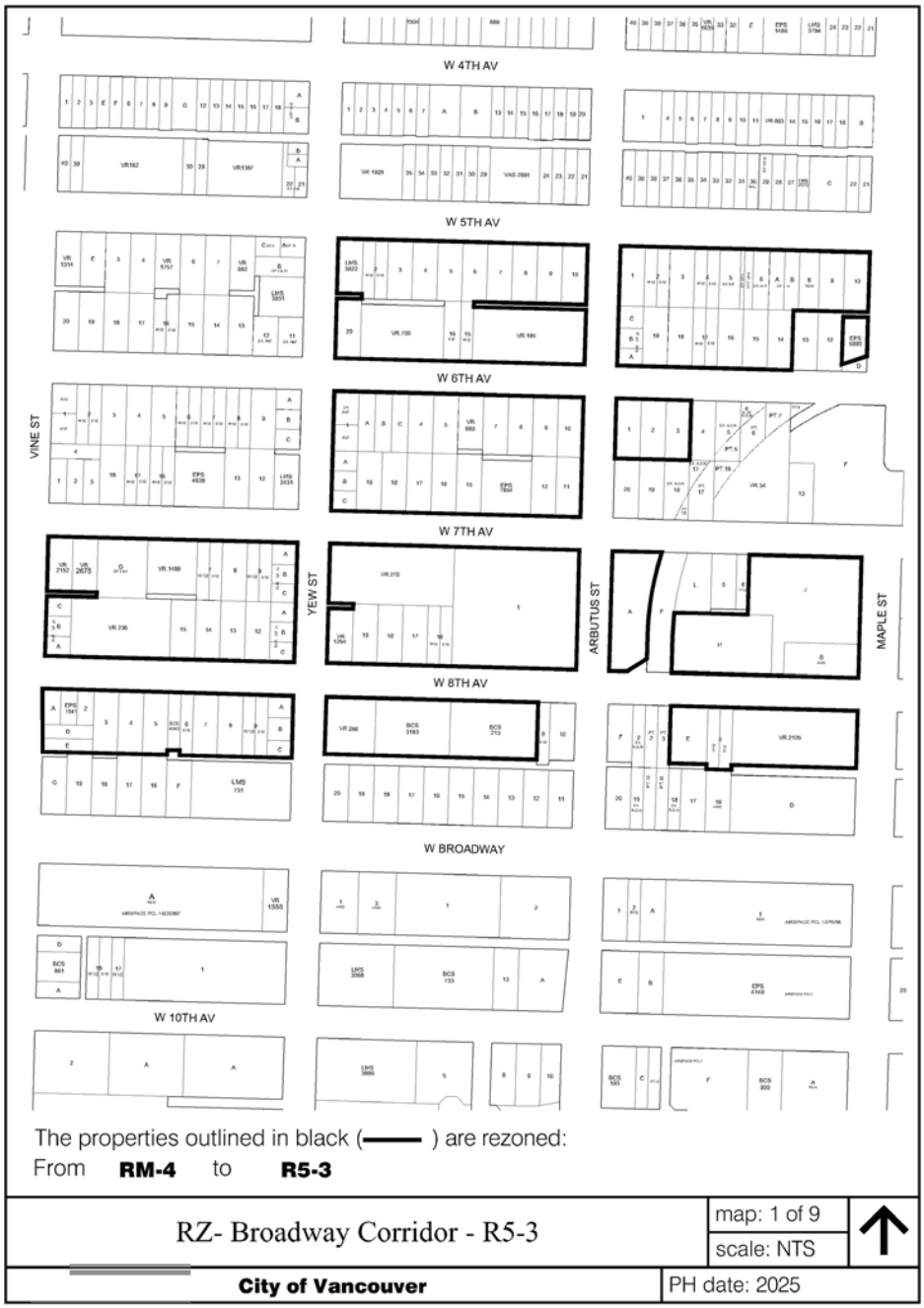
Schedule J



The properties outlined in black (▬) are rezoned:
From **RM-3** to **R5-3**

RZ- Broadway Corridor - R5-3	map: 4 of 4 scale: NTS
City of Vancouver	PH date: 2025

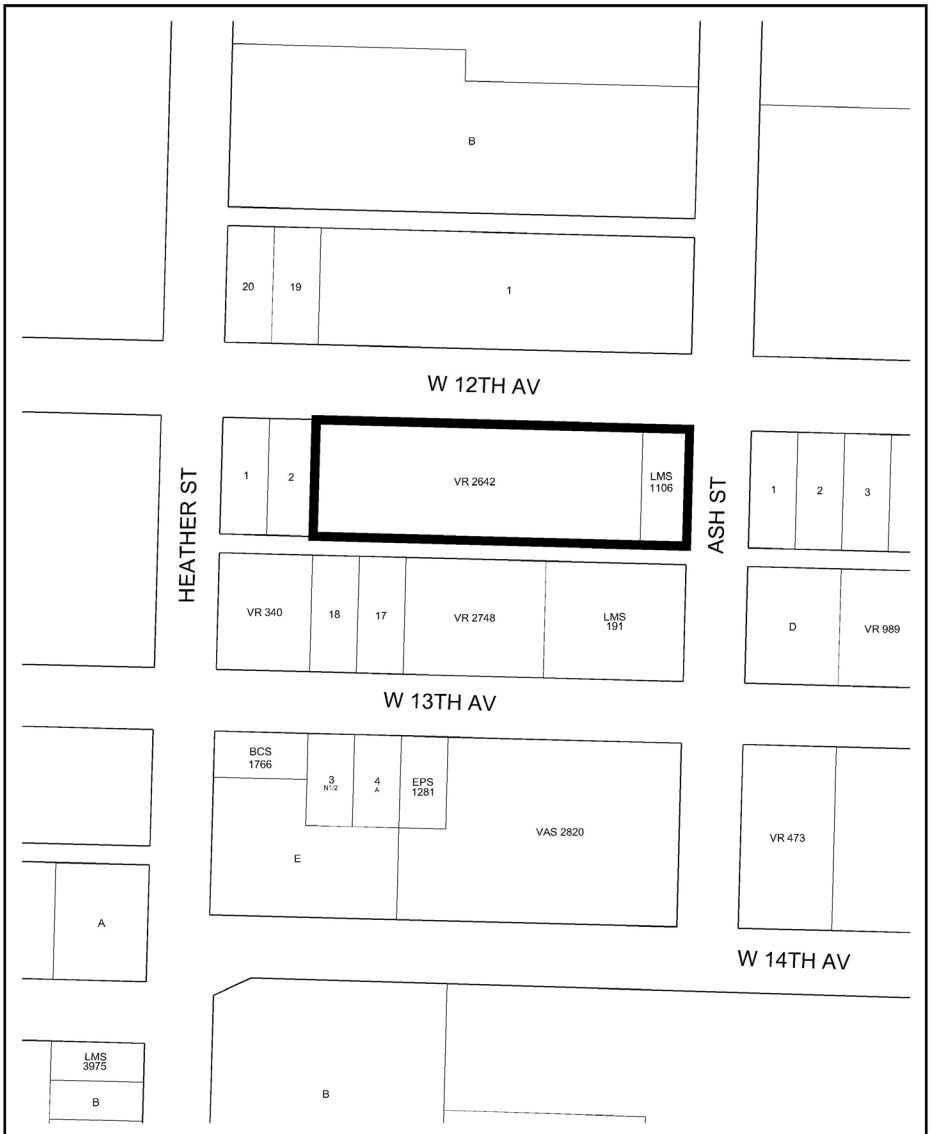
Schedule J


W 4TH AV
W 5TH AV
W 6TH AV
W 7TH AV
W 8TH AV
W BROADWAY
W 10TH AV
VINE ST
YEW ST
ARBUTUS ST
MAPLE ST
The properties outlined in black (———) are rezoned:
From RM-4 to R5-3
RZ- Broadway Corridor - R5-3
map: 1 of 9
scale: NTS
City of Vancouver
PH date: 2025

Schedule J


W 6TH AV
W 7TH AV
W 8TH AV
W BROADWAY
W 10TH AV
MAPLE ST
CYPRESS ST
BURRARD ST
The properties outlined in black ( ) are rezoned:
From RM-4 to R5-3
RZ- Broadway Corridor - R5-3
map: 2 of 9
scale: NTS
City of Vancouver
PH date: 2025

Schedule J



The properties outlined in black (▬) are rezoned:
From **RM-4** to **R5-3**

RZ- Broadway Corridor - R5-3	map: 3 of 9 scale: NTS	↑
City of Vancouver	PH date: 2025	

Schedule J


W 7TH AV
W 8TH AV
W BROADWAY
W 10TH AV
W 11TH AV
W 12TH AV
W 13TH AV
YUKON ST
ALBERTA ST
COLUMBIA ST
MANITOBA ST
The properties outlined in black (———) are rezoned:
From RM-4 to R5-3
RZ- Broadway Corridor - R5-3
map: 4 of 9
scale: NTS
City of Vancouver
PH date: 2025

Schedule J


W BROADWAY
W 10TH AV
W 11TH AV
W 12TH AV
W 13TH AV
W 14TH AV
MANITOBA ST
ONTARIO ST
QUEBEC ST
MAIN ST
The properties outlined in black (———) are rezoned:
From **RM-4** to **R5-3**
RZ- Broadway Corridor - R5-3
map: 5 of 9
scale: NTS
City of Vancouver
PH date: 2025

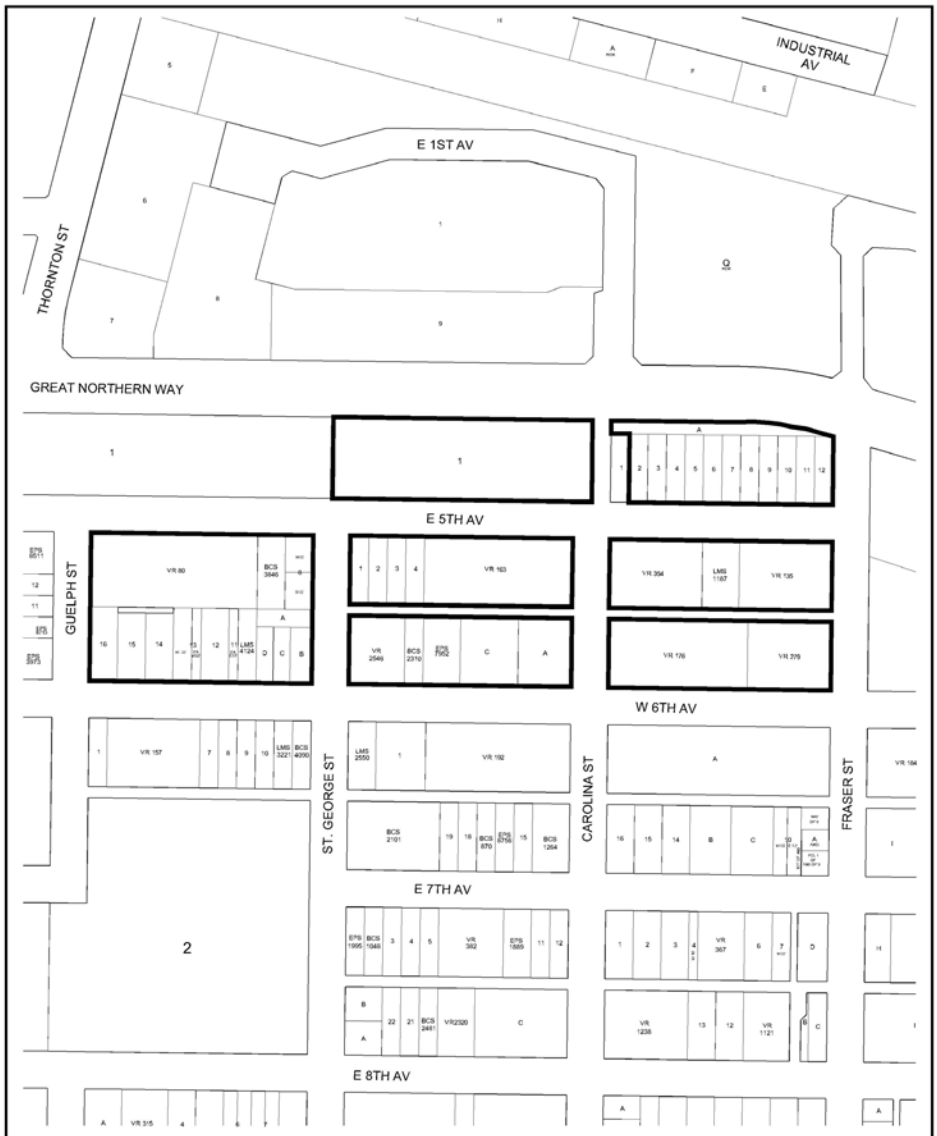
Schedule J


E 10TH AV
E 11TH AV
E 12TH AV
E 13TH AV
E 14TH AV
WATSON ST
SOPHIA ST
KINGSWAY
PRINCE EDWARD ST
GUELPH ST
The properties outlined in black ( ) are rezoned:
From RM-4 to R5-3
RZ- Broadway Corridor - R5-3
map: 6 of 9
scale: NTS
City of Vancouver
PH date: 2025

Schedule J


E 2ND AV
GREAT NORTHERN WAY
BRUNSWICK ST
E 5TH AV
PRINCE EDWARD ST
GUELPH ST
W 6TH AV
SCOTIA ST
BRUNSWICK ST
W 7TH AV
E 8TH AV
W BROADWAY
The properties outlined in black ( ) are rezoned:
From RM-4 to R5-3
RZ- Broadway Corridor - R5-3
map: 7 of 9
scale: NTS
City of Vancouver
PH date: 2025

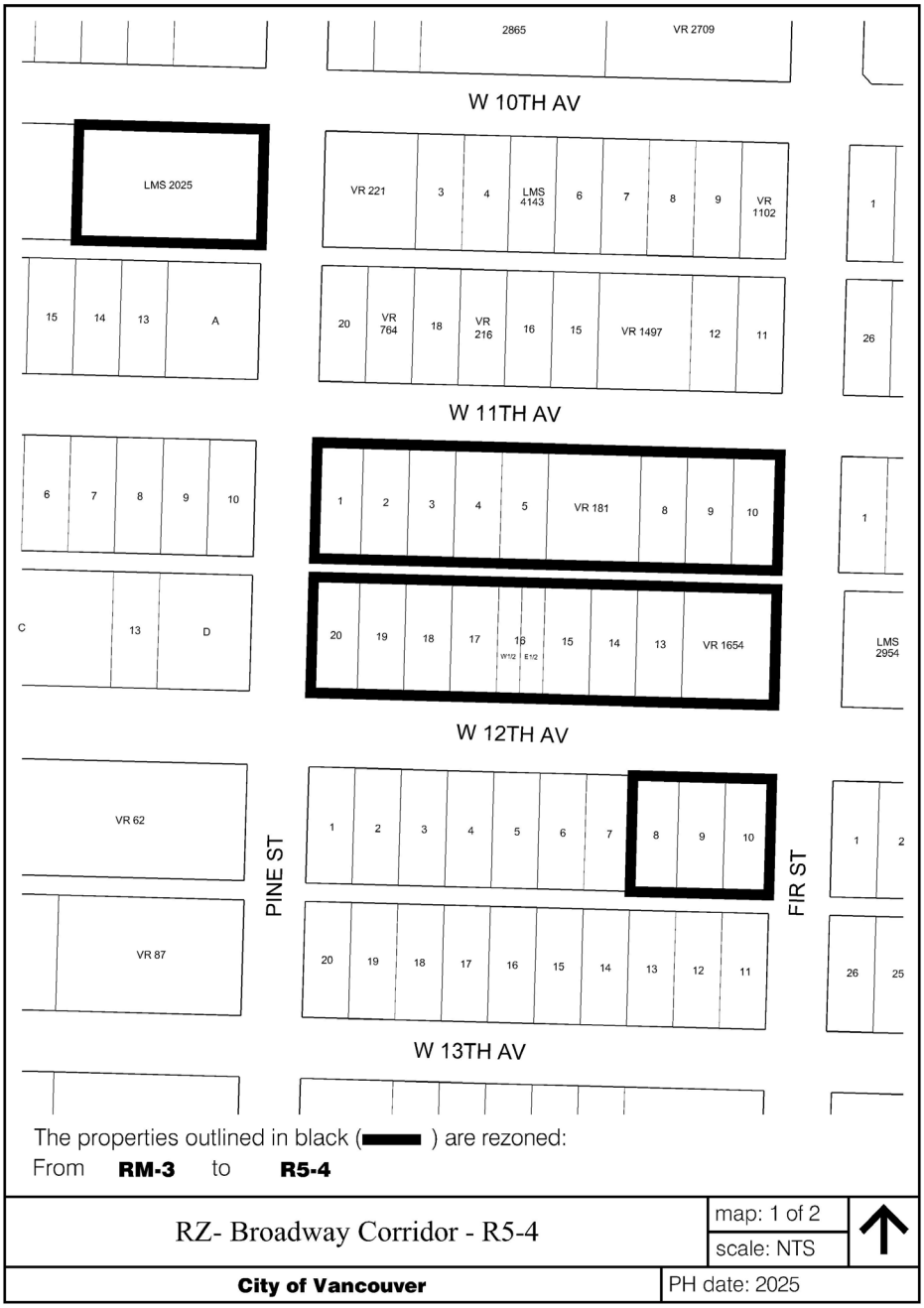
Schedule J


INDUSTRIAL AV
E 1ST AV
THORNTON ST
GREAT NORTHERN WAY
E 5TH AV
GUELPH ST
W 6TH AV
ST. GEORGE ST
CAROLINA ST
FRASER ST
E 7TH AV
E 8TH AV
The properties outlined in black (———) are rezoned:
From RM-4 to R5-3
RZ- Broadway Corridor - R5-3
map: 8 of 9
scale: NTS
City of Vancouver
PH date: 2025

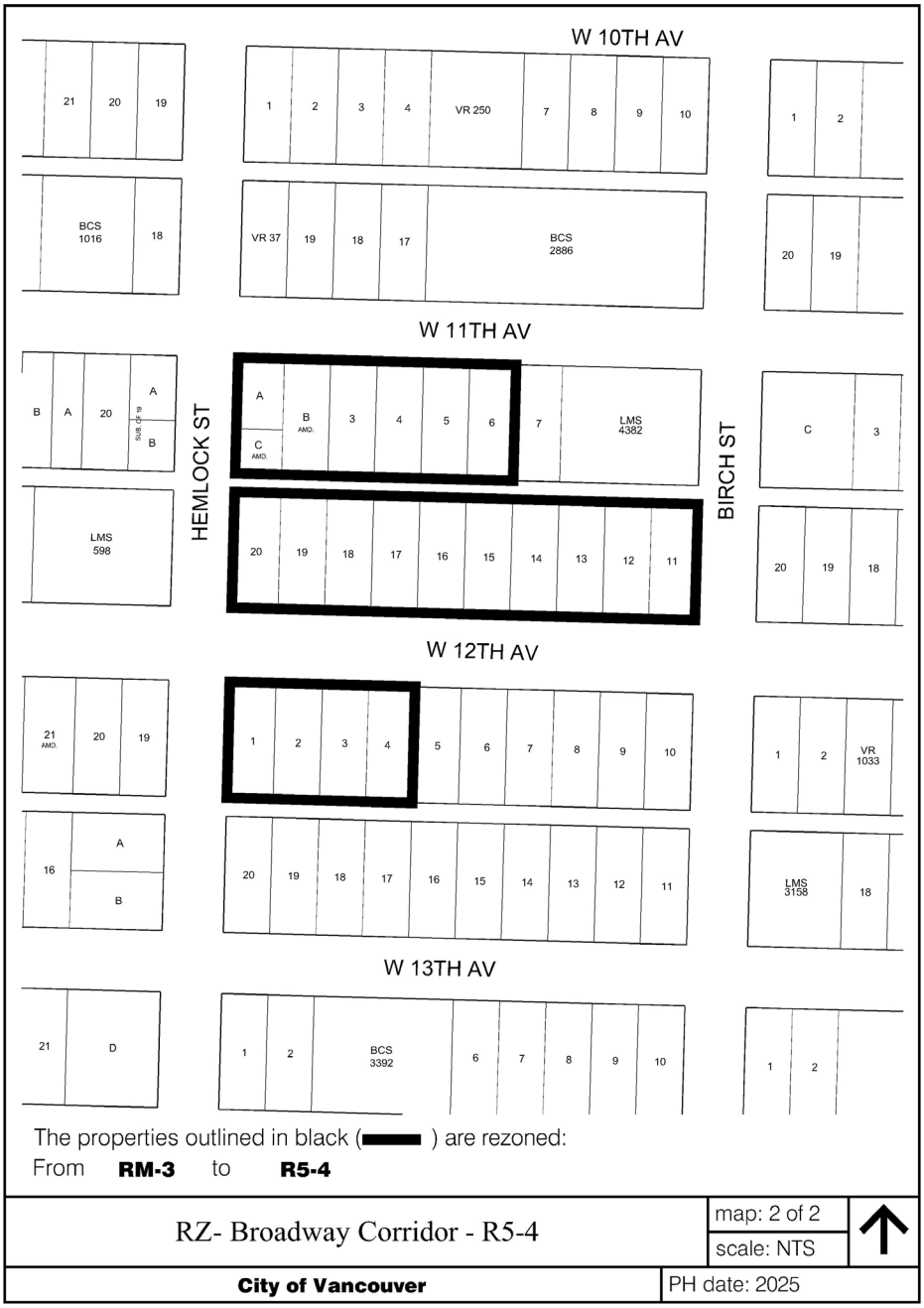
Schedule J


GREAT NORTHERN WAY
E 6TH AV
KEITH DRIVE
B
E 7TH AV
E 8TH AV
E BROADWAY
E 10TH AV
E 11TH AV
WINDSOR ST
GLEN DRIVE
KEITH DRIVE
CLARK DRIVE
The properties outlined in black (———) are rezoned:
From **RM-4** to **R5-3**
RZ- Broadway Corridor - R5-3
map: 9 of 9
scale: NTS
City of Vancouver
PH date: 2025

Schedule K


2865
VR 2709
W 10TH AV
LMS 2025
VR 221
3
4
LMS 4143
6
7
8
9
VR 1102
1
15
14
13
A
20
VR 764
18
VR 216
16
15
VR 1497
12
11
26
W 11TH AV
6
7
8
9
10
1
2
3
4
5
VR 181
8
9
10
1
C
13
D
20
19
18
17
16
W1/2
E1/2
15
14
13
VR 1654
LMS 2954
W 12TH AV
VR 62
PINE ST
1
2
3
4
5
6
7
8
9
10
FIR ST
1
2
VR 87
20
19
18
17
16
15
14
13
12
11
26
25
W 13TH AV
The properties outlined in black ( ) are rezoned:
From RM-3 to R5-4
RZ- Broadway Corridor - R5-4
map: 1 of 2
scale: NTS
City of Vancouver
PH date: 2025

Schedule K



The properties outlined in black (▬) are rezoned:
From **RM-3** to **R5-4**

RZ- Broadway Corridor - R5-4	map: 2 of 2 scale: NTS	↑
City of Vancouver	PH date: 2025	

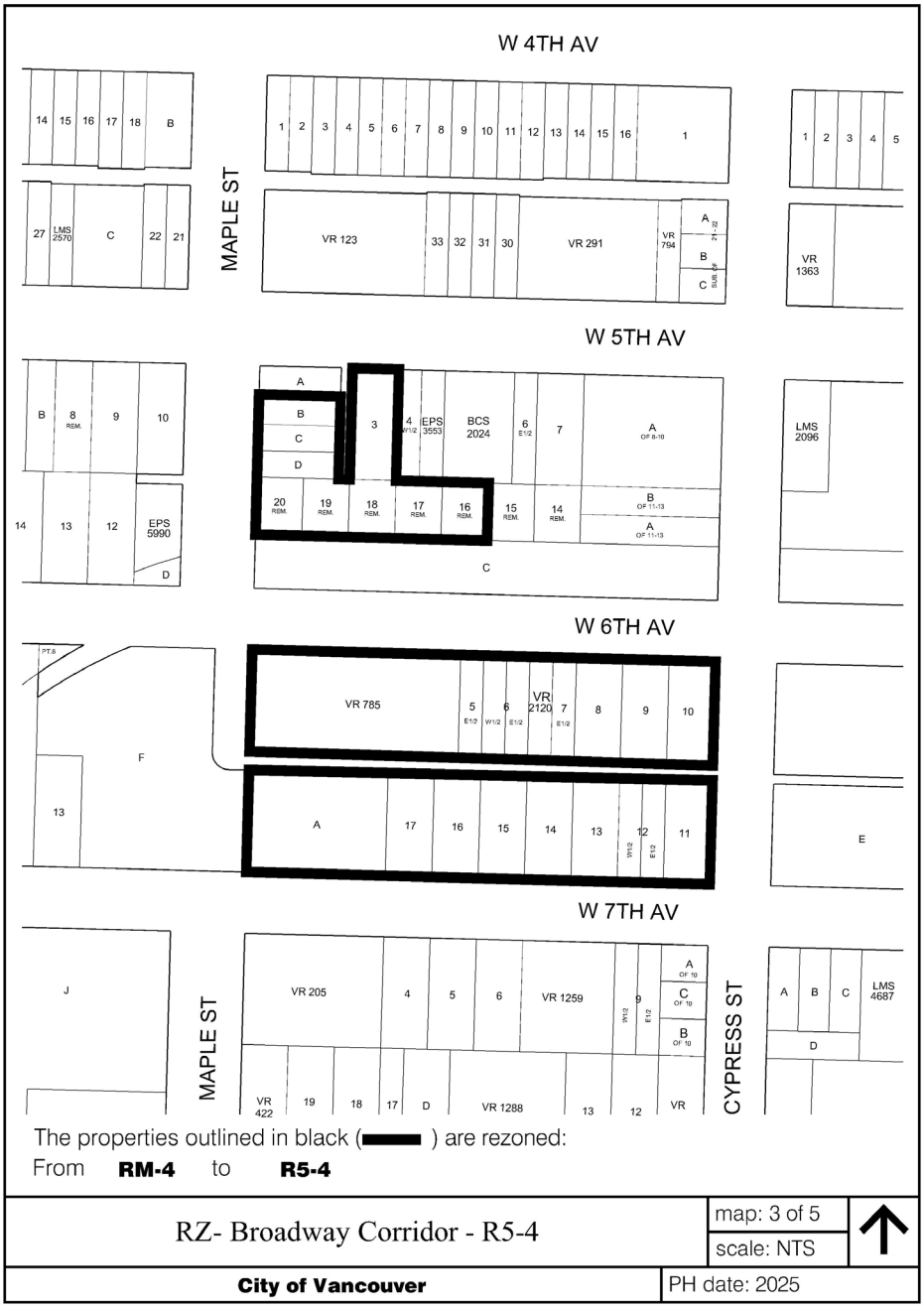
Schedule K


W 5TH AV
W 6TH AV
W 7TH AV
VINE ST
YEW ST
VR 2603
VR162
VR1387
VR 1929
BCS 3403
BCS 2490
LMS 4574
VR 1314
VR 1757
VR 682
LMS 3931
LMS 3922
VR 1583
EPS 4638
LMS 2431
EPS 1630
VR 372
VR 2152
VR 2675
VR 1489
VR 236
LMS 3915
VR 275
VR 1294
The properties outlined in black ( ) are rezoned:
From RM-4 to R5-4
RZ- Broadway Corridor - R5-4
map: 1 of 5
scale: NTS
City of Vancouver
PH date: 2025

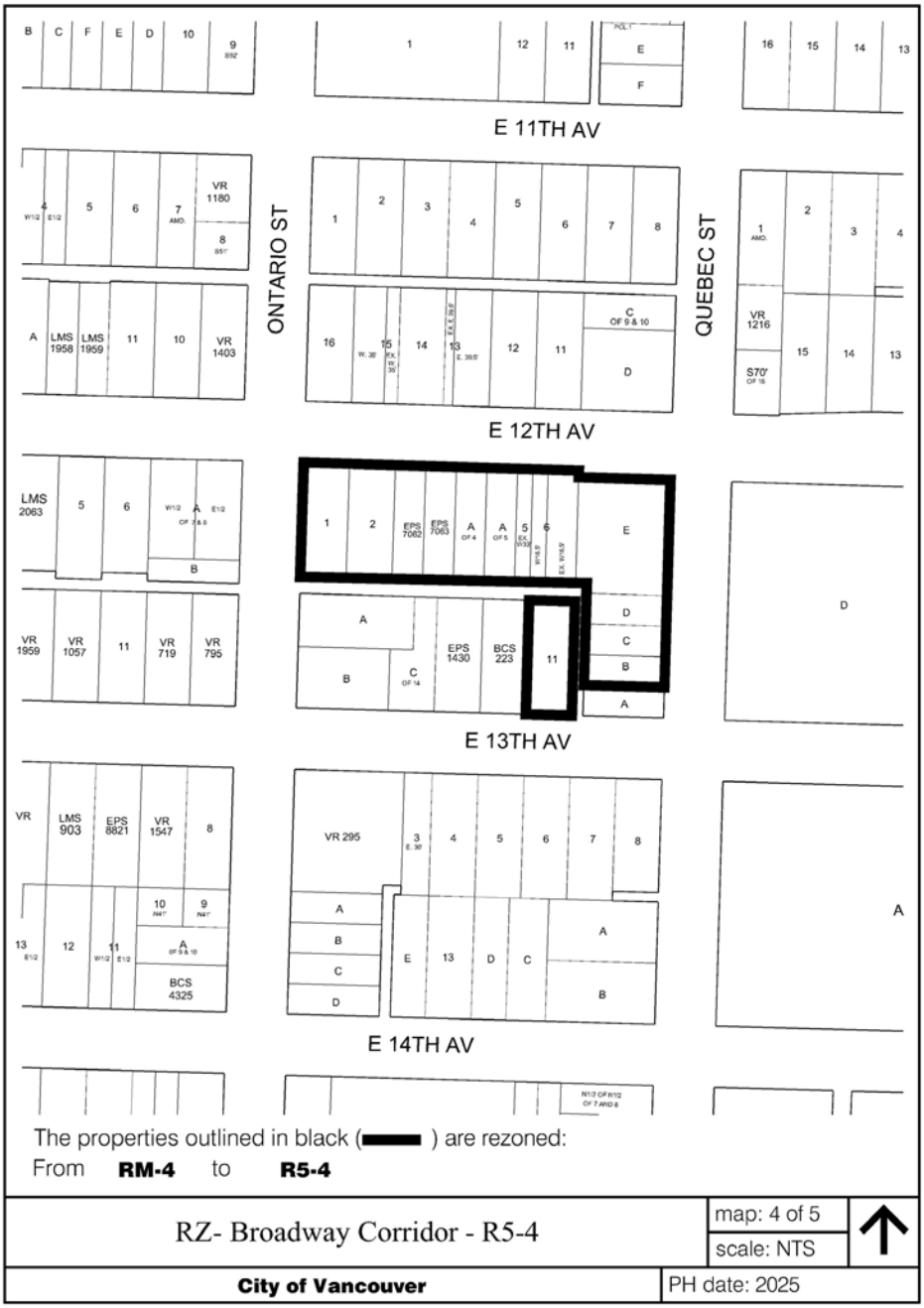
Schedule K


W 3RD AV
W 4TH AV
W 5TH AV
W 6TH AV
ARBUTUS ST
VR 327
VR 238
VR 433
EPS 1486
LMS 3794
VR 1929
VAS 2891
VR 863
VR 700
VR 185
VR 660
PT.5
PT.6
PT.7
The properties outlined in black ( ) are rezoned:
From RM-4 to R5-4
RZ- Broadway Corridor - R5-4
map: 2 of 5
scale: NTS
City of Vancouver
PH date: 2025

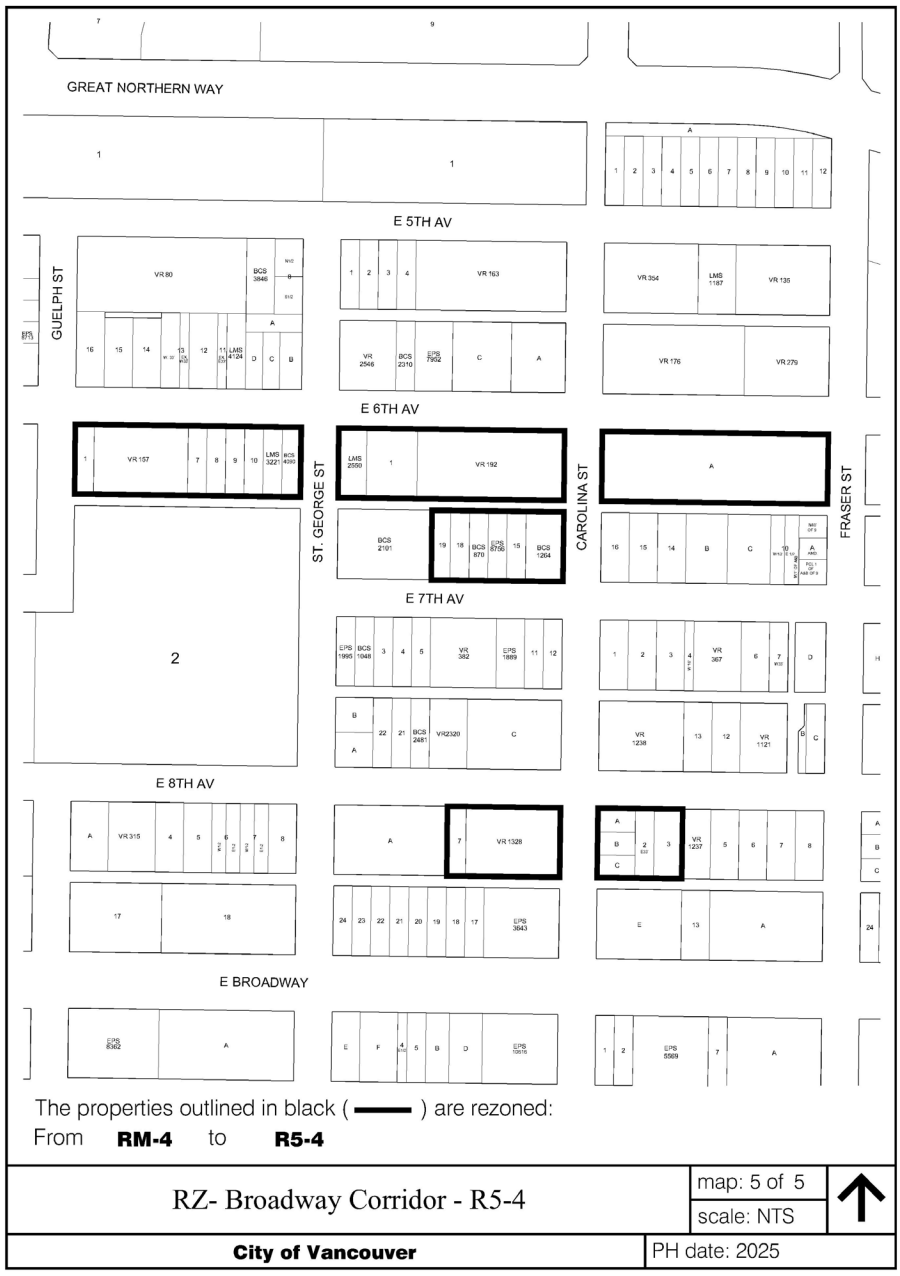
Schedule K


W 4TH AV
W 5TH AV
W 6TH AV
W 7TH AV
MAPLE ST
CYPRESS ST
VR 123
VR 291
VR 754
VR 1363
LMS 2570
EPS 5990
BCS 2024
EPS 3553
LMS 2096
VR 785
VR 2120
VR 205
VR 1259
VR 422
VR 1288
LMS 4687
The properties outlined in black ( ) are rezoned:
From RM-4 to R5-4
RZ- Broadway Corridor - R5-4
map: 3 of 5
scale: NTS
City of Vancouver
PH date: 2025

Schedule K


E 11TH AV
ONTARIO ST
QUEBEC ST
E 12TH AV
E 13TH AV
E 14TH AV
The properties outlined in black ( ) are rezoned:
From RM-4 to R5-4
RZ- Broadway Corridor - R5-4
map: 4 of 5
scale: NTS
City of Vancouver
PH date: 2025

Schedule K


GREAT NORTHERN WAY
E 5TH AV
E 6TH AV
E 7TH AV
E 8TH AV
E BROADWAY
GUELPH ST
ST. GEORGE ST
CAROLINA ST
FRASER ST
The properties outlined in black ( ) are rezoned:
From RM-4 to R5-4
RZ- Broadway Corridor - R5-4
map: 5 of 5
scale: NTS
City of Vancouver
PH date: 2025

Schedule L


W BROADWAY
W 10TH AV
W 11TH AV
W 12TH AV
MANITOBA ST
ONTARIO ST
The properties outlined in black (▬) are rezoned:
From RT-6 to R1-1
RZ- 2627 Manitoba Street
map: 1 of 1
scale: NTS
City of Vancouver
PH date: 2025

* * * * *

APPENDIX B

DRAFT By-law to amend the Noise Control By-law No. 6555 regarding new R3, R4 and R5 District Schedules

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions or schedules of the Noise Control By-law No. 6555.

2. In Schedule B of the Noise Control By-law, Council, in the correct alphanumerical order under the Intermediate Zone heading:
   (a) adds “R3-1”;
   (b) adds “R3-2”;
   (c) adds “R3-3”;
   (d) adds “R4-1”;
   (e) adds “R5-1”;
   (f) adds “R5-2”;
   (g) adds “R5-3”; and
   (h) adds “R5-4”.

3. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

4. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

_____
Mayor

_____
City Clerk

* * * * *

APPENDIX C

DRAFT By-law to amend the Rental Housing Stock Official Development Plan By-law No. 9488 regarding new R3, R4 and R5 District Schedules

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of Schedule A of By-law No. 9488.

2. In section 1.1, Council strikes out the definition of "zoning districts" and substitutes the following:

   ""zoning districts" mean the C-2, C-2B, C-2C, C-2C1, R3-3, R4-1, R5-3, R5-4, RM-2, RM-3, RM-3A, RM-4, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, FM-1, and CD-1 zoning districts referred to in section 9.1 of the Zoning and Development By-law, the boundaries of which the Zoning District Plan, and amendments to it, attached as Schedule D to the Zoning and Development By-law, delineate.".

3. In section 2.1, Council:
   (a) strikes out ""\" after "continue "; and
   (b) adds "." after "rental housing".

4. In section 2.5, Council:
   (a) strikes out "Grandview-Woodlands" and substitutes "Grandview-Woodland"; and
   (b) adds " Broadway Plan (2022)," after "Cambie Corridor Plan (2018),".

5. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

6. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

_____
Mayor

_____
City Clerk

* * * * *

APPENDIX D

DRAFT By-law to amend the Sign By-law No. 11879 regarding new R3, R4 and R5 District Schedules

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions or schedules of the Sign By-law No. 11879.

2. In Table 1 of section 7.1, Council:
   (a) amends the list of Corresponding Zoning Districts and Areas in Column 2 next to the Residential Sign District (Part 8) in Column 1 by striking out ", RT-6"; and
   (b) amends the list of Corresponding Zoning Districts and Areas in Column 2 next to the Commercial, Mixed Use and Industrial Sign District (Part 9) in Column 1 by adding a new bullet under the second bullet as follows:

   "
   - The R3-1, R3-2, R3-3, R4-1, R5-1, R5-2, R5-3, and R5-4 zoning districts;".

3. In section 9, Council:
   (a) in Table 9.1, strikes out " or FM-1" and substitutes ", FM-1, R3-1, R3-2, R3-3, R4-1, R5-1, R5-2, R5-3, or R5-4";
   (b) in Table 9.2, strikes out " or C-7" and substitutes ", C-7, R3-1, R3-2, R3-3, R4-1, R5-1, R5-2, R5-3, or R5-4"; and
   (c) in Table 9.3, strikes out " or C-7" and substitutes ", C-7, R3-1, R3-2, R3-3, R4-1, R5-1, R5-2, R5-3, or R5-4".

4. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

5. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

_____
Mayor

_____
City Clerk

* * * * *

APPENDIX E
DRAFT By-law to amend the Subdivision By-law No. 5208 regarding new R3, R4 and R5 District Schedules

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions or schedules of the Subdivision By-law No. 5208.

2. Council amends Table 1 of Schedule A by adding the following new rows immediately after the row for R1-1 Residential Inclusive, sub-area G:

"

R3-1	Residential	50'	[15.240 m]	6000 sq. ft.	[557.418 m^2]
R3-2	Residential	50'	[15.240 m]	6000 sq. ft.	[557.418 m^2]
R3-3	Residential	50'	[15.240 m]	6000 sq. ft.	[557.418 m^2]
R4-1	Residential	50'	[15.240 m]	6000 sq. ft.	[557.418 m^2]
R5-1	Residential	50'	[15.240 m]	6000 sq. ft.	[557.418 m^2]
R5-2	Residential	50'	[15.240 m]	6000 sq. ft.	[557.418 m^2]
R5-3	Residential	50'	[15.240 m]	6000 sq. ft.	[557.418 m^2]
R5-4	Residential	50'	[15.240 m]	6000 sq. ft.	[557.418 m^2]

".

3. Council amends Table 2 of Schedule A by:
   (a) striking "Duplex" from the row for RM-1 and substituting "Multiple Dwelling"; and
   (b) adding the following new rows immediately after the row for FM-1:

"

R3-1	Residential	30'	[9.144 m]	3000 sq. ft.	[278.709 m^2]
R3-2	Residential	30'	[9.144 m]	3000 sq. ft.	[278.709 m^2]
R3-3	Residential	30'	[9.144 m]	3000 sq. ft.	[278.709 m^2]
R4-1	Residential	30'	[9.144 m]	3000 sq. ft.	[278.709 m^2]
R5-1	Residential	30'	[9.144 m]	3000 sq. ft.	[278.709 m^2]
R5-2	Residential	30'	[9.144 m]	3000 sq. ft.	[278.709 m^2]
R5-3	Residential	30'	[9.144 m]	3000 sq. ft.	[278.709 m^2]
R5-4	Residential	30'	[9.144 m]	3000 sq. ft.	[278.709 m^2]

".

4. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

5. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

_____
Mayor

_____
City Clerk

* * * * *

Summary Proposed Amendments to the Design and Development Guidelines

Section	R+R	DS
Note: RZ DP icons added to all guidelines in Chapter A and B		
A. General		
Introduction		
Applicability p. 1	This document is applicable to new developments seeking approval through: • Rezoning application in the Rupert-Renfrew Station Area Plan (the Plan). Rezoning applicants within the Plan boundaries should read this document together with the Plan.	**Replace with:** The DDG applies to new developments seeking approval through both Rezoning and Development Permit (DP) applications: • **Rezoning applications** in the Rupert-Renfrew Station Area Plan or the Granville Street Area Plan. Rezoning applicants within the Plan boundaries should read this document together with the relevant Plan. • **Development applications** seeking conditional approval or discretionary variances under the R3, R4 and R5 Districts Schedules.
How to Use this Document p. 2		**Add:** **Application of the DDG** DDG standards and guidelines offer a benchmark for appropriate design and are intended to be adaptable in response to site-specific conditions, policy objectives, and emerging design trends. The degree of flexibility varies by application type as outlined below: • **Rezoning (RZ) Applications** Rezoning is an iterative process guided by the standards and guidelines in this document. Greater flexibility—especially on large, multi-phase, or master-planned sites—may be considered where alternative approaches can demonstrate alignment with the urban design intent. • **Development Permit (DP) Applications** DP applications proceeding under existing zoning undergo a more streamlined review process. In these cases, deviations from the standards and guidelines should be minimized to support a more timely review.
How to Use This Document (Cont'd) p. 3	**Chapter B: Building Types** contains building type-specific design guidance. Applicants and staff only need to reference the sections relevant to their specific building type. This section includes helpful 'cheatsheets' of key form of development parameters and provides simple illustrations of typical development scenarios.	**Replace with:** **Chapter B: Building Types** contains building type-specific design guidance, including guidelines, where applicable, pertaining to the Zoning and Development By-Law (ZDBL) that contain conditions of approval for discretionary variations to regulations as permitted by the Director of Planning. Applicants and staff only need to reference the sections relevant to their specific building type. This section includes helpful 'cheatsheets' of key form of development parameters and provides simple illustrations of typical development scenarios.

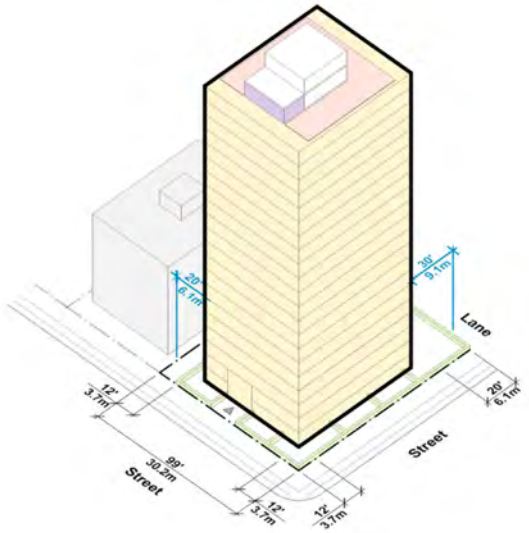
Sample Section p. 4		**Add:** ④ **Application Icons:** RZ and DP icons signify whether a standard or guideline applies to rezoning applications, development permit applications, or both. **Renumber subsequent items and update image**
4.2 Design comfortable *mid-block connections* p. 45		**Add:** **4.2.3.** *Mid-block connections*, referred to as 'Secondary Active Links' in the Cambie Corridor Public Realm Plan, should be designed in accordance with the guidance provided in that document.
4.3 Design safe and attractive POPS p. 47		**Add:** **4.3.5.** POPS, referred to as 'Minor Plazas', 'Sidewalk Plazas', and 'Enhanced Open Spaces' in the Cambie Corridor Public Realm Plan, should be designed in accordance with the guidance provided in that document.
B. Building Types		
5 Building Types	5.1 Residential Low-Rise 5.2 Residential Tower	**Add:** 5.1 Residential Low-Rise (apartment and mixed-use residential building in the R3 districts) 5.2 Residential Tower (mid-rise and high-rise apartment and mixed-use residential building in the R4 and R5 districts)
5.1 Residential Low-Rise p. 52	These buildings are generally up to 6 storeys in height (8 storeys if the form of tenure is secured as residential rental tenure, and a minimum of 20% of the residential floor area is secured as below-market rental dwelling units, or 100% of the residential floor area is developed as social housing) and may include non-residential uses, such as retail or community space, but this is not required.	**Replace with:** The Residential *Low-Rise building* type includes: *Low-Rise Apartment*, and *Low-Rise Mixed-Use Residential Building* These buildings are generally up to 6 storeys in height (8 storeys for 100% social housing buildings, or eligible developments within Transit-Oriented Areas. See Section 5.1.5 Development Scenarios), and may include non-residential uses, such as retail or community space, but this is not required.
Table 1 p. 53	Table 1: Summary of Key Residential Low-Rise Standards	Table 1: Summary of Key Residential Low-Rise Regulations and Standards
		Add: Legend, colour coding and references
5.1.1 Density and Site Requirements p. 54	The Rupert Renfrew Station Area Plan outlines the maximum allowable density along with the associated site requirements, including minimum site area and frontage, as summarized in Table 1.	**Replace with:** Maximum allowable density and the associated site requirements are set out in the relevant rezoning policy, area plan, or District Schedule, and are summarized in Table 1.

		Add: **Guidelines Pertaining to the ZDBL** **5.1.1.1.** The Director of Planning may allow more than one principal building on a site where site dimensions allow and building separation can be maintained. **Update numbering of subsequent guidelines in the section.**
5.1.2 Building Depth p. 54	5.1.2.5	**Change to:** 5.1.2.1
	5.1.2.6	**Change to:** 5.1.2.2
5.1.3 Yards and Building Separation p. 55		**Add:** **Guidelines Pertaining to the ZDBL** **5.1.3.1.** The Director of Planning may decrease the minimum separation between buildings to accommodate irregularly shaped sites. **5.1.3.2.** The Director of Planning may decrease the minimum separation between apartments located side by side on a site frontage from 7.3 m (24 ft.) to 4.9 m (16 ft.) to improve efficiency, allow for more design flexibility, accommodate various site conditions, and/or enable high-value tree retention. **5.1.3.3.** The Director of Planning may decrease the minimum front yard depth and side yard width to accommodate irregularly shaped sites or high-value tree retention. **5.1.3.4.** The Director of Planning may allow projections into yards for architectural details (such as fins or frames) or for patios on sloped lots (patios over 0.6 m (2 ft.) above adjacent grade) provided such features do not compromise the open space within yards. **5.1.3.5.** Where new development is proposing continuous retail at grade and is adjacent to a site zoned for required at-grade commercial uses, the minimum yards for the entire building may be reduced to create a complementary interface. **Update numbering of subsequent guidelines in the section.**
	5.1.3.1. The minimum front yard should be 3.7 m (12 ft.). Where site conditions allow, larger front and exterior side yards are encouraged.	**Change to:** **5.1.3.6.** Where site conditions allow, larger front and exterior side yards are encouraged.
	5.1.3.2. The minimum side yard should be: **a)** 1.8 m (6 ft.) for sites with frontage less than 30.1 m (99 ft.), and **b)** 3.0 m (10 ft.) for sites with frontage of 30.1 m (99 ft.) or greater.	**Change to:** **5.1.3.7.** For sites with frontage of 30.1 m (99 ft.) or greater, the minimum side yard should be 3.0 m (10 ft.).

	5.1.3.3. No side yard is expected adjacent to sites zoned for required commercial at grade.	**Replaced with 5.1.3.5. above**
	5.1.3.5. The minimum building separation for: **a)** apartments located side by side on a site frontage should be 4.9 m (16 ft.). **b)** townhouses located side by side should be 3.1 m (10 ft.). **c)** two apartments positioned face-to-face should be 15.2 m (50 ft.). **d)** an apartment and a townhouse positioned face-to-face should be 7.3 m (24 ft.).	**Change to:** **5.1.3.10.** The minimum building separation between two apartments positioned face-to-face should be 15.2 m (50 ft.).
5.1.4 Underground Setbacks p. 56	**Standards** **5.1.4.1.** Where underground parking is provided, it should be set back 3.7 m (12 ft.) from the fronting and, where applicable, exterior side property lines. **5.1.4.2.** Where roughly equivalent site area is provided, alternative configurations of the underground setback may be considered to better support high-value tree retention or on-site planting – provided they do not negatively impact street trees or GRI in the public right-of-way.	**Replace with:** **Guidelines Pertaining to the ZDBL** **5.1.4.1.** As set out in the District Schedule, underground structures must not project into the front and exterior side yard, which is set at 3.7 m (12 ft.). However, where roughly equivalent site area is provided, the Director of Planning may consider alternative configurations of the underground setback to better support *high-value tree* retention or on-site planting—provided they do not negatively impact street trees or GRI in the public right-of-way. **Update numbering of subsequent guidelines in the section.**
5.1.5 Development Scenarios p. 60	**TOA Areas** If the form of tenure is secured as residential rental tenure, and a minimum of 20% of the residential floor area is secured as below-market rental dwelling units, or 100% of the residential floor area is developed as social housing, a height of up to 8 storeys is available.	**Replace with:** **100% Social Housing and TOA** Height of 8 storeys is available if 100% of the residential floor area is developed as social housing, or within TOA areas if the form of tenure is secured as residential rental tenure, and a minimum of 20% of the residential floor area is secured as below-market rental dwelling units.
5.2 Residential Tower p. 62	Residential tower building types include residential mid- and high-rise apartment buildings. They may include non-residential uses, such as retail or community space, but this is not required. Multiplex, townhouse and residential low-rise apartments are options for sites that do not pursue a tower form: • Multiplexes should follow the R1-1 District Schedule and may refer to the Low Density Housing Options How-to Guide for additional direction. • Townhouses should follow the RM-8A Districts Schedule and Design Guidelines. • Low-rise apartments should follow the Residential Low-rise Design Guidelines.	**Replace with:** The Residential Tower building typology includes: • Mid-Rise Apartment, • Mid-Rise Mixed-Use Residential Building, • High-Rise Apartment, and • High-Rise Mixed-Use Residential Building These residential buildings are over 6 storeys in height (8 storeys for 100% social housing buildings) and may include non-residential uses, such as retail or community space, but this is not required.
Table 2 p. 63	Table 2: Summary of Key Residential Tower Standards	Table 2: Summary of Key Residential Tower Regulations and Standards
		Add: Legend, colour coding and references

	Minimum tower separation: • Residential to Residential: 24.4 m (80 ft.) • Residential to Hotel: 24.4 m (80 ft.) • Residential to Commercial (except hotel): 18.3 m (60 ft.)	**Replace with:** Minimum tower separation: • Residential to Residential: 24.4 m (80 ft.) • Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.) • Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.)
5.2.1 Density and Site Requirements p. 64	The Rupert Renfrew Station Area Plan outlines the maximum allowable density along with the associated site requirements, including minimum site area and frontage, as summarized in Table 2.	**Replace with:** Maximum allowable density and the associated site requirements are set out in the relevant rezoning policy, area plan, or District Schedule.
	Standards **5.2.1.1.** The minimum frontage for a tower development is 40.2 m (132 ft.) for corner sites and 45.7 m (150 ft.) for mid-block sites. **5.2.1.2.** Sites with a frontage exceeding 60.7 m (199 ft.) should provide an above grade Enhanced Open Space Setback (EOSS) equal to 20% of the frontage that extends the full depth of the site. See Section 5.2.8 EOSS and POPS.	**Replace with/add:** **Guidelines Pertaining to the ZDBL** **5.2.1.1.** The minimum frontage for a *tower development* as set out in the District Schedule is 40.2 m (132 ft.) for corner sites and 45.7 m (150 ft.) for mid-block sites. The Director of Planning may vary the minimum frontage and site area required for a corner site where: **a)** The site is within R4-1, R5-2, R5-3 and R5-4; **b)** The site has a minimum frontage of 30.2 m (99 ft.); **c)** The project satisfies all applicable Council policies and guidelines; and **d)** The applicant demonstrates through a *block study* that the development would not impose unreasonable development limitations on adjacent sites. **5.2.1.2.** The maximum site frontage for *tower site*s as set out in the District Schedule is 60.7 m (199 ft.). Sites with a frontage exceeding 60.7 m (199 ft.) should provide an above grade Enhanced Open Space Setback (EOSS). See Section 5.2.8 EOSS, POPS and Mid-Block Connections. **5.2.1.3.** The Directior of Planning may allow more than one principal building on a site where site dimensions allow and building separation can be maintained. **Update numbering of subsequent guidelines in the section.**
5.2.2 Building Height p. 64	**5.2.2.2.** Podium heights of up to 6 storeys (approximately 21.3 m (70 ft.)) may be considered: **a)** For non-profit or government-initiated projects with non-market housing, or **b)** On sites with a frontage greater than 60.7 m (199 ft.), provided public at-grade open space is included. See Section 5.2.8 EOSS and POPS.	p. 65 **Move 5.2.2.2.** from **Guidelines** to **Standards**
5.2.3 Tower Setbacks and Separation	**5.2.3.1.** Tower size and placement should demonstrate a minimum *tower separation* between existing towers and potential future towers as follows: **a)** Residential to Residential (including Hotel): 24.4 m (80 ft.)	**Replace with:** **5.2.3.1.** Tower size and placement should demonstrate a minimum *tower separation* between existing towers and potential future towers as follows:

p. 66	**b)** Residential to Non-Residential (except Hotel): 18.3 m (60 ft.)	**a)** Residential to Residential: 24.4 m (80 ft.) **b)** Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.) **c)** Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.)
5.2.5 Yards p. 69	**Standards** **5.2.5.1.** Residential tower developments should follow the minimum yards below: **a)** Front yard: 3.7 m (12 ft.) **b)** Exterior side yard: 3.7 m (12 ft.) **c)** Side yard: 3.7 m (12 ft.) **d)** Rear yard: 6.1 m (20 ft.) **Guidelines** **5.2.5.3.** When a street dedication or statutory right of way is required at the front of the site a decrease in the front yard to a minimum of 3.1 m (10 ft.) may be considered. **5.2.5.5.** Non-dwelling uses should follow the minimum yards described in 6.2.5.1 except where new development is adjacent to commercial or mixed-use residential sites in C, RR-3 or CD-1 districts, in which case the side yard may be reduced to zero.	**Replace with:** **Guidelines Pertaining to the ZDBL** **5.2.5.1.** When a street *dedication* or statutory right of way is required at the front of the site a decrease in the front yard to a minimum of 3.1 m (10 ft.) may be considered. **5.2.5.2.** The Director of Planning may decrease the minimum rear yard depth and side yard width to accommodate irregularly shaped sites or *highvalue tree* retention. **5.2.5.3.** The Director of Planning may allow projections into yards for architectural details (such as fins or frames) or for patios on sloped lots (patios over 2ft. above adjacent grade) provided such features do not compromise the *open space* within yards. **5.2.5.4.** Where new development is proposing continuous retail at grade and is adjacent to a site zoned for required at-grade commercial uses, the minimum yards for the entire building may be reduced to create a complementary interface. **Update numbering of subsequent guidelines in the section.**
5.2.7 Underground Setbacks p. 70	**Standards** **5.2.7.1.** Where underground parking is provided, it should be set back 3.7 m (12 ft.) from the fronting and, where applicable, exterior side property lines. **Guidelines** **5.2.7.2.** Alternative layouts may be considered if they provide a similar amount of space and better support high-value tree retention or on-site planting—provided they do not negatively impact street trees or GRI in the public right-of-way.	**Replace with:** **Guidelines Pertaining to the ZDBL** **5.2.7.1.** As set out in the District Schedule, underground structures must not project into the required front or exterior side yard, which is set at 3.7 m (12 ft.). However, where roughly equivalent site area is provided, the Director of Planning may consider alternative configurations to better support *high-value tree* retention or onsite planting—provided they do not negatively impact street trees or GRI in the public right-of-way. **Update numbering of subsequent guidelines in the section.**
5.2.8 EOSS and POPS p. 71		**Add:** **5.2.8 EOSS, POPS and Mid-Block Connections**
5.2.9 Development Scenarios p. 75		**Add:** **Site Frontage of 30.1 m (99 ft.)** Sites with a frontage of less than 45.7 m (150 ft.) for mid-block sites and 40.2 m (132 ft.) for corner sites are typically not considered *tower site*s. However, within the Broadway Plan Area, in rare cases the *minimum site frontage* for a tower form may decrease to a minimum of 30.1 m (99 ft.). See Section 5.2.1

		Density and Site Requirements. Such developments are highly conditional and will be carefully assessed for impacts on development potential of adjacent sites through a *block study, as well as* compliance with all applicable Council policies and guidelines. 
Table 5 p. 83	Minimum tower separation: • Residential to Residential: 24.4 m (80 ft.) • Residential to Hotel: 24.4 m (80 ft.) • Residential to Commercial (except hotel): 18.3 m (60 ft.)	p. 85 **Replace with:** Minimum tower separation: • Residential to Residential: 24.4 m (80 ft.) • Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.) • Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.)
5.4.1 Density and Site Requirements p. 84	The Rupert and Renfrew Station Area Plan outlines the maximum allowable density along with the associated site requirements, including minimum site area and frontage, as summarized in Table 5.	**Replace with:** Maximum allowable density and the associated site requirements are set out in the relevant rezoning policy or area plan, and are summarized in Table 5.
5.4.3 Podiums and Building Height p. 84	Maximum building heights vary by policy area and can be found in the Rupert and Renfrew Station Area Plan.	**Replace with:** Maximum building heights vary by policy area and are set out in the relevant rezoning policy or area plan.
Table 6 p. 90	Minimum tower separation: • Commercial-Commercial: 15.2 m (50 ft.) • Residential to Commercial (except hotel): 18.3 m (60 ft.) • Residential to Commercial (hotel): 24.4 m (80 ft.)	p. 92 **Replace with:** Minimum tower separation: • Commercial to Commercial: 15.2 m (50 ft.)

		• Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.) • Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.)
5.5.2 Tower Parameters p. 91	**5.5.2.1.** Tower size and placement should demonstrate a minimum *tower separation* between existing towers and potential future towers as follows: **a)** Commercial to Commercial: 15.2 m (50 ft.) **b)** Residential to Commercial (except hotel):18.3 m (60 ft.) **c)** Residential to Commercial (hotel): 24.4 m (80 ft.)	p. 93 **Replace with:** **5.5.2.1.** Tower size and placement should demonstrate a minimum *tower separation* between existing towers and potential future towers as follows: **a)** Commercial to Commercial: 15.2 m (50 ft.) **b)** Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.) **c)** Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.)
Glossary		
		Add: High-Rise Apartment: Apartment tower containing more than 8 dwelling units, with a building height up to 84.0 m (275 ft. - 26 storeys), or 69.0 m (226 ft. - 21 storeys) in the R5-2 district. High-Rise Mixed-Use Residential Building: Mixed-use residential tower with a building height up to 84.0 m (275 ft. - 26 storeys), or 69.0 m (226 ft. - 21 storeys) in the R5-2 district. Low-Rise Apartment: Apartment containing more than 8 dwelling units, with a building height up to 23.0 m (75 ft. - 6 storeys), or up to 27.5 m (90 ft. - 8 storeys) where all residential floor area is developed as social housing.
Low-rise Building p. 160		p. 162 **Replace with:** See *Low-Rise Apartment*.
		Add: Low-Rise Mixed-Use Residential Building: Mixed-use residential building with a building height up to 23.0 m (75 ft. - 6 storeys), or up to 27.5 m (90 ft. - 8 storeys) where all residential floor area is developed as social housing.
Mid-block Connection p. 160		p. 162 **Replace with:** An exterior public route at street level for pedestrians and nonmotorized users, generally providing a connection for slow movement through a block to improve access and ease of movement. Mid-block Connections referred to in these guidelines are located on private land but are open to the public, free of

		charge. Within the Cambie Corridor Public Realm Plan, mid-block connections are referred to as 'Secondary Active Links.'
		Add: Mid-Rise Apartment: Apartment tower containing more than 8 dwelling units, with a building height up to 47.0 m (154 ft. - 14 storeys). Mid-Rise Mixed-Use Residential Building: Mixed-use residential tower with a building height up to 47.0 m (154 ft. - 14 storeys).
Privately-Owned Public Open Space (POPS) p. 160	Public spaces that are on private land but are open to the public, free of charge. They can include green spaces, plazas, play areas and other spaces.	p. 162 **Replace with:** Public spaces that are on private land but are open to the public, free of charge. They can include green spaces, plazas, play areas and other spaces. Within the Cambie Corridor Public Realm Plan, POPS are referred to as 'Minor Plazas', 'Sidewalk Plazas', and 'Enhanced Open Spaces.'

* * * * *

APPENDIX G

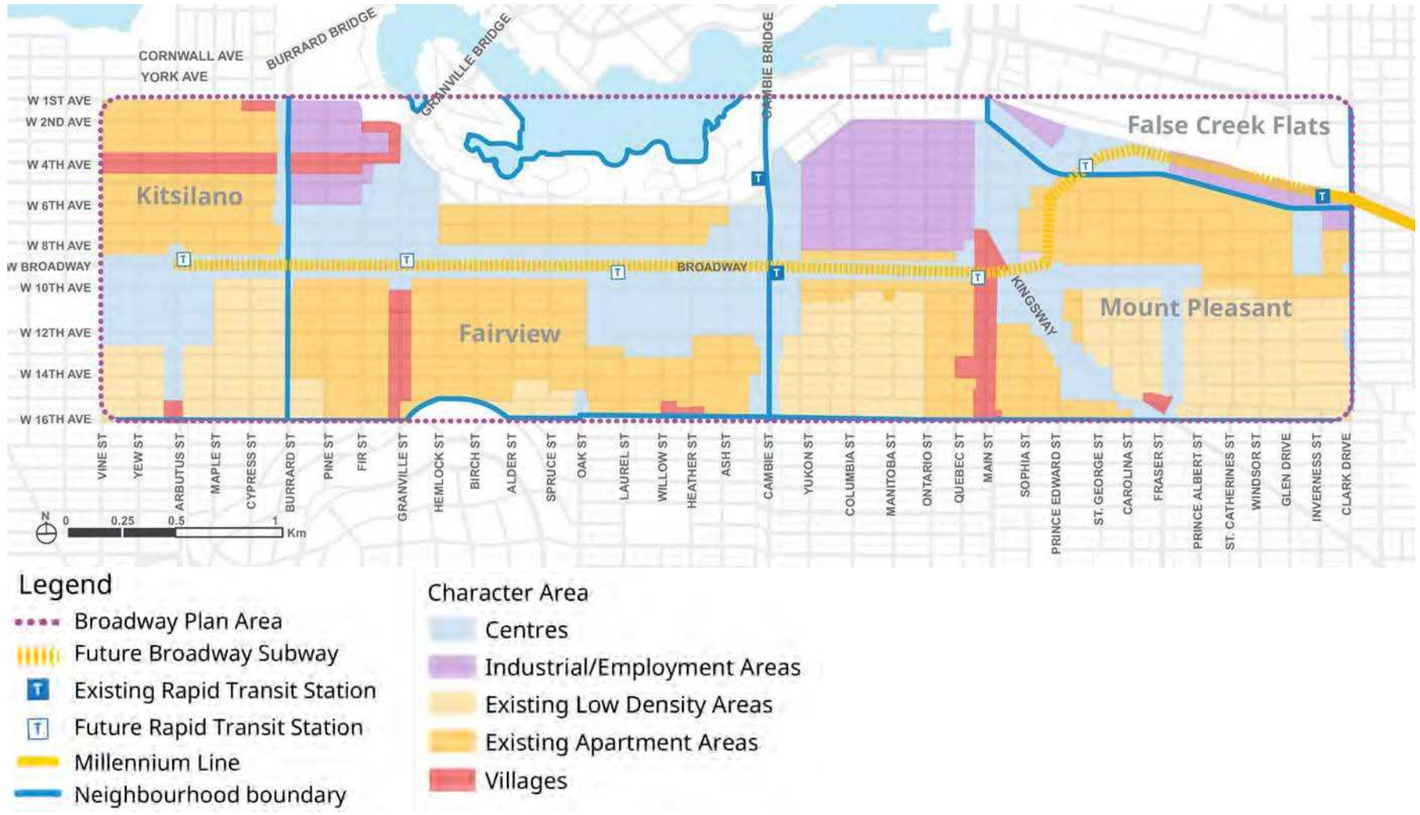
Broadway Plan Amendments

Note:

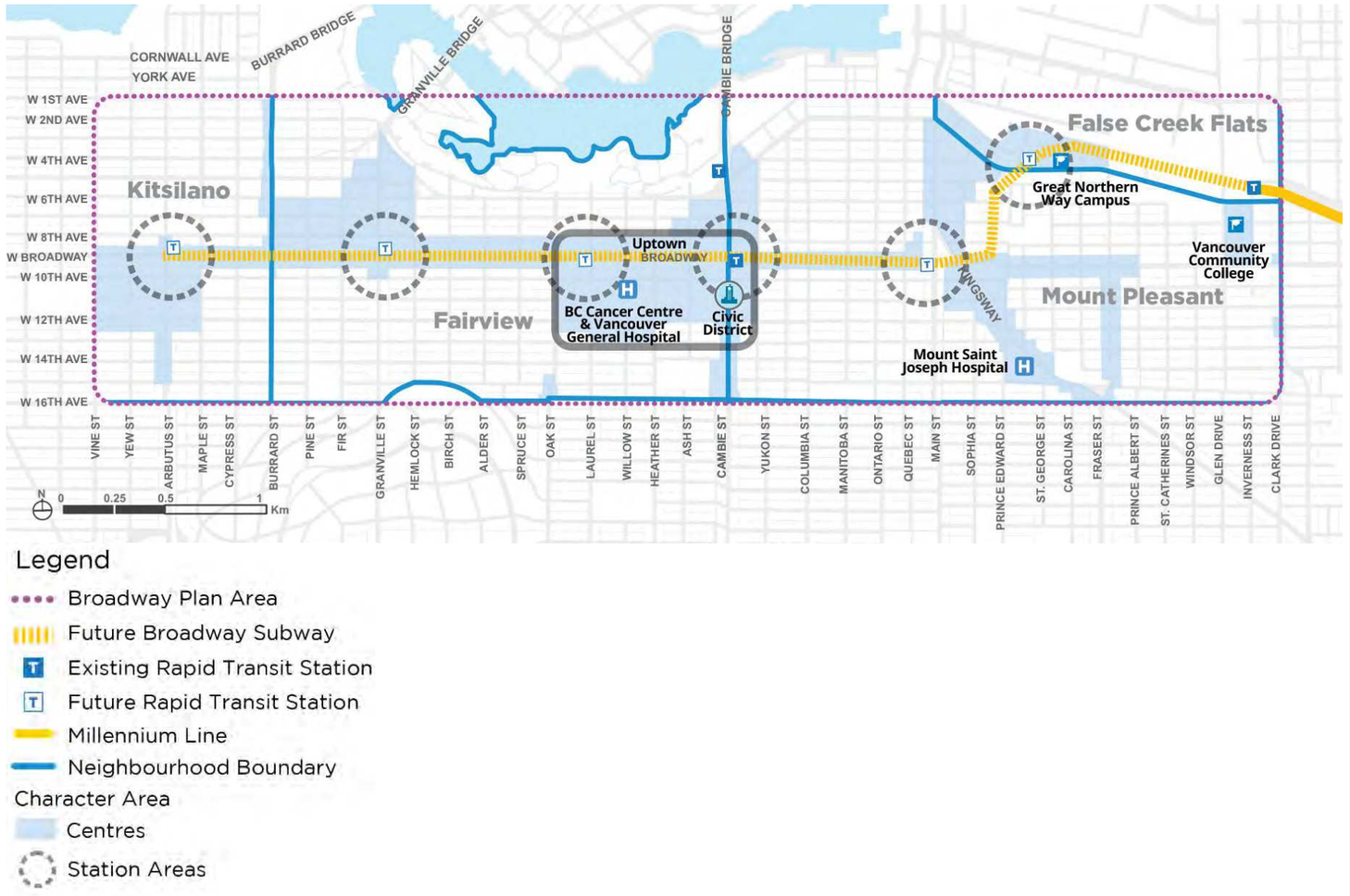
- *When new sections, policies or figures are proposed for addition or removal, subsequent sections, policies or figures will be renumbered accordingly.*
- *The page numbers referenced correspond to the existing Broadway Plan, but they may change in the future.*
- *Amendments to Council-adopted policies will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

Plan Section	Proposed Amendment	Rationale
Table of Contents		
Table of Contents (p. 2)	Amend: Mt Pleasant ~~RT Areas~~ Existing Low-Density Areas.....249	To align with updated District Schedules.
6 Character Areas		

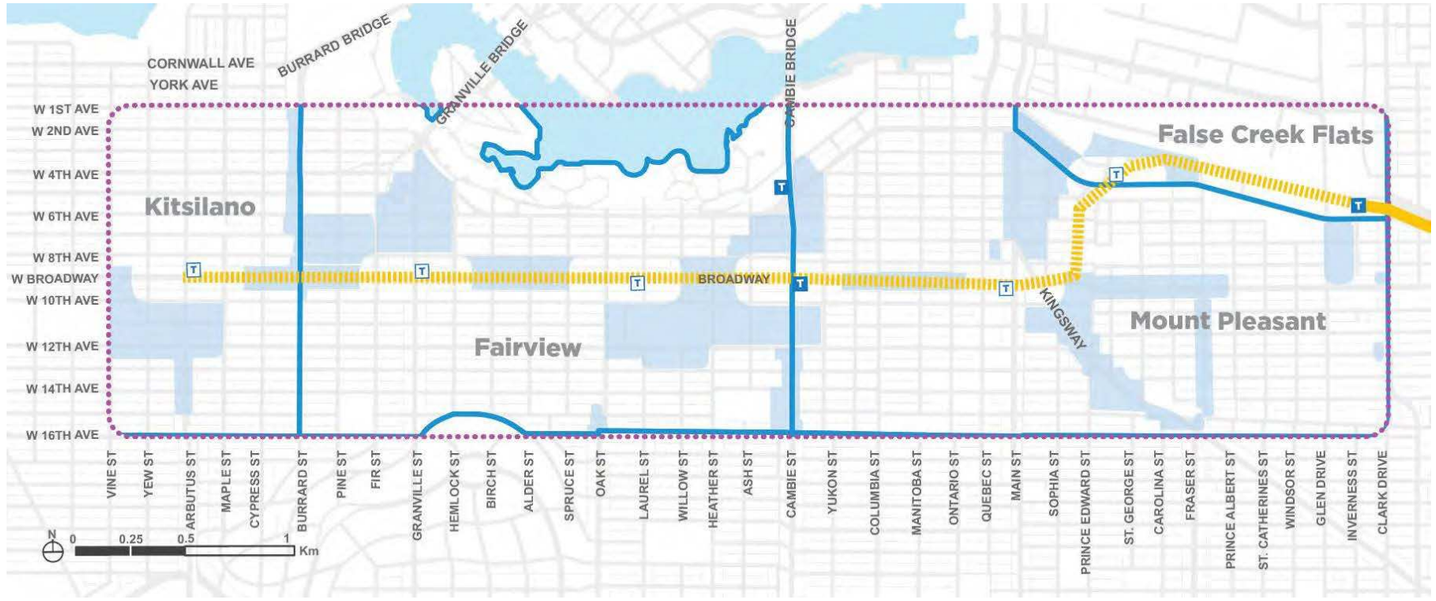
Plan Section	Proposed Amendment	Rationale
Figure 6.1 – Character Areas (p. 37)	Delete and replace Figure 6.1 – Character Areas, as shown below:	To correct minor map errors in the Mount Pleasant and Kitsilano areas. Additionally, map colours have been revised to align with Land Use (Chapter 7) maps.



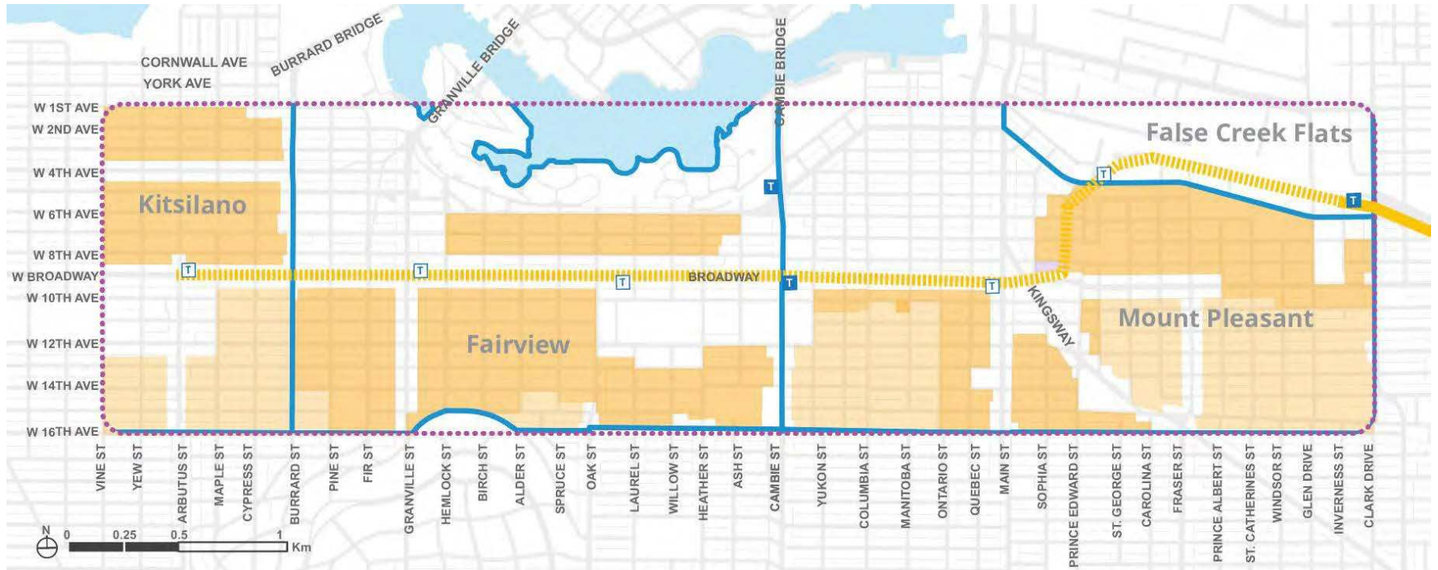
Plan Section	Proposed Amendment	Rationale
Centres (p.38)	Delete and replace Figure 6.2 - Centres, as shown below:	To correct minor map errors in the Kitsilano area.

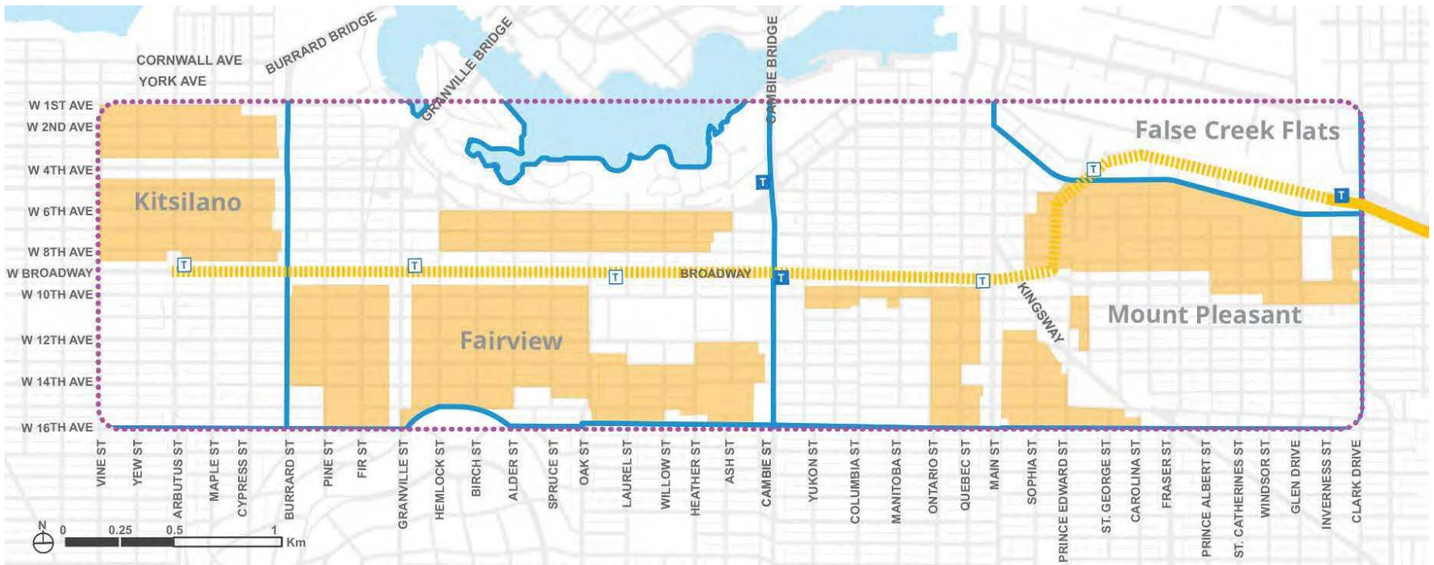


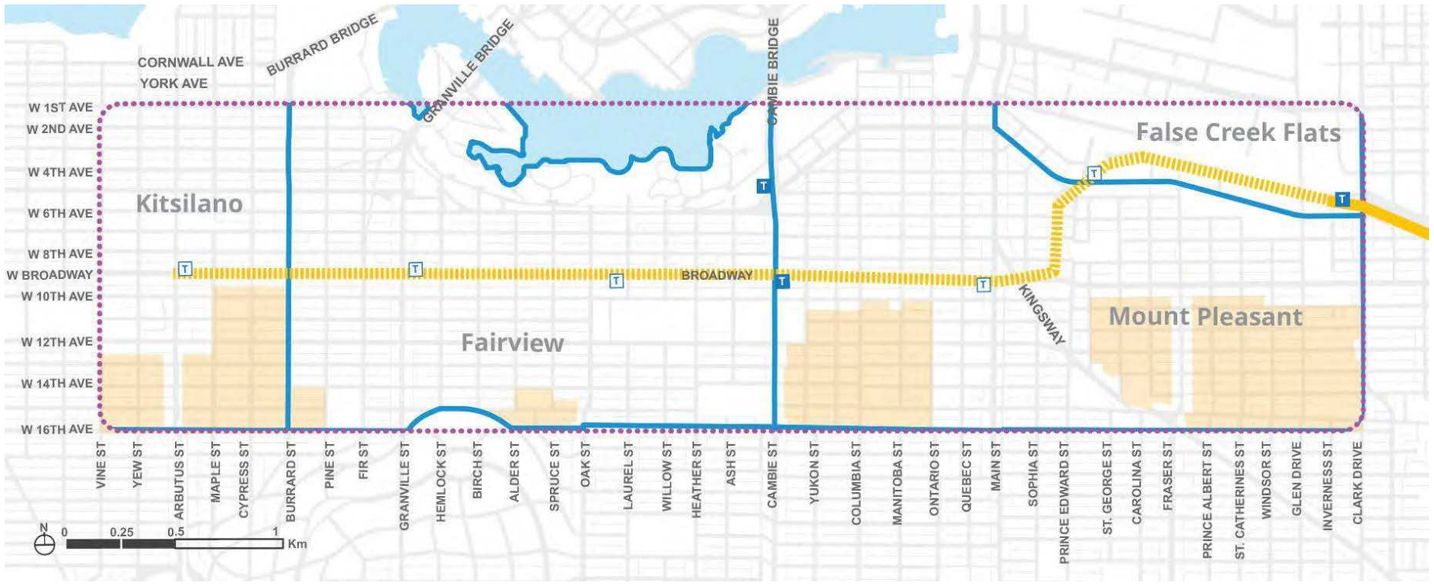
Plan Section	Proposed Amendment	Rationale
Centres – Shoulder Areas (p.43)	Delete and replace Figure 6.6 – Centres -Shoulder Areas, as shown below:	To correct minor map errors in the Kitsilano area.

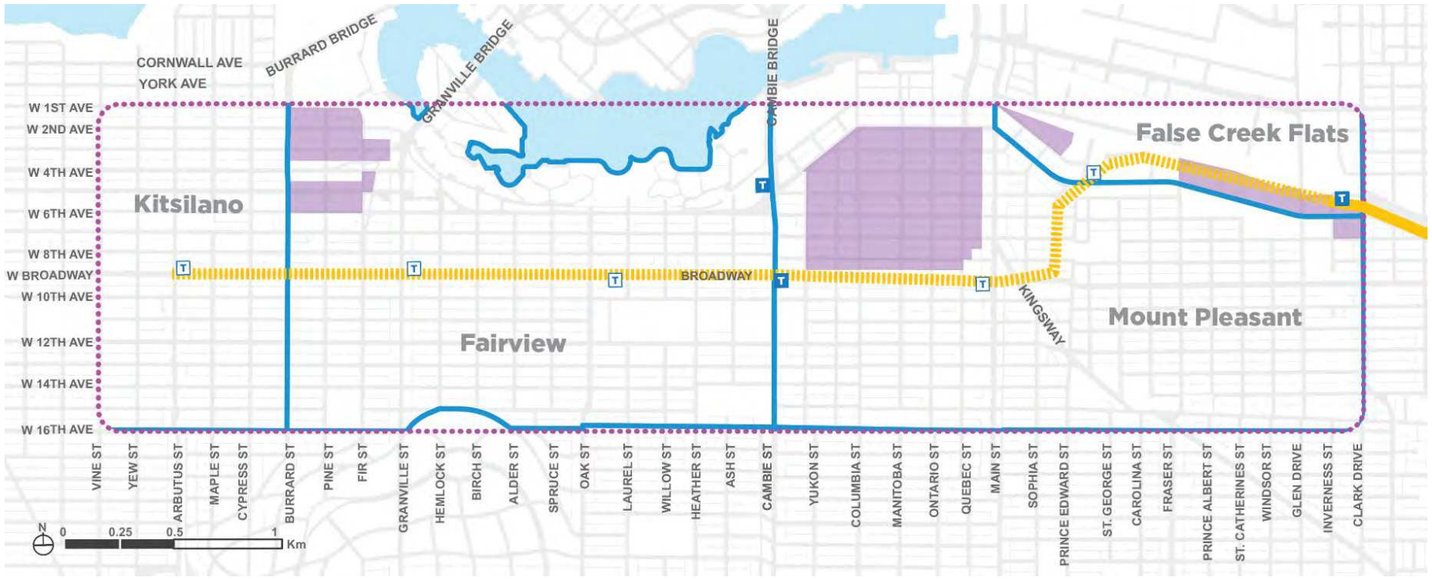


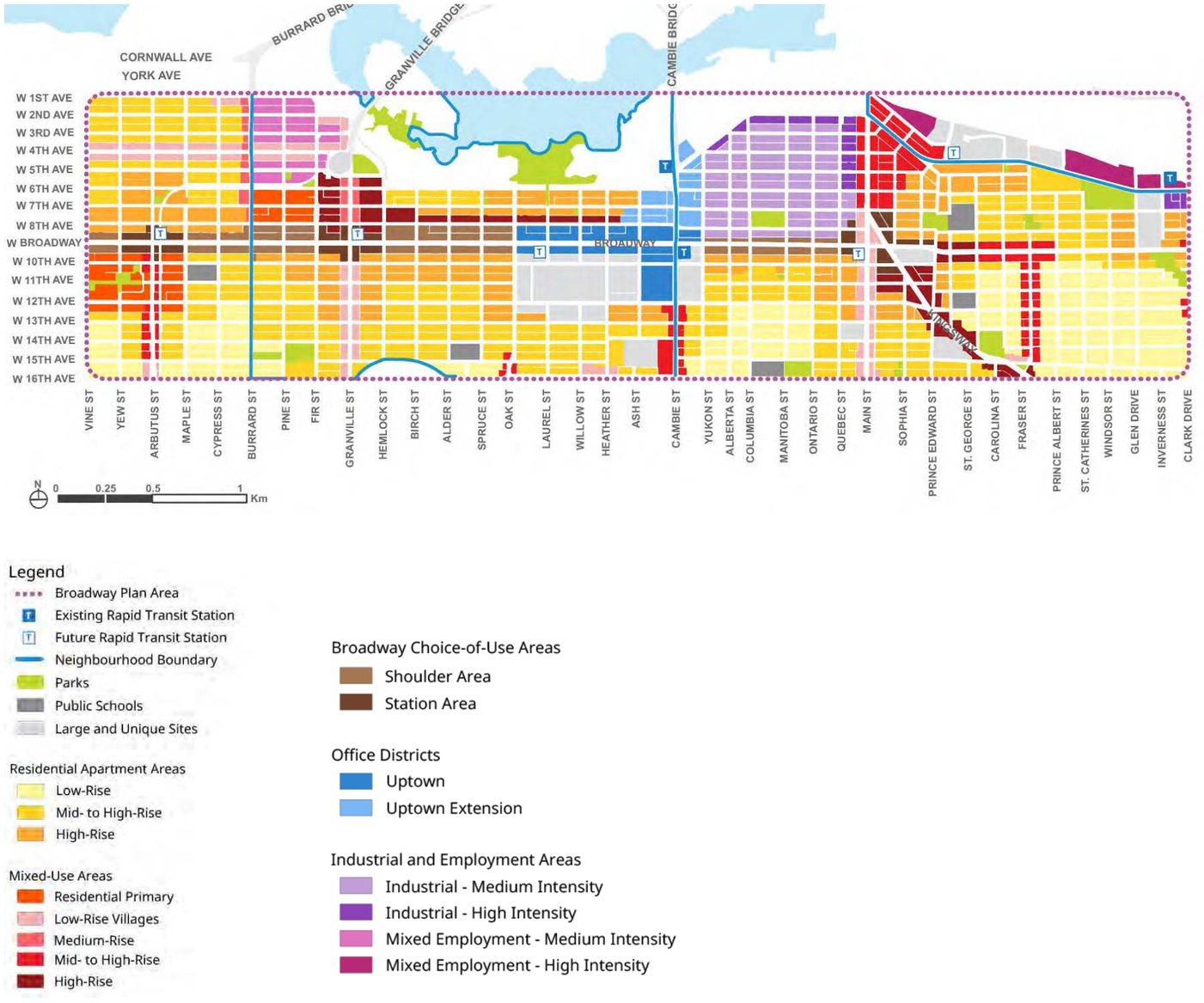
Plan Section	Proposed Amendment	Rationale
Residential Areas (p. 50)	Delete and replace Figure 6.12 - Residential Areas, as shown below:	To correct minor map errors in the Mount Pleasant and Kitsilano areas. Additionally, map colours have been revised to align with Land Use (Chapter 7) maps.

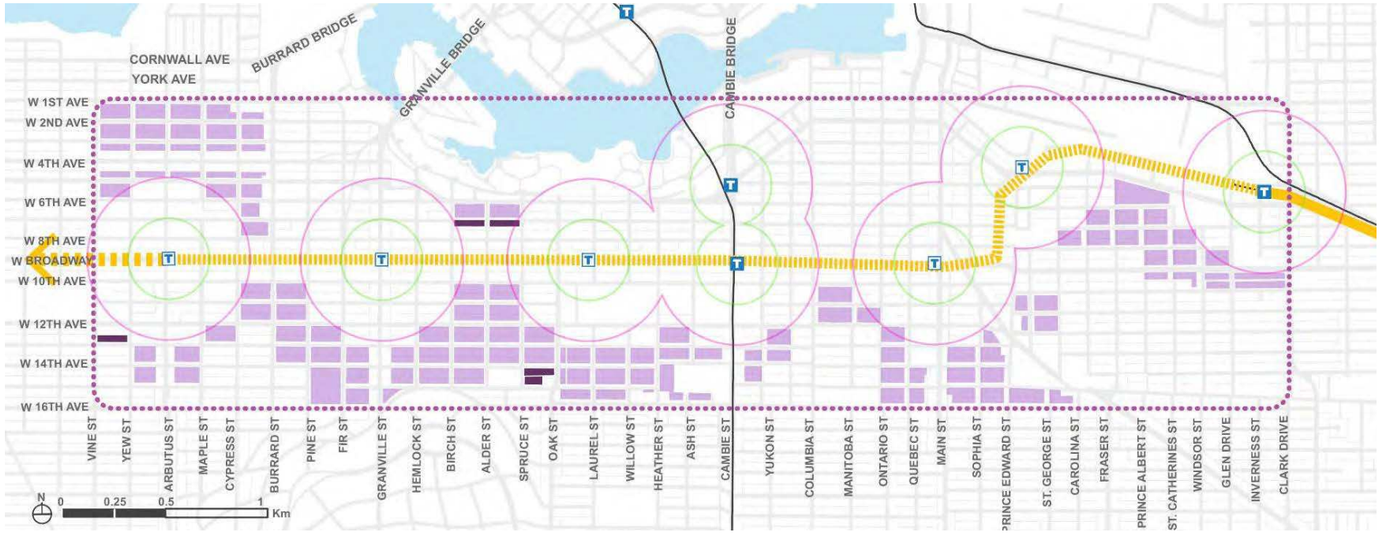


Plan Section	Proposed Amendment	Rationale
Plan Directions – Residential Areas (p.51)	Amend: In the existing apartment areas ~~(RM/FM zones)~~, create options for careful renewal and expansion of the existing older rental housing with a focus on maintaining affordability and supporting existing renters to stay in their neighbourhoods.	To align with updated District Schedules.
Plan Directions – Residential Areas **(p.51)**	Amend: In the existing low-density areas ~~(RS/RT zones)~~, diversify the housing choice with new rental apartment options while fostering a mix of building types from different periods.	To align with updated District Schedules.
Residential - Existing Apartment Areas (p. 52)	Delete and replace Figure 6.13 - Existing Apartment Areas, as shown below:  	To correct minor map errors in the Mount Pleasant and Kitsilano areas. Additionally, map colours have been revised to align with Land Use (Chapter 7) maps. .

Plan Section	Proposed Amendment	Rationale
Residential – Existing Low-Density Areas (p.55)	Amend: The existing low-density areas ~~(RS/RT zones)~~ currently comprise a mix of single-family houses, duplexes, multiple conversion dwellings and small-scale strata developments.	To align with updated District Schedules.
Residential – Existing Low-Density Areas (p. 55)	Delete and replace Figure 6.16 – Existing Low-Density Areas, as shown below:  	To correct a minor map error in the Mount Pleasant area. Additionally, map colours have been revised to align with Land Use (Chapter 7) maps.

Plan Section	Proposed Amendment	Rationale
Industrial / Employment Areas (p. 58)	Delete and replace Figure 6.19 – Industrial / Employment Areas, as shown below: 	Map colours have been revised to align with Land Use (Chapter 7) maps.

Plan Section	Proposed Amendment	Rationale
7 Land Use		
Overall Land Use Concept Plan (p. 64 and 65)	Delete and replace Figure 7.1 – Overall Land Use Concept Plan, as shown below: 	To correct minor map errors in the Mount Pleasant and Kitsilano areas.

Plan Section	Proposed Amendment	Rationale
Land Use Policy Definitions: Options/Tenure (p .69)	Amend: In some policy areas, the tenure permitted is associated with the existing use/tenure on the site before redevelopment (e.g. ~~RM/FM zoned~~ sites in existing apartment areas with existing purpose-built rental housing are required to deliver replacement rental housing).	To align with updated District Schedules.
Figure 7.4 – Tower Limits (p. 77)	Delete and replace Figure 7.4 – Tower Limits, as shown below:  	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
Development Permit Applications	Insert a new section: Development Permit Applications, see item 1 below	To align with updated District Schedules and previous City-initiated rezonings through Broadway Plan implementation in 2023.

1. **Insert a new section on Development Permit Applications**

Development Permit Applications

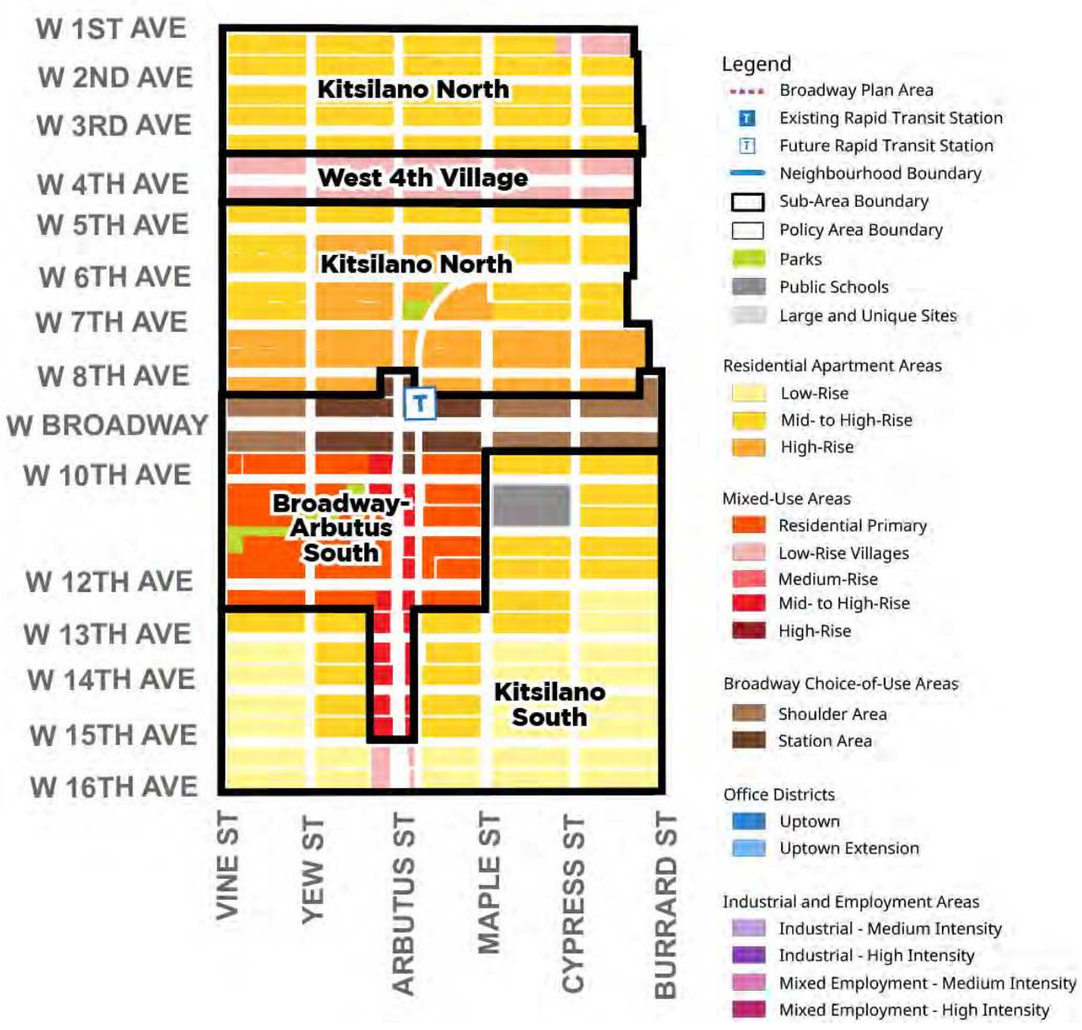
Throughout Broadway Plan implementation, City-initiated rezonings will be undertaken over time to help facilitate development options enabled by the Plan. The areas below (see [new] figure 7.X) are where City-initiated rezonings have occurred. See the Land Use Chapters 8-10 for detailed land use policies.

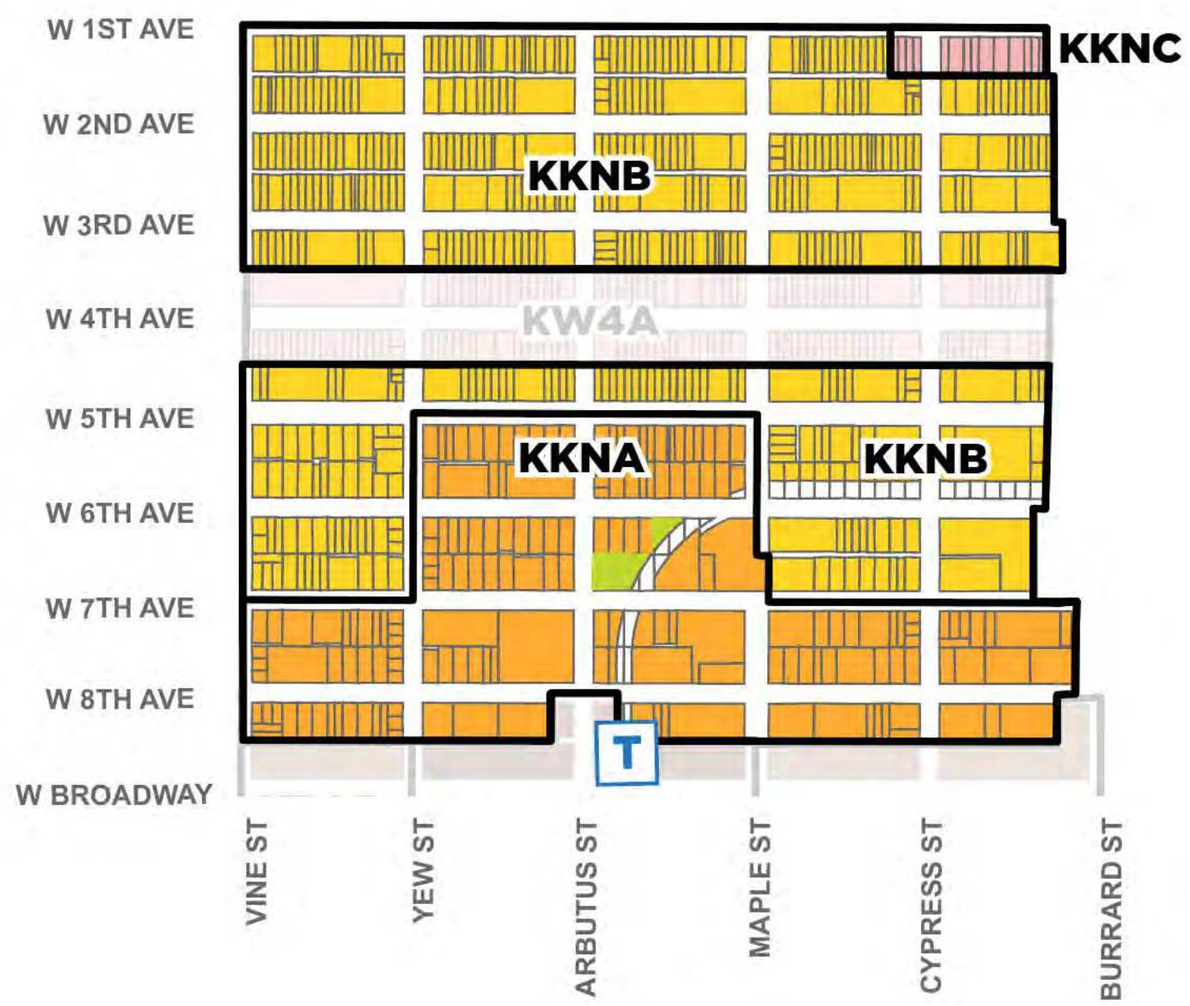
This map is for illustrative purposes only. Please visit the City's website to determine your property's zoning district.

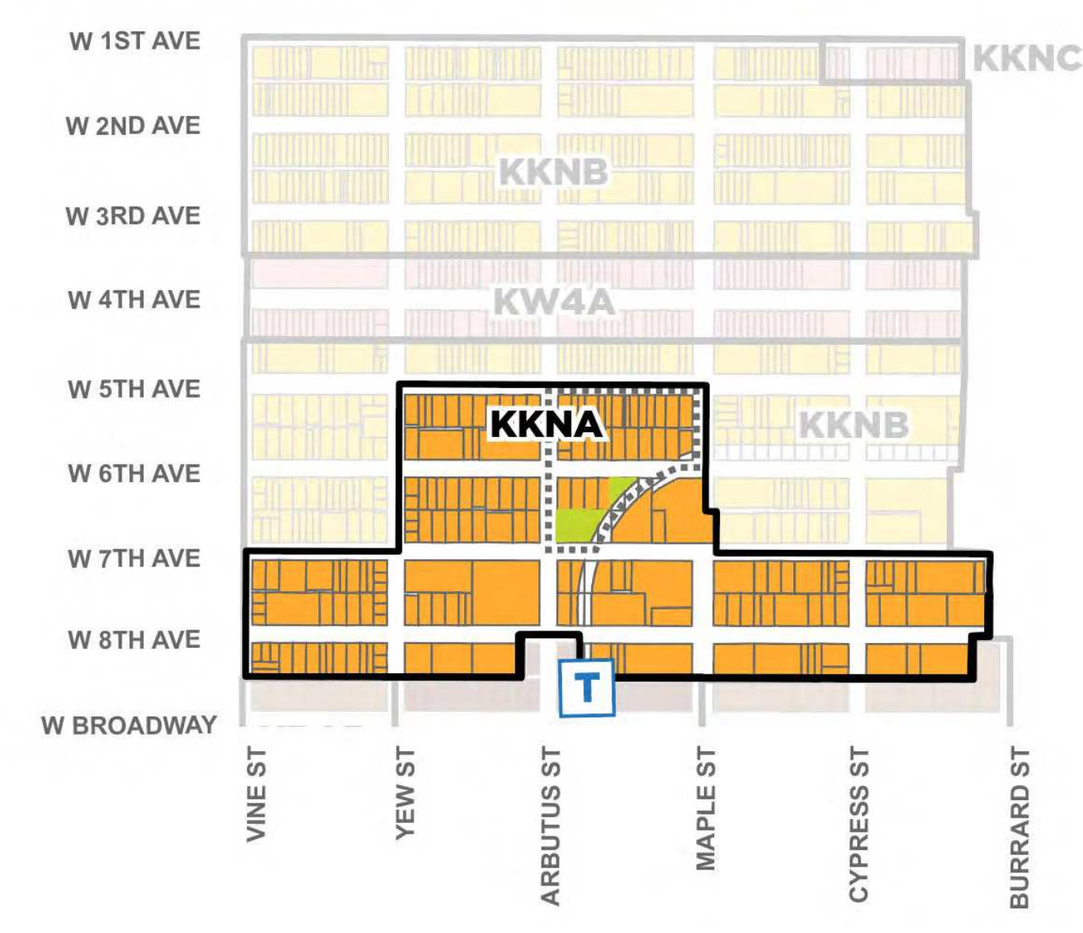
For development permit applications, the Broadway Plan policies will continue to apply, including (but not limited to) Built Form and Site Design (Chapter 11), Housing (Chapter 12), and Heritage (Chapter 18) policies. In cases where a district schedule does not enable a development option, applicants should proceed through a privately-initiated rezoning application process.

(New) Figure 7.X. City-Initiated Rezoning Areas



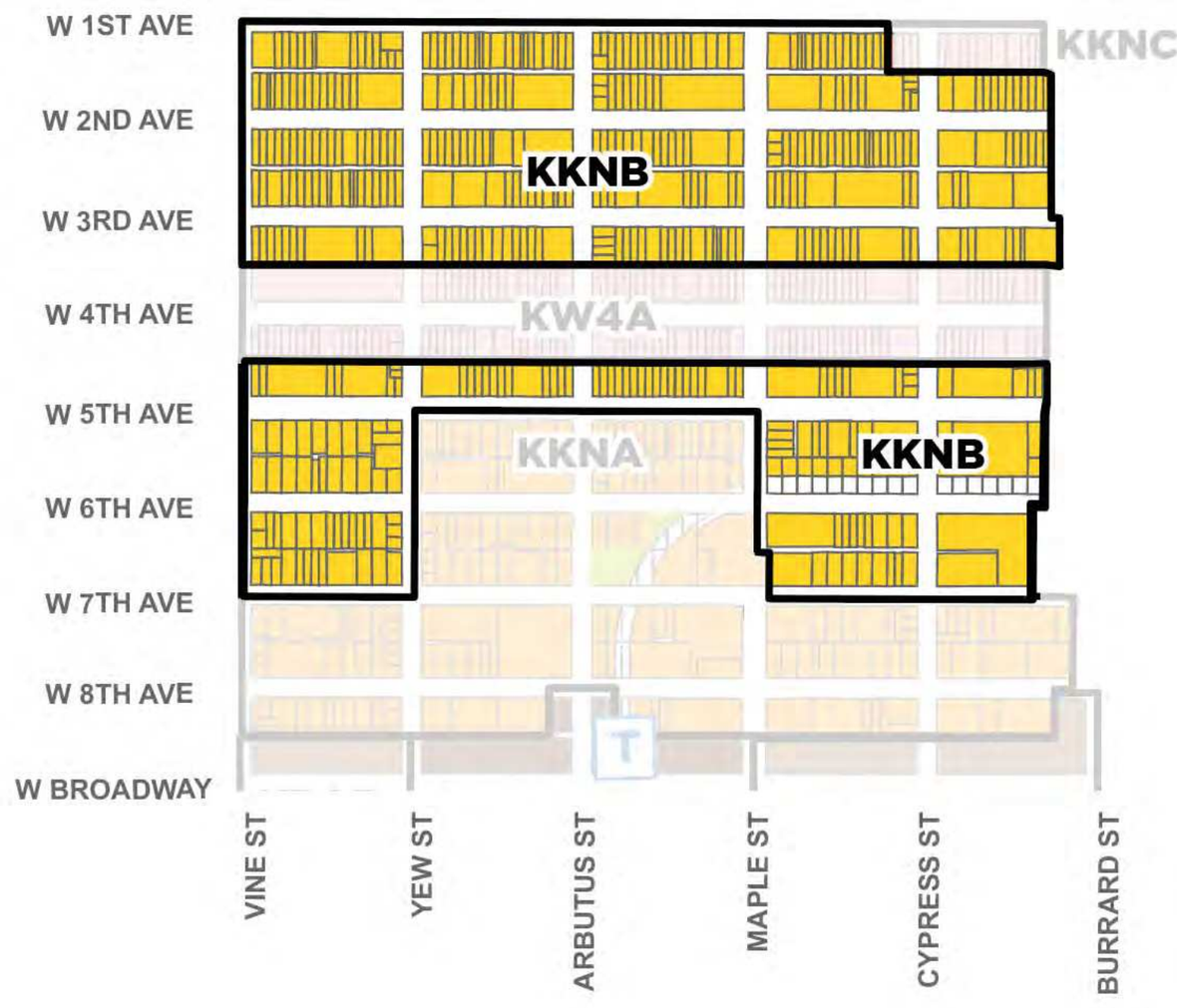
Plan Section	Proposed Amendment	Rationale
8. Kitsilano		
Introduction (p. 80)	Delete and replace Figure 8.1 - Kitsilano Neighbourhood Land Use, as shown below: 	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
Kitsilano North (p. 81)	Delete and replace Kitsilano North area map, as shown below: 	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
8.1 Kitsilano North – Area A (p. 82)	Delete and replace Kitsilano North – Area A map, as shown below:  Legend Delamont area	To correct minor map errors in the Kitsilano area.

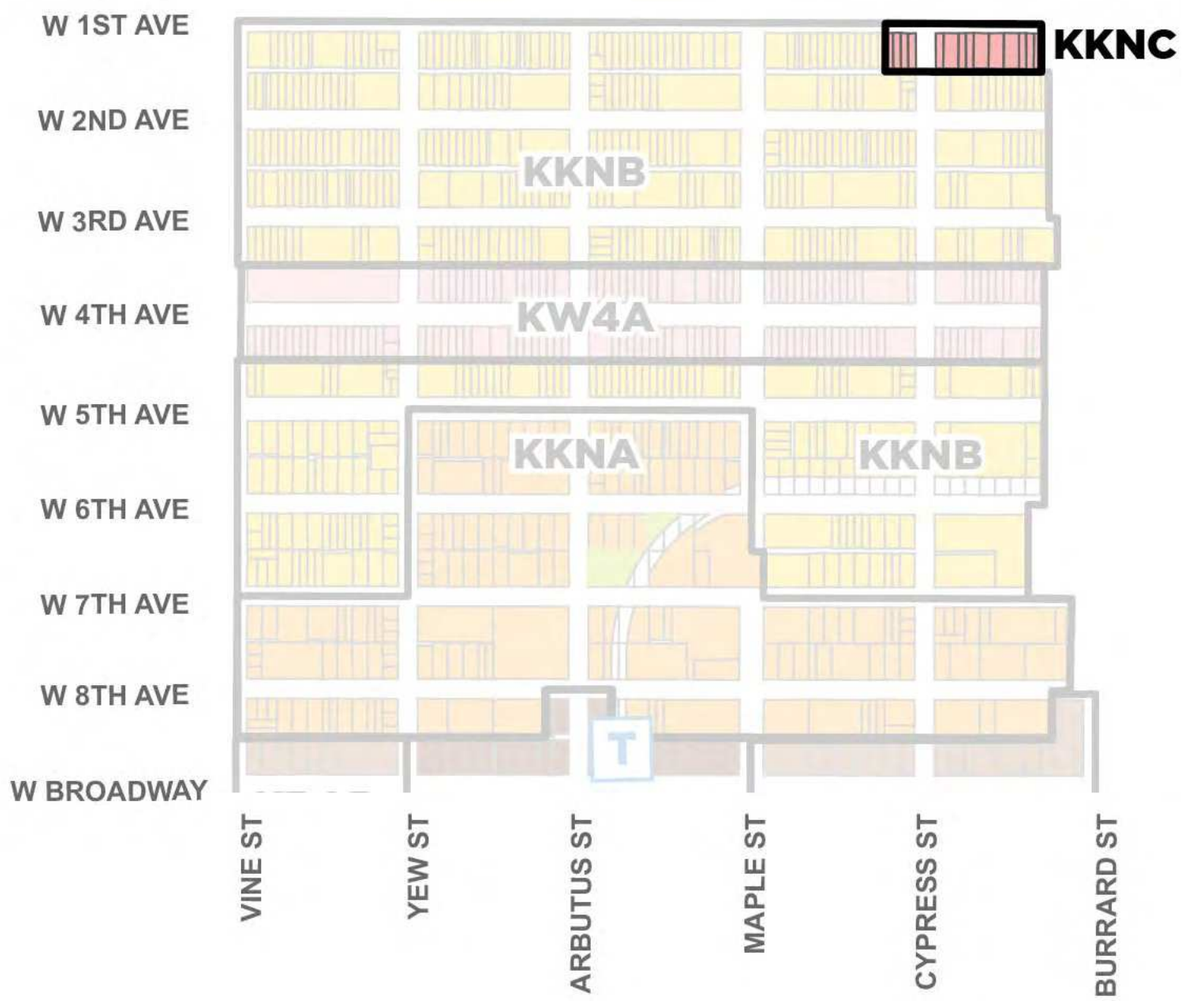
Plan Section	Proposed Amendment	Rationale
8.1.1 (p. 83)	Amend:	To align with updated District Schedules.

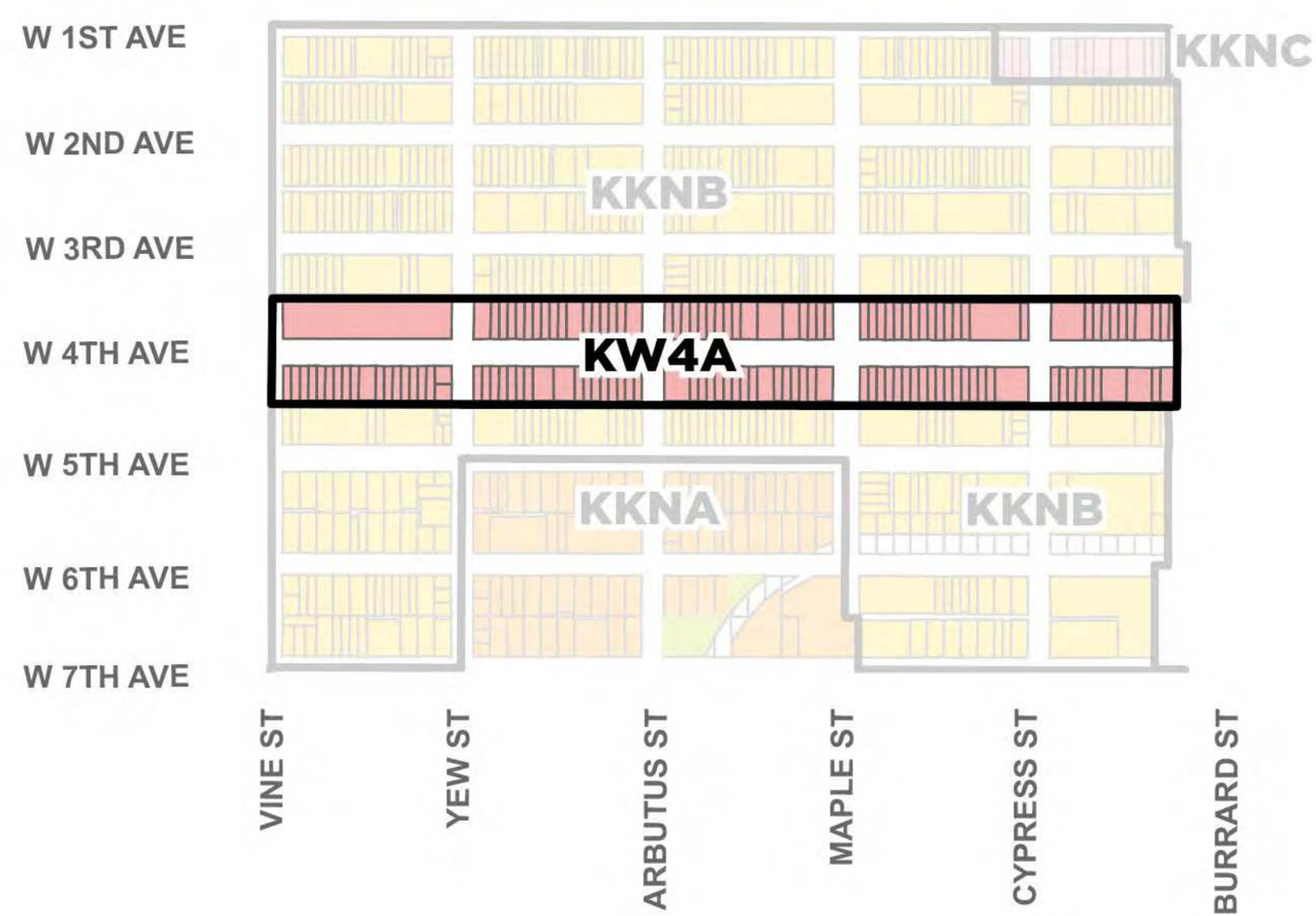
Policy Area	**Kitsilano North - Area A**			**KKNA**
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, an applicant-initiated site-specific rezoning application to the R5-3 zoning district may be considered. However, in some cases the height and density permitted by the R5-3 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 8.1.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, an applicant-initiated site-specific rezoning application to the R3-3 zoning district may be considered.	• A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, an applicant-initiated site-specific rezoning application to the R5-3 zoning district may be considered. However, in some cases the height and density permitted by the R5-3 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 8.1.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, an applicant-initiated site-specific rezoning application to the R3-3 zoning district may be considered.
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5 or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may consider pursuing a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.			

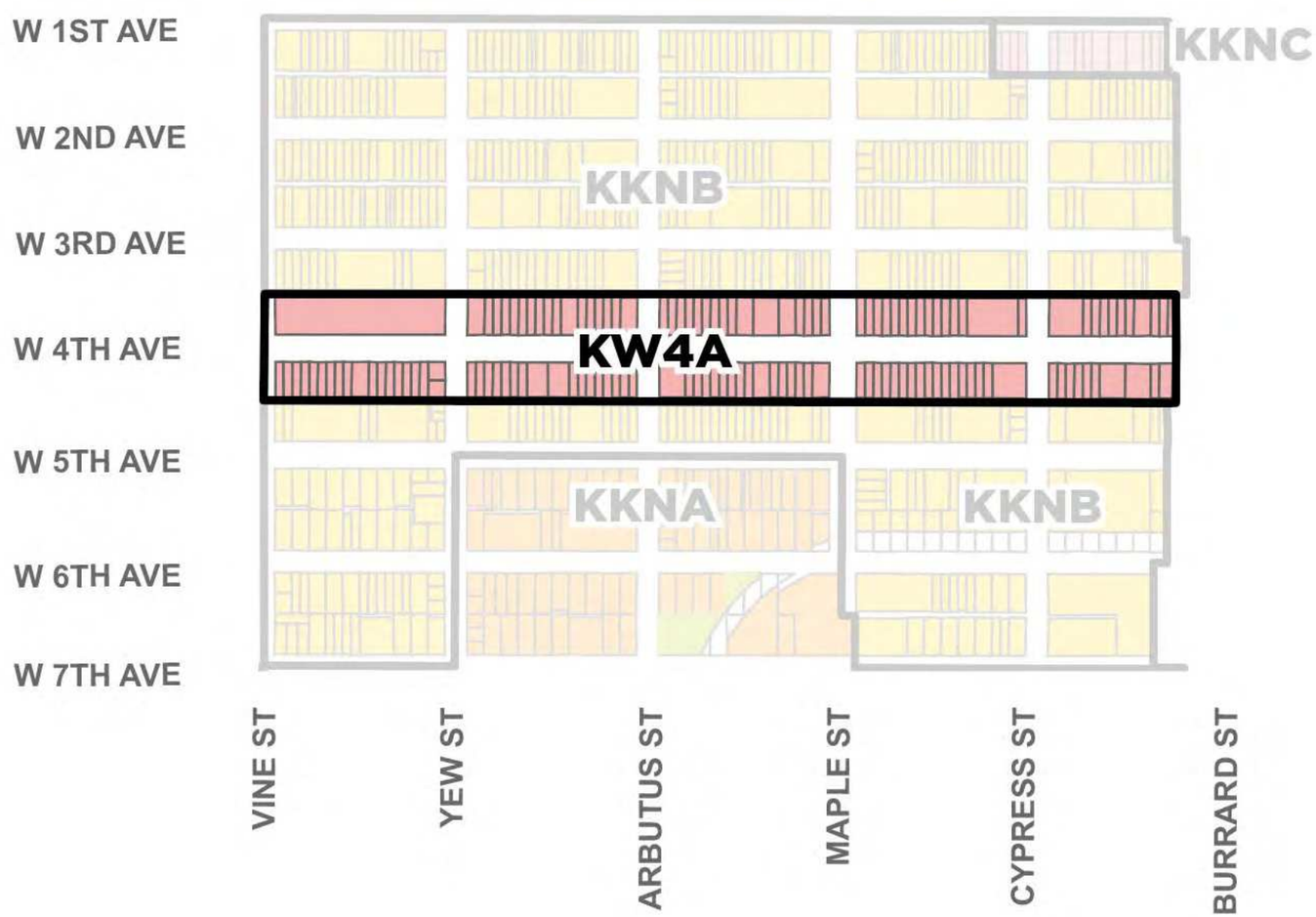
Plan Section	Proposed Amendment	Rationale
8.2 Kitsilano North – Area B (p. 85)	Delete and replace Kitsilano North – Area B map, as shown below: 	To correct minor map errors in the Kitsilano area.

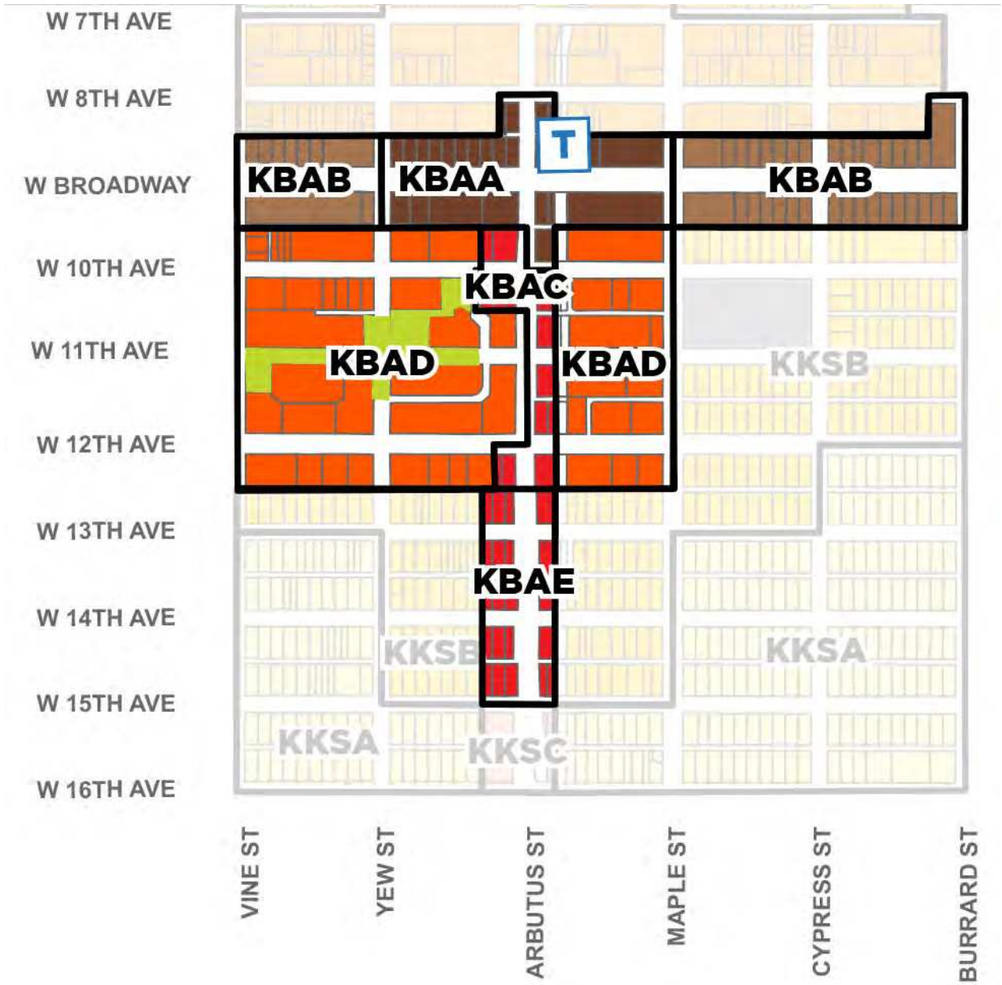
Plan Section	Proposed Amendment	Rationale
8.2.1 (p. 86)	Amend:	To align with updated District Schedules.

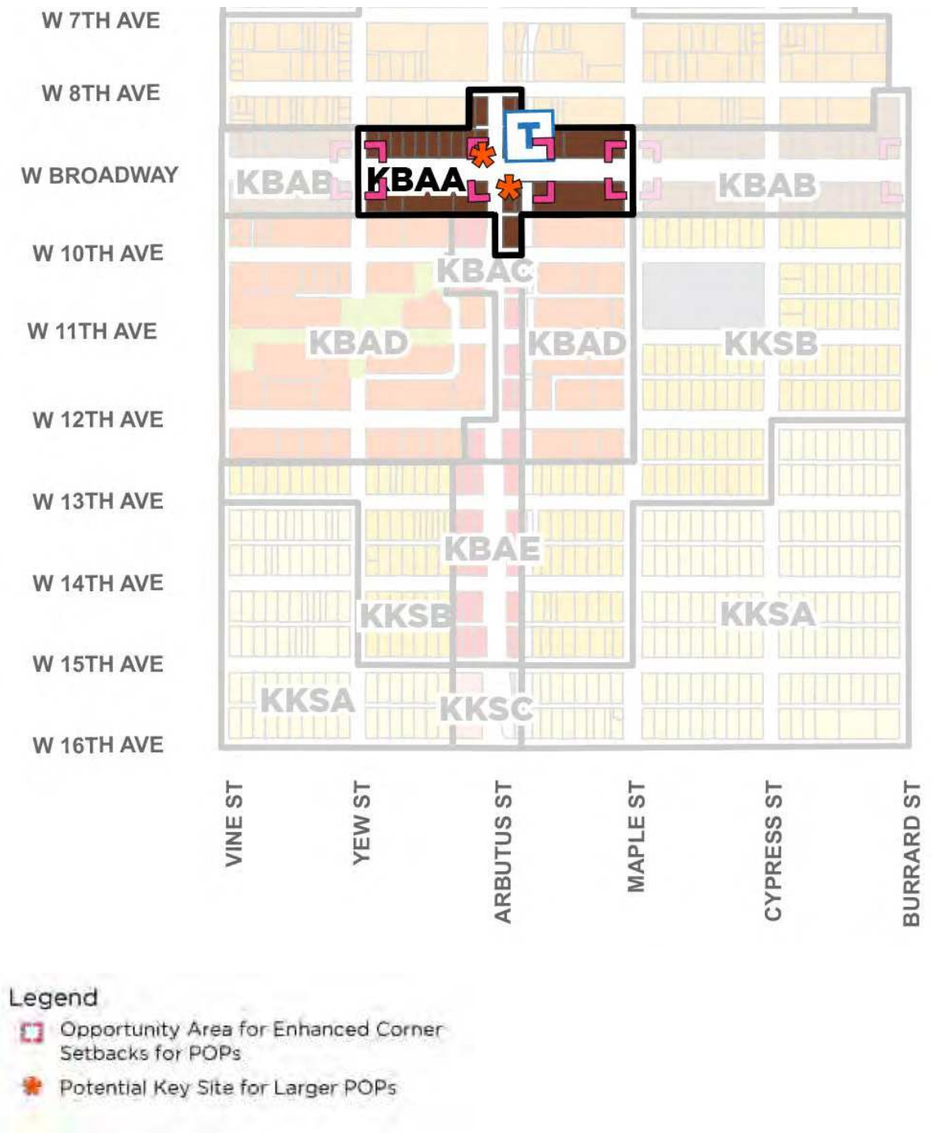
Policy Area	Kitsilano North – Area B			KKNB
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.).	Variable – refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-4. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4, an applicant-initiated site-specific rezoning application to the R5-4 zoning district may be considered. However, in some cases the height and density permitted by the R5-4 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• For existing social housing sites, 100% of the residential floor area must be social housing. • Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, an applicant-initiated site-specific rezoning application to the R3-3 zoning district may be considered.	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • An applicant-initiated site-specific rezoning application to the R4-1 zoning district may be considered. However, in some cases the height and density permitted by the R4-1 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, an applicant-initiated site-specific rezoning application to the R3-3 zoning district may be considered.
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.			

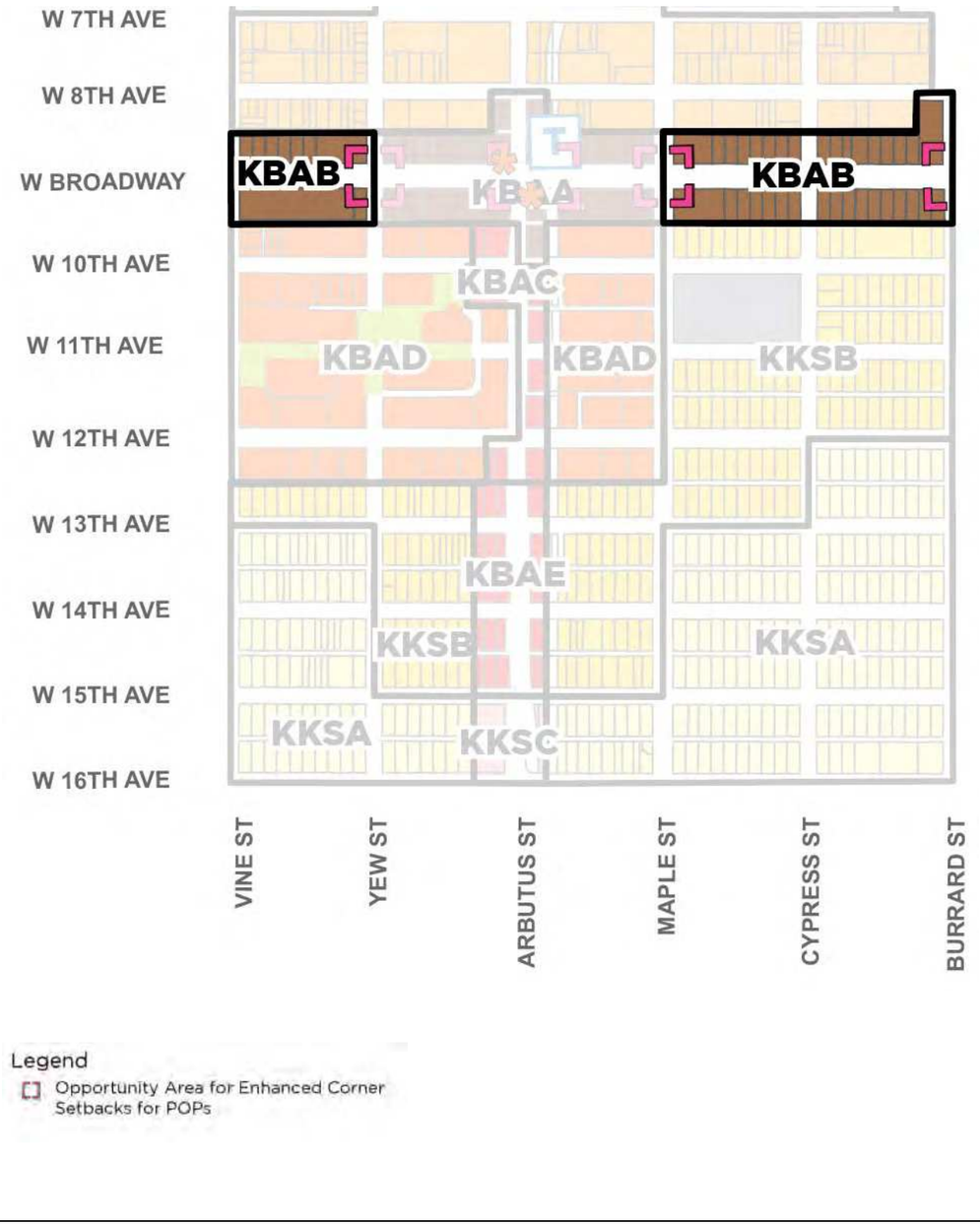
Plan Section	Proposed Amendment	Rationale
8.3 Kitsilano North – Area C (p. 88)	Delete and replace Kitsilano North – Area C map, as shown below: 	To correct minor map errors in the Kitsilano area.

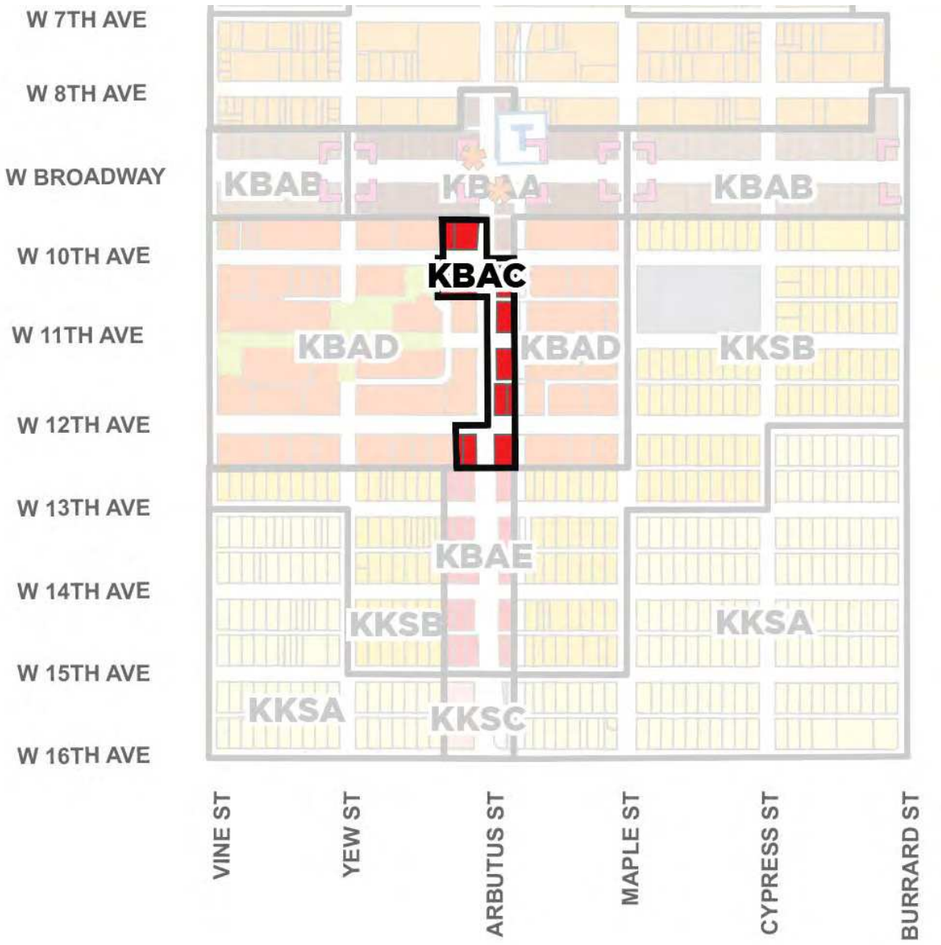
Plan Section	Proposed Amendment	Rationale
West 4th Village (p. 90)	Delete and replace West 4th Village area map, as shown below: 	To correct minor map errors in the Kitsilano area.

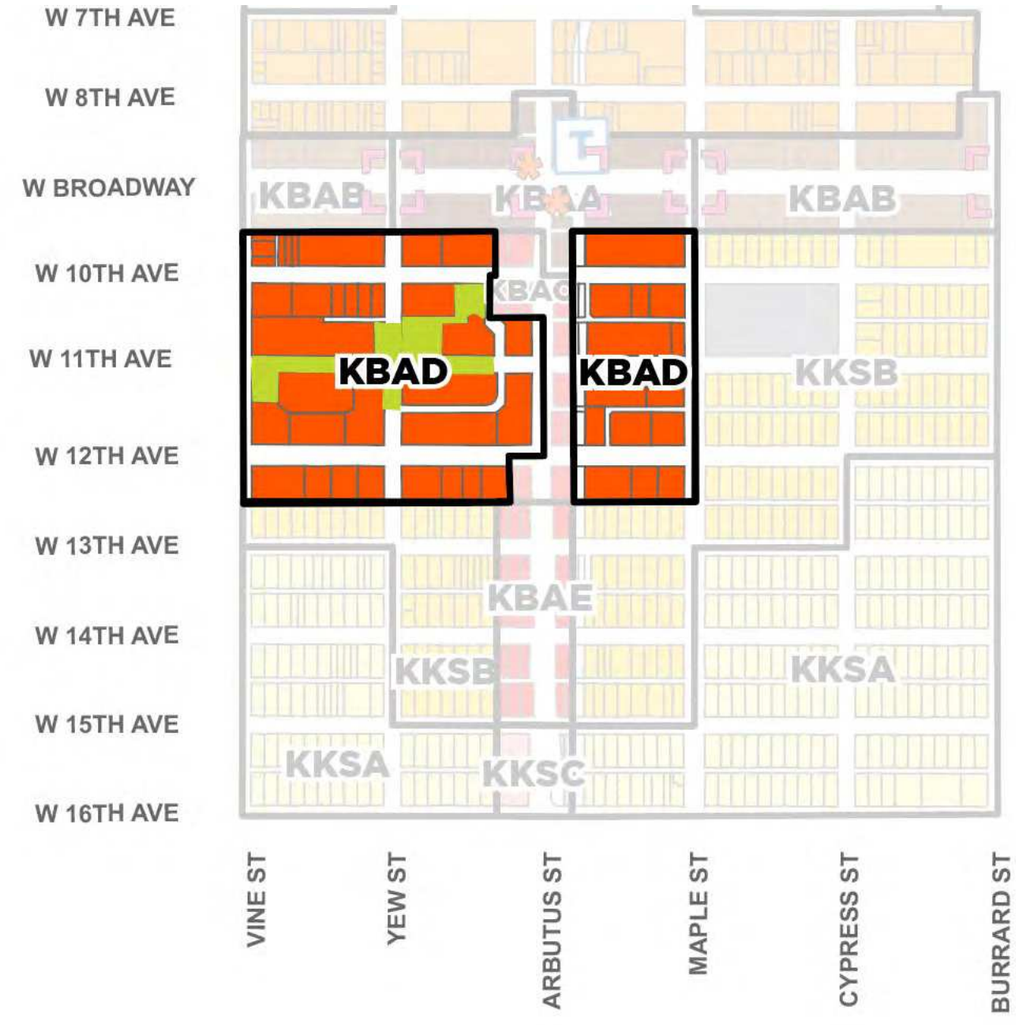
Plan Section	Proposed Amendment	Rationale
8.4 West 4th Village (p. 91)	Delete and replace West 4th Village map, as shown below: 	To correct minor map errors in the Kitsilano area.

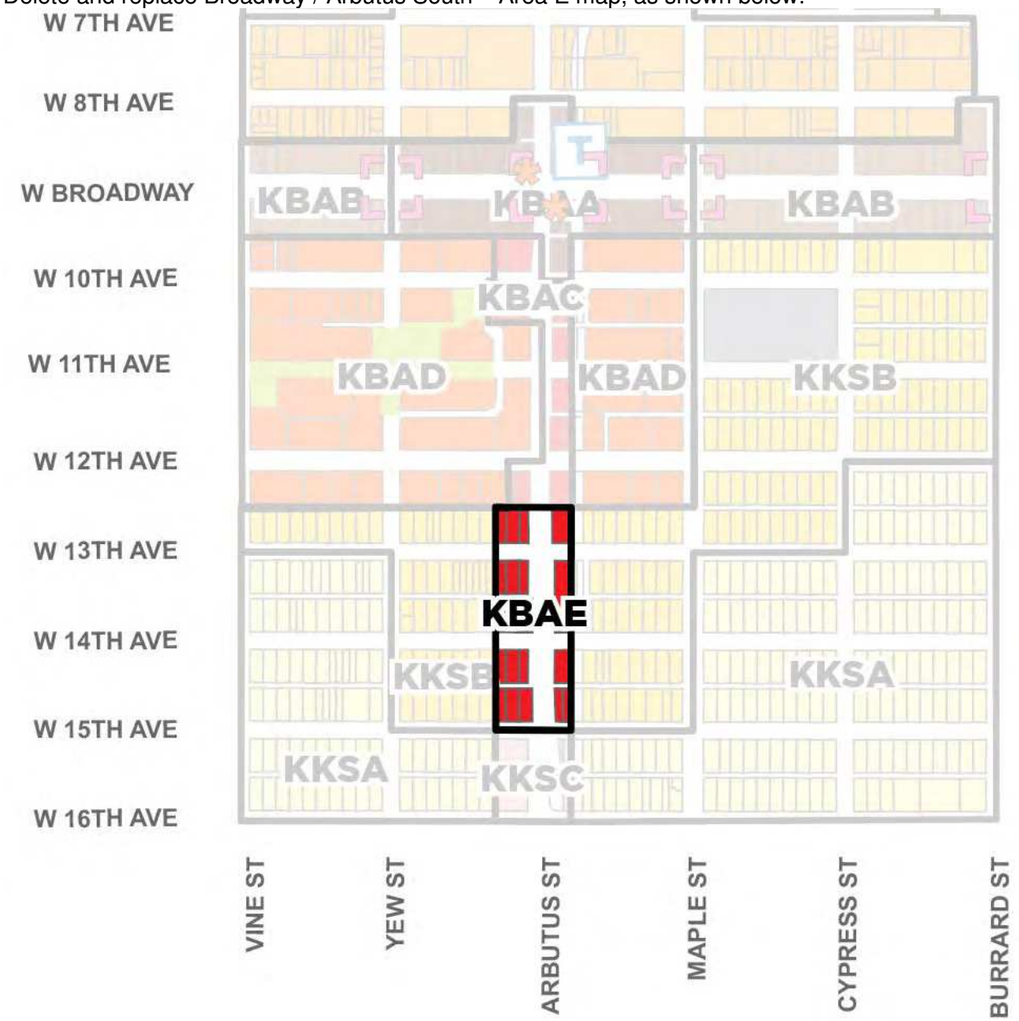
Plan Section	Proposed Amendment	Rationale
Broadway / Arbutus South (p. 93)	Delete and replace Broadway / Arbutus South area map, as shown below: 	To correct minor map error in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
8.5 Broadway / Arbutus South – Area A (p. 94)	Delete and replace Broadway / Arbutus South – Area A map, as shown below: 	To correct minor map error in the Kitsilano area.

8.6 Broadway / Arbutus South – Area B (p. 97)	Delete and replace Broadway / Arbutus South – Area B map, as shown below:  	To correct minor map error in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
8.7 Broadway / Arbutus South – Area C (p. 99)	Delete and replace Broadway / Arbutus South – Area C map, as shown below: 	To correct minor map error in the Kitsilano area.

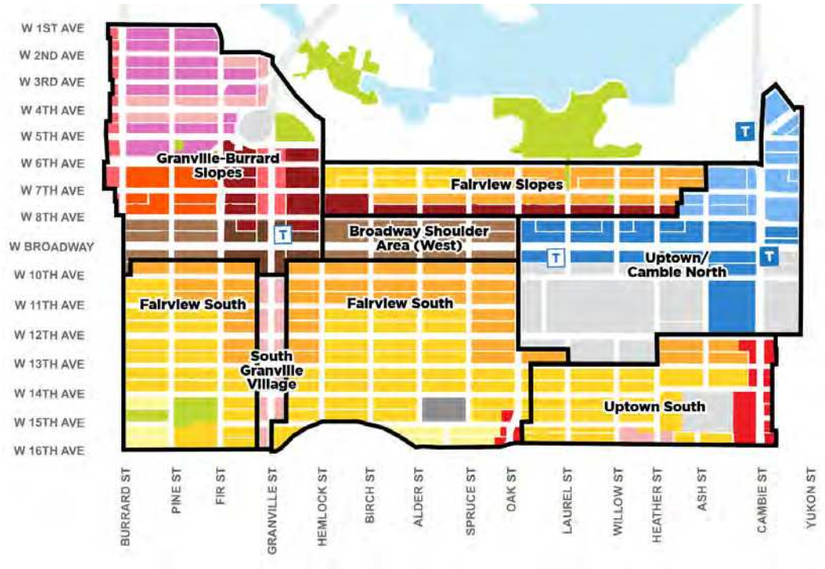
Plan Section	Proposed Amendment	Rationale
8.8 Broadway / Arbutus South – Area D (p. 101)	Delete and replace Broadway / Arbutus South – Area D map, as shown below: 	To correct minor map error in the Kitsilano area.

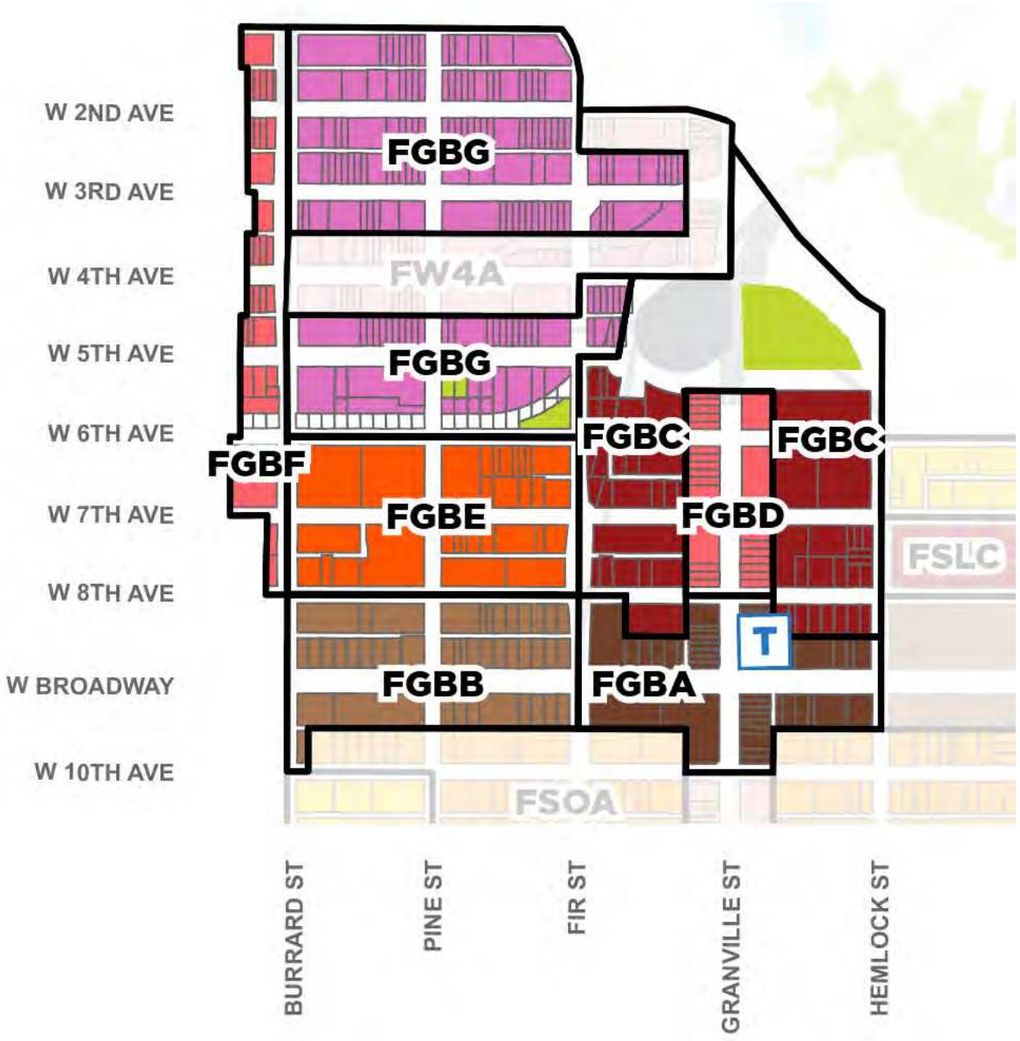
Plan Section	Proposed Amendment	Rationale
8.9 Broadway / Arbutus South – Area E (p. 103)	Delete and replace Broadway / Arbutus South – Area E map, as shown below: 	To correct minor map error in the Kitsilano area.

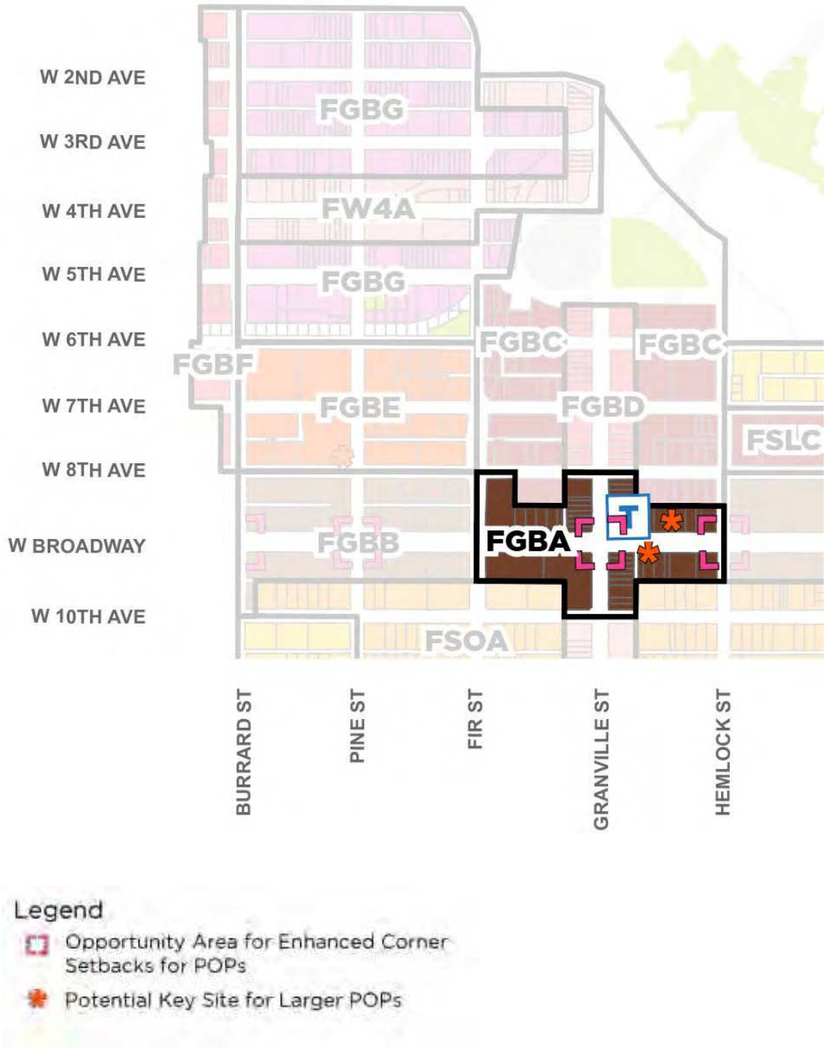
<table>
<tr><th>Plan Section</th><th>Proposed Amendment</th><th>Rationale</th></tr>
<tr><td>8.10.1 (p. 108)</td><td>Amend:

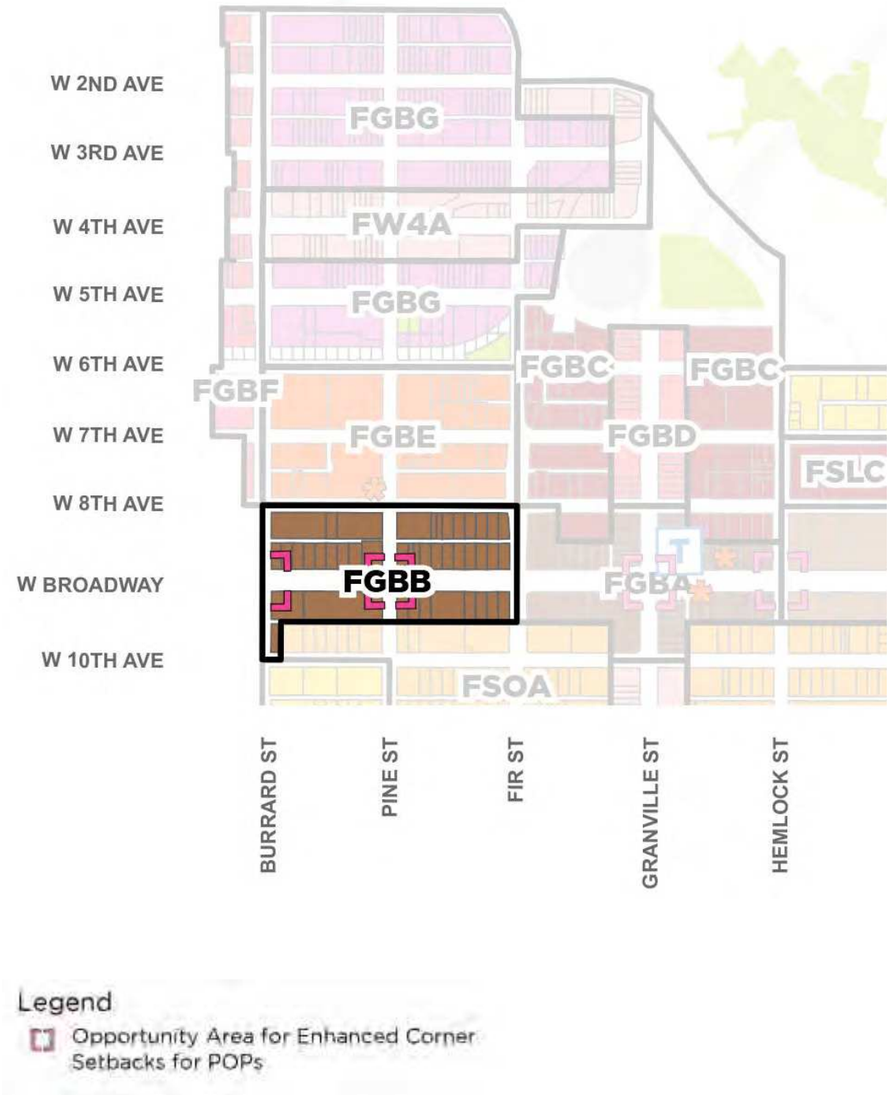
<table>
<tr><th>Policy Area</th><th colspan="2">Kitsilano South - Area A</th><th>KKSA</th></tr>
<tr><td>Uses</td><td colspan="3">Residential, retail/service</td></tr>
<tr><td>Option/Tenure</td><td colspan="3">Secured market rental housing</td></tr>
<tr><td>Max Height</td><td>6 storeys</td><td colspan="2">3-5 storeys</td></tr>
<tr><td>Max Density</td><td>2.4-2.7 FSR</td><td colspan="2">1.0-2.2 FSR</td></tr>
<tr><td>Min Frontage</td><td>30.1 m (99 ft.)</td><td colspan="2">Variable - refer to Built Form and Site Design (Chapter 11)</td></tr>
<tr><td>Notes</td><td>• Density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and section 11.3 for details)</td><td colspan="2">• Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)</td></tr>
<tr><td></td><td colspan="3">• To facilitate these development options, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.
• Where the development options enabled under the R3-2 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.</td></tr>
</table>
</td><td>To align with updated District Schedules.</td></tr>
<tr><td>8.11.1 (p. 110)</td><td>Amend:

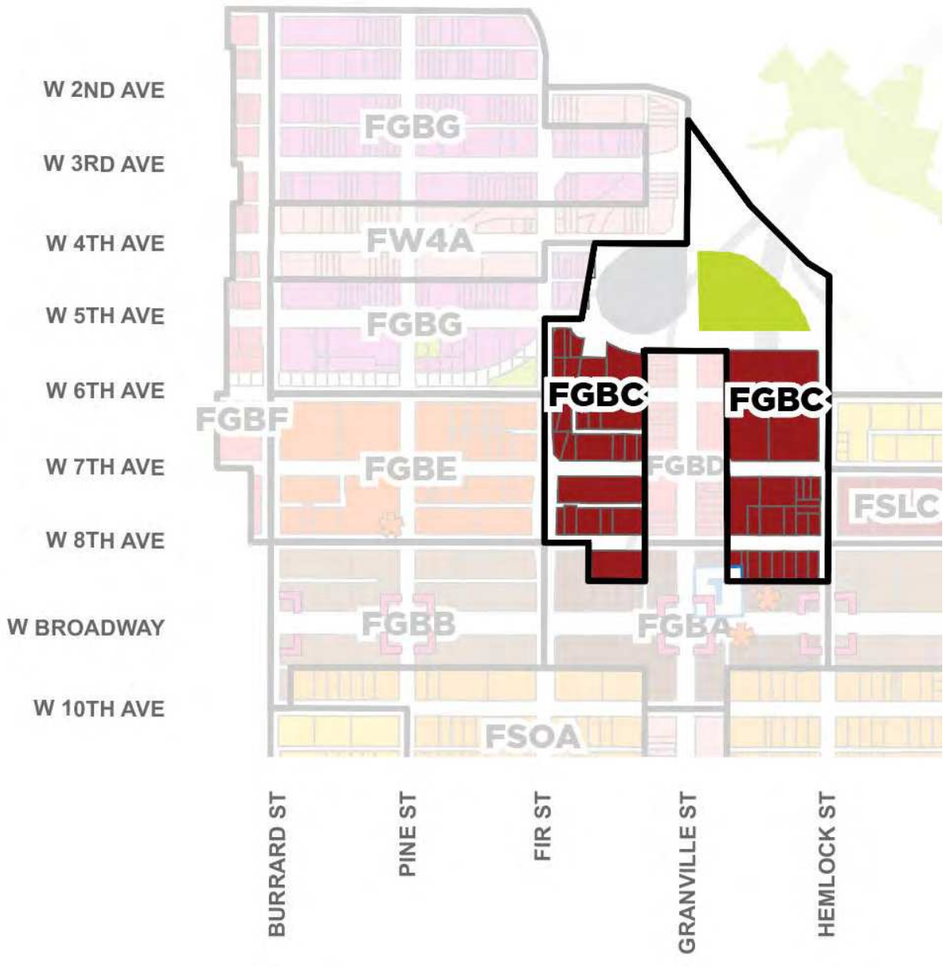
<table>
<tr><th>Policy Area</th><th colspan="2">Kitsilano South – Area B</th><th>KKSB</th></tr>
<tr><td>Uses</td><td colspan="3">Residential, retail/service</td></tr>
<tr><td>Option/Tenure</td><td>Secured market and below-market rental housing or social housing</td><td colspan="2">Secured rental housing</td></tr>
<tr><td>Max Height</td><td>18 storeys</td><td colspan="2">3-6 storeys</td></tr>
<tr><td>Max Density</td><td>5.5 FSR</td><td colspan="2">1.0-2.7 FSR</td></tr>
<tr><td>Min frontage</td><td>45.7 m (150 ft.)</td><td colspan="2">Variable – refer to Built Form and Site Design (Chapter 11)</td></tr>
<tr><td>Notes</td><td>• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).
• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.
• To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.
• In cases where the site has not already been rezoned to R5-2, applicants can pursue a site-specific rezoning application to the R5-2 zoning district. However, in some cases the height and density permitted by the R5-2 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.</td><td colspan="2">• Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 8.11.2.
• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.
• Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).
• To facilitate this development option, many sites have been rezoned to R5-2 or R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.</td></tr>
<tr><td></td><td colspan="3">• Where the development options enabled under the R5-2 or R3-2 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.</td></tr>
</table>
</td><td>To align with updated District Schedules.</td></tr>
</table>

Plan Section	Proposed Amendment	Rationale
9 Fairview		
Introduction (p. 115)	Delete and replace Figure 9.1 Fairview Neighbourhood Land Use, as shown below:  	To correct minor map errors in the Kitsilano area.

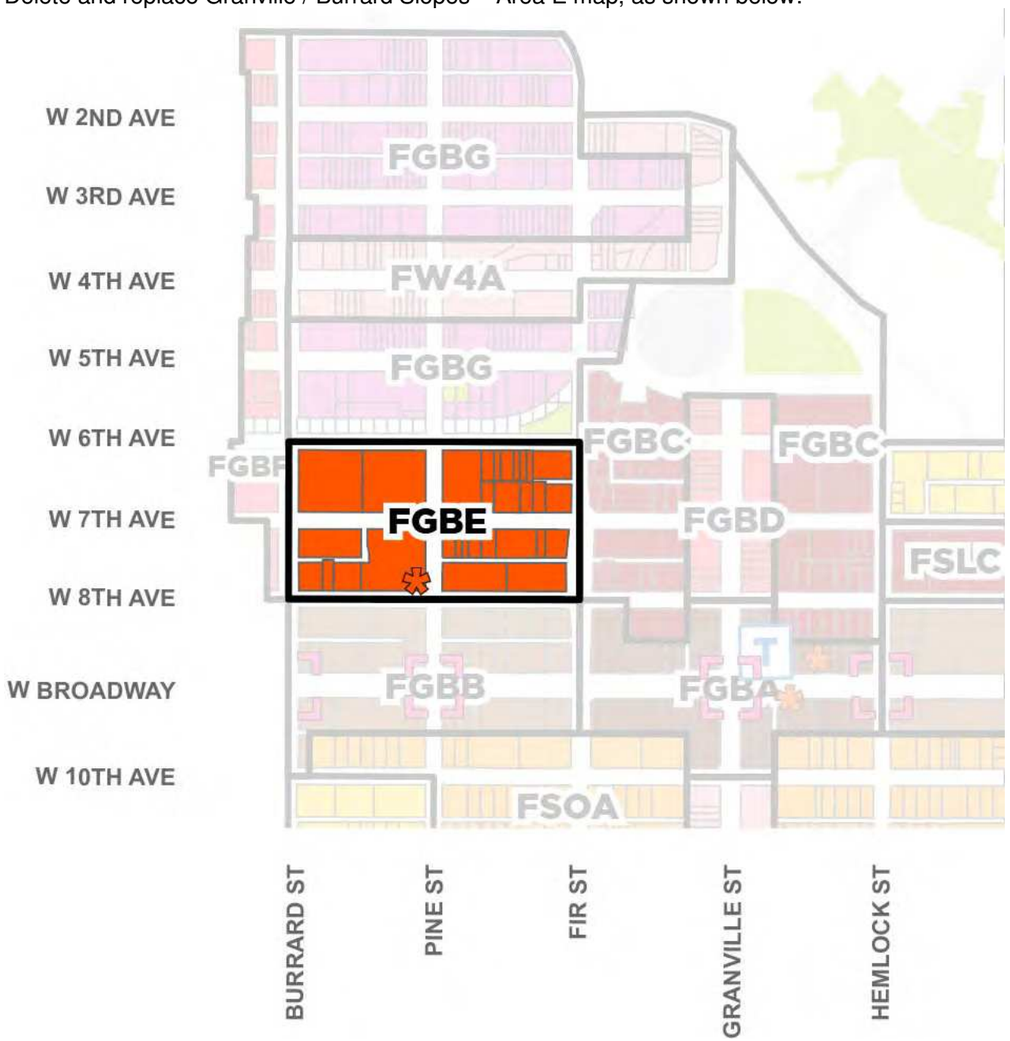
Plan Section	Proposed Amendment	Rationale
Granville / Burrard Slopes (p. 116)	Delete and replace Granville / Burrard Slopes area map, as shown below:  	To correct minor map errors in the Kitsilano area.

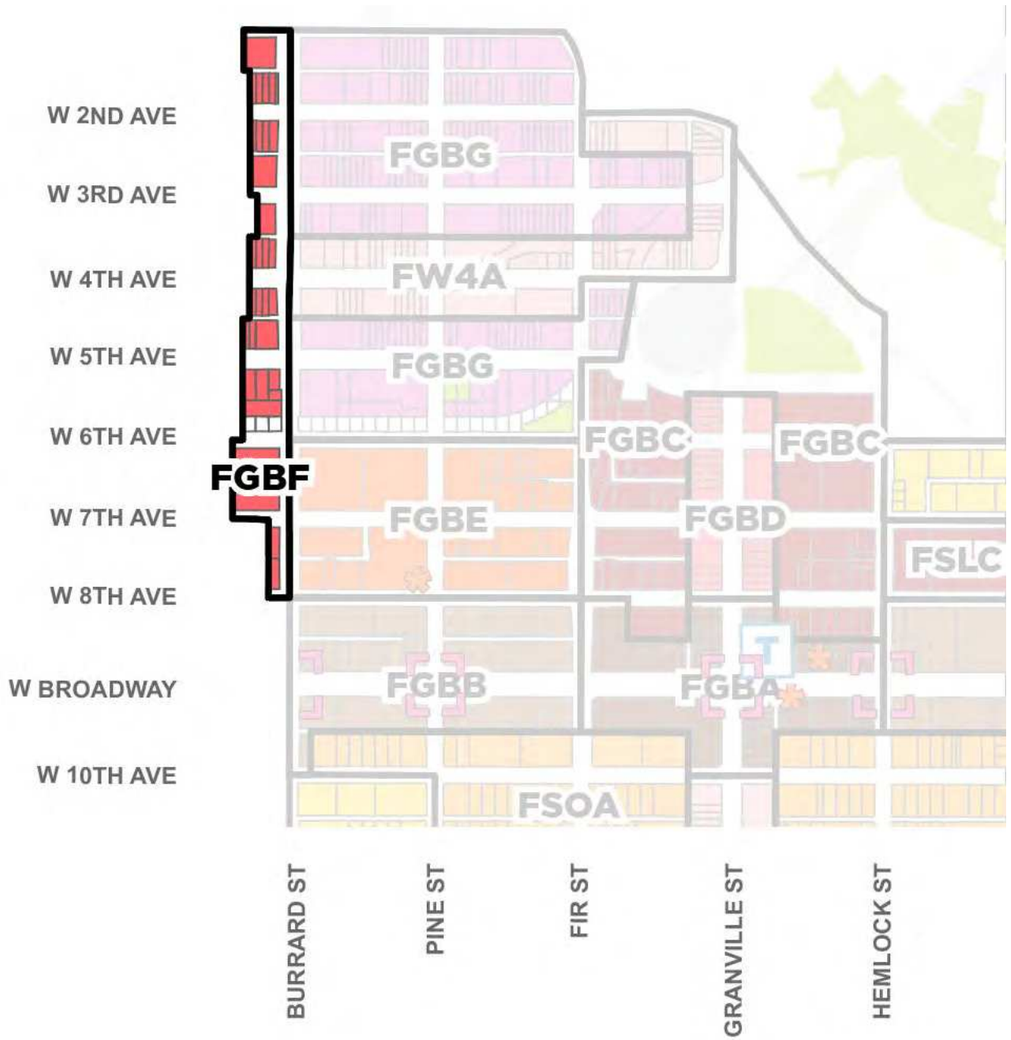
Plan Section	Proposed Amendment	Rationale
9.1 Granville / Burrard Slopes – Area A (p. 118)	Delete and replace Granville / Burrard Slopes – Area A map, as shown below: 	To correct minor map errors in the Kitsilano area.

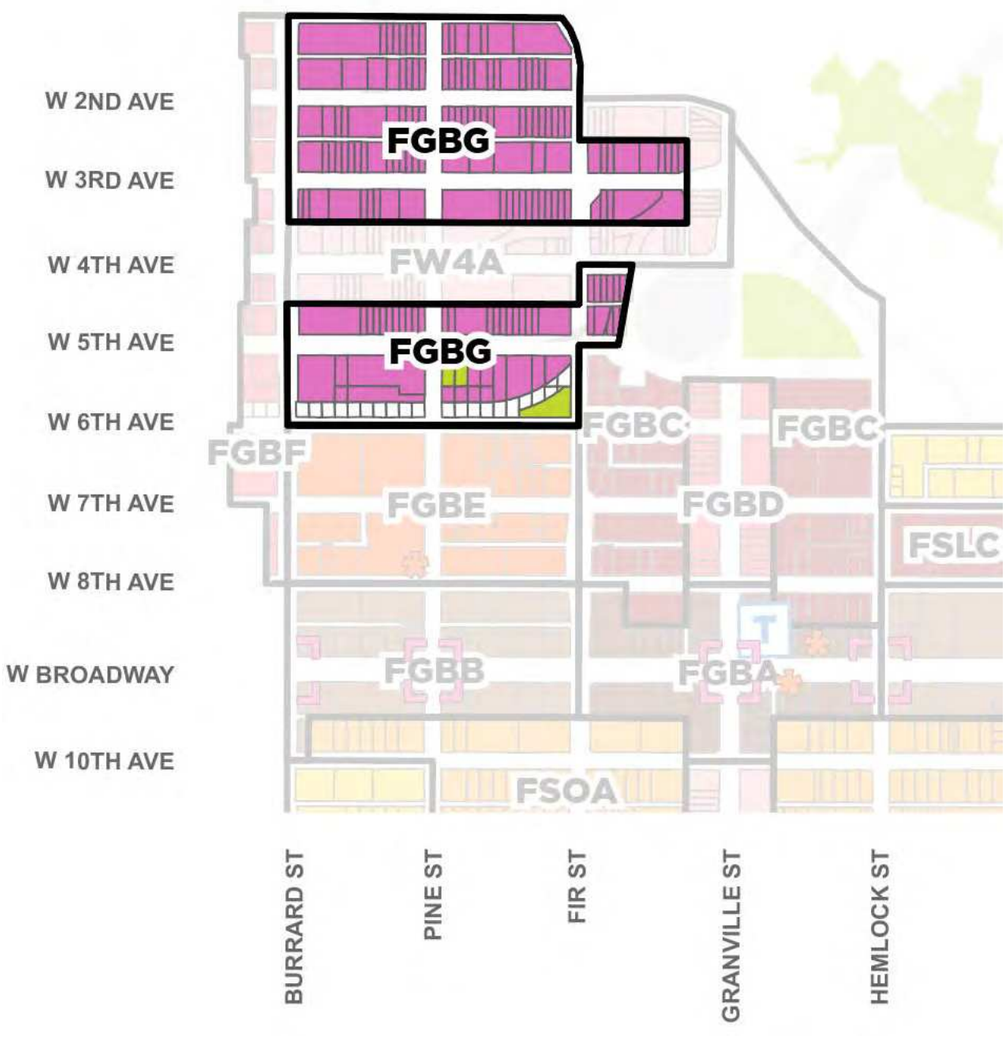
Plan Section	Proposed Amendment	Rationale
9.2 Granville / Burrard Slopes – Area B (p. 121)	Delete and replace Granville / Burrard Slopes – Area B map, as shown below: 	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
9.3 Granville / Burrard Slopes – Area C (p. 124)	Delete and replace Granville / Burrard Slopes – Area C map, as shown below: 	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
9.4 Granville / Burrard Slopes – Area D (p. 126)	Delete and replace Granville / Burrard Slopes – Area D map, as shown below: 	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
9.5 Granville / Burrard Slopes – Area E (p. 128)	Delete and replace Granville / Burrard Slopes – Area E map, as shown below: 	To correct minor map errors in the Kitsilano area.

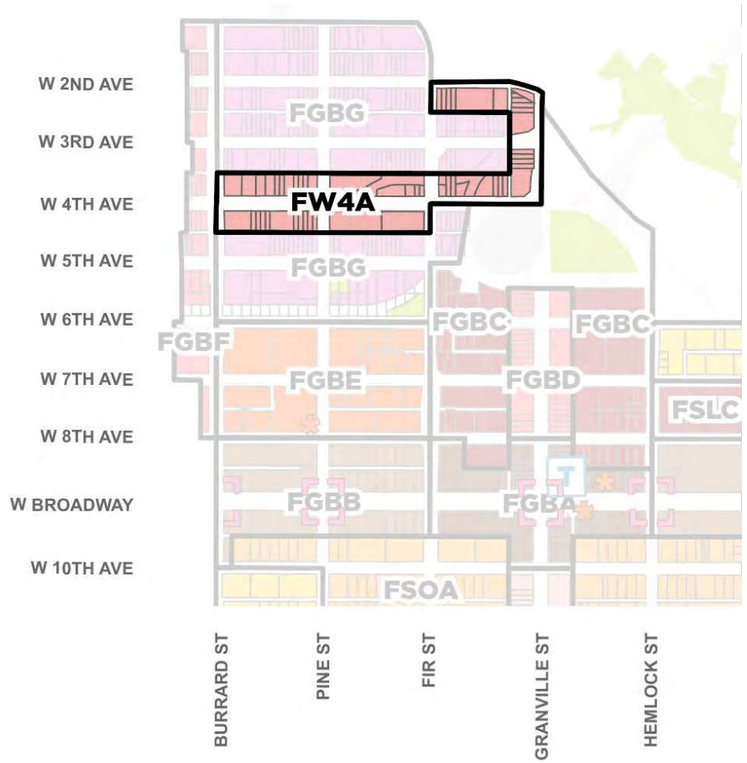
Plan Section	Proposed Amendment	Rationale
9.6 Granville / Burrard Slopes – Area F (p. 130)	Delete and replace Granville / Burrard Slopes – Area F map, as shown below:  	To correct minor map errors in the Kitsilano area.

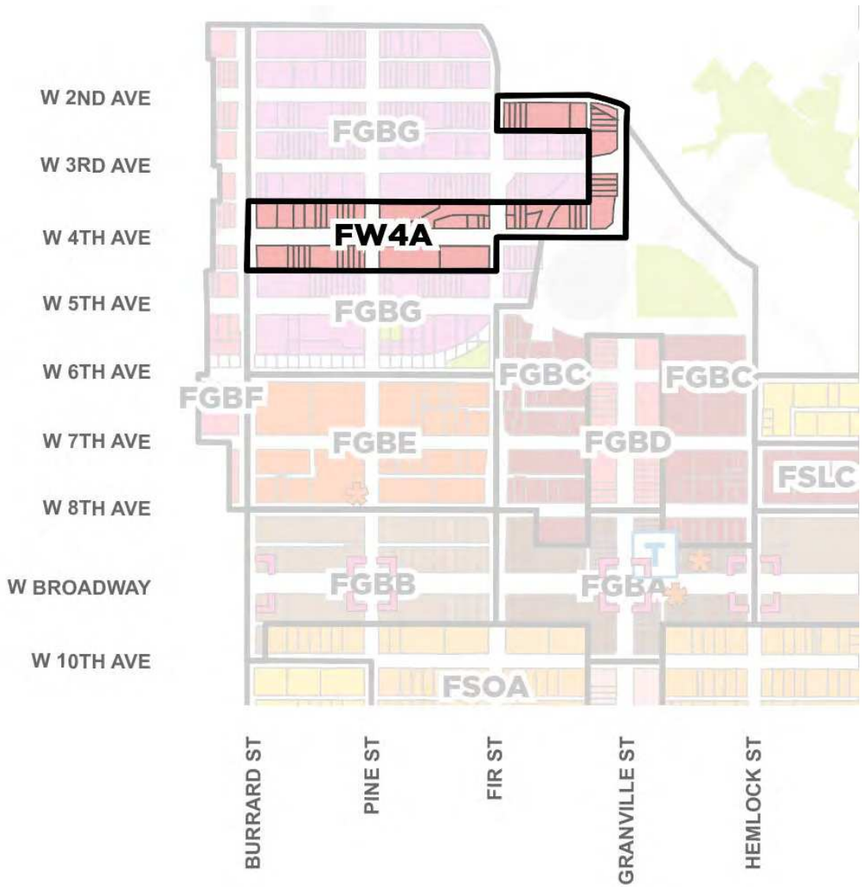
9.7 Granville / Burrard Slopes – Area G (p. 132)	Delete and replace Granville / Burrard Slopes – Area G map, as shown below:  	To correct minor map errors in the Kitsilano area.

<table>
<tr><th>Plan Section</th><th>Proposed Amendment</th><th>Rationale</th></tr>
<tr><td>9.7.1 (p. 133)</td><td>Amend:

<table>
<tr><th>Policy Area</th><th>Granville/Burrard Slopes – Area G</th><th>FGBG</th></tr>
<tr><td>Uses</td><td colspan="2">Industrial, office, hotel, retail/service, cultural and institutional</td></tr>
<tr><td>Max Height</td><td colspan="2">10 storeys</td></tr>
<tr><td>Max Density</td><td colspan="2">4.5 FSR</td></tr>
<tr><td>Notes</td><td colspan="2">• Refer to the IC-2 zoning district and associated guidelines for details on allowable uses, height, and density.</td></tr>
</table></td><td>To clarify previous zoning amendments made in 2023.</td></tr>
<tr><td>9.7 (p. 133)</td><td>Add new policy:

Rezoning applications will generally not be considered in this area under the Broadway Plan and development should conform with the IC-2 zoning district and any associated design guidelines.</td><td>To clarify previous zoning amendments made in 2023.</td></tr>
<tr><td>West 4th Village (p. 134)</td><td>Delete and replace West 4th Village key area map, as shown below:

 
</td><td>To correct minor map errors in the Kitsilano area.</td></tr>
</table>

9.8 West 4th Village (p. 135)	Delete and replace West 4th Village map, as shown below:  	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
9.9.1 (p. 139)	Amend:	To align with updated District Schedules.

Policy Area	Fairview South – Area A			FSOA
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	• A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5 or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.			

9.9.1 (p. 142)	Amend:	To align with updated District Schedules.

Policy Area:	**Fairview South - Area B**			**FSOB**
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.).	Variable – refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details) • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-4. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4, applicants can pursue a site-specific rezoning application to the R5-4 zoning district. However, in some cases the height and density permitted by the R5-4 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• For existing social housing sites, 100% of the residential floor area must be social housing. • Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • Applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.			

<table>
<tr><th>Plan Section</th><th>Proposed Amendment</th><th>Rationale</th></tr>
<tr><td></td><td></td><td></td></tr>
<tr><td>9.11.1 (p. 145)</td><td>Amend:

<table>
<tr><th>Policy Area</th><th colspan="2">Fairview South - Area C</th><th>FSOC</th></tr>
<tr><td>Uses</td><td colspan="3">Residential, retail/service</td></tr>
<tr><td>Option/Tenure</td><td colspan="3">Secured market rental housing</td></tr>
<tr><td>Max Height</td><td>6 storeys</td><td colspan="2">3-5 storeys</td></tr>
<tr><td>Max Density</td><td>2.4-2.7 FSR</td><td colspan="2">1.0-2.2 FSR</td></tr>
<tr><td>Min Frontage</td><td>30.1 m (99 ft.)</td><td colspan="2">Variable – refer to Built Form and Site Design (Chapter 11)</td></tr>
<tr><td>Notes</td><td>• Density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.3 for details)</td><td colspan="2">• Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)</td></tr>
<tr><td></td><td colspan="3">• To facilitate these development options, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.
• Where the development options enabled under the R3-2 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.</td></tr>
</table>
</td><td>To align with updated District Schedules.</td></tr>
</table>

Plan Section	Proposed Amendment	Rationale
9.12.1 (p. 147)	Amend:	To align with updated District Schedules.

Policy Area	Fairview South - Area D		FSOD
Uses	Residential, retail/service		
Option/Tenure	Secured market and below-market rental housing or social housing	Secured rental housing	
Max Height	18 storeys	3-6 storeys	
Max Density	5.5 FSR	1.0-2.7 FSR	
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • Applicants can pursue a site-specific rezoning application to the R5-2 zoning district. However, in some cases the height and density permitted by the R5-2 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 9.12.2. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 12) and sections 11.2 and 11.3 for details) • To facilitate this development option, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.	
	• Where the development options enabled under the R5-2 or R3-2 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.		

9.15.1 (p. 156)	Amend:	To align with updated District Schedules.

Policy Area	**Fairview Slopes - Area A**				**FSLA**
Uses	Residential, retail/service, hotel				
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing		Hotel development, limited to sites without existing purpose-built rental or social housing
	Tower form	Non-tower form	Tower form	Non-tower form	
Max Height	12 storeys	3-6 storeys	12 storeys	3-6 storeys	12 storeys
Max Density	4.0 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR	4.0 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R4-1. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R4-1, applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.15.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • To facilitate this development option, many sites have been rezoned to R4-1 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R4-1 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R4-1. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R4-1, applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.15.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R4-1 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R4-1 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.
• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R4 or R3-3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.					

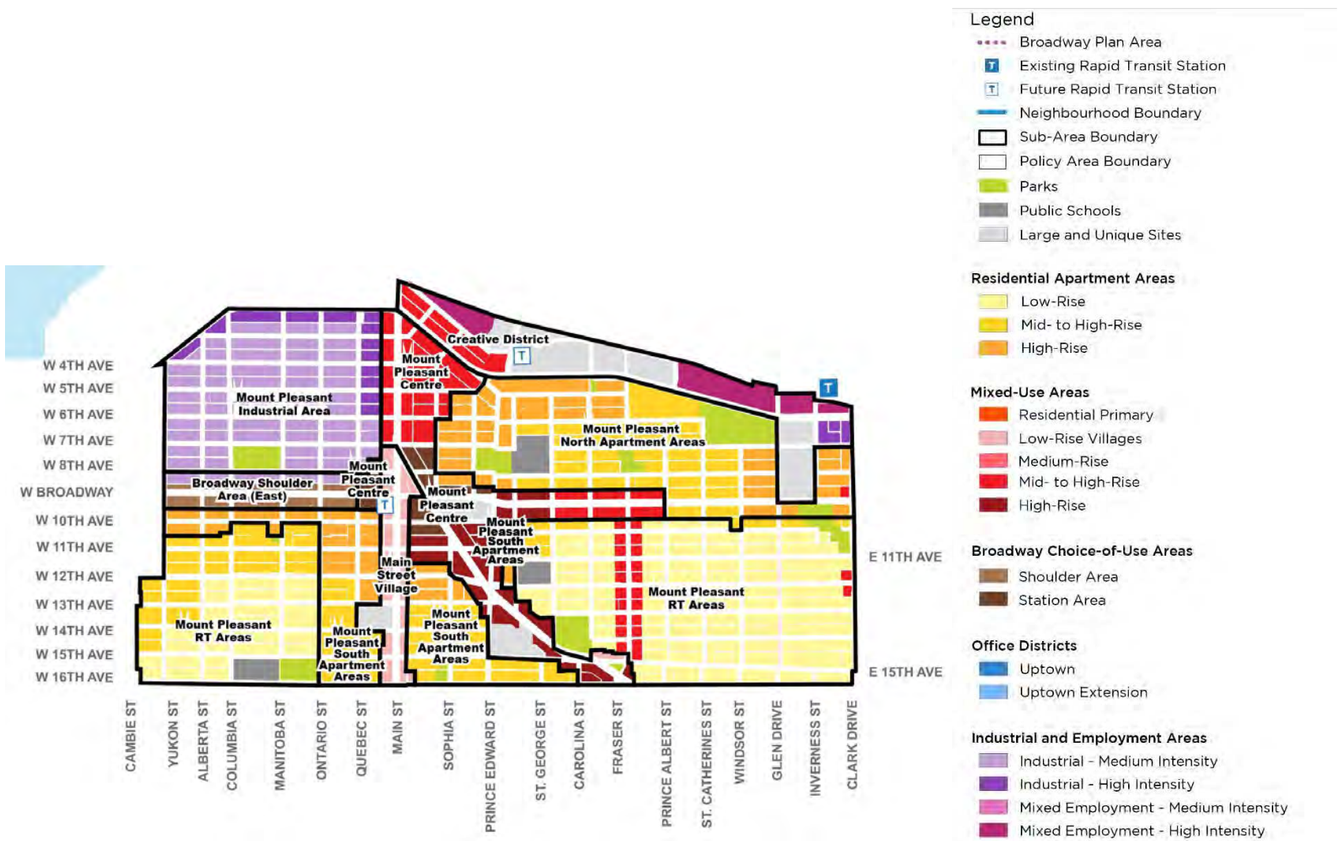
Plan Section	Proposed Amendment	Rationale
9.15.3 (p.156-157)	Amend: For sites within 200 metres of a SkyTrain station (see Chapter 7), ~~rezoning~~ development will be considered up to 20 storeys and 6.5 FSR for: a) secured market rental housing with 20% of the residential floor area secured at below-market rents; b) strata ownership housing with 20% of the residential floor area to be delivered as turnkey social housing units to the City (limited to sites without existing purpose-built rental or social housing); or, c) 100% social housing. Minimum site frontage requirements apply. See Built Form and Site Design (Chapter 11) for details. To facilitate these development options, many sites within 200 metres of a SkyTrain station have been rezoned to R5-3. In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. Where the development options enabled under the R5-3 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.	To align with updated District Schedules.

Plan Section	Proposed Amendment	Rationale
9.22.1 (p. 174)	Amend:	To align with updated District Schedules and with amendments made to the Queen Elizabeth Park View in 2024.

Policy Area	**Uptown South - Area A**			**FUSA**
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height*	20 storeys	3-6 storeys	20 storeys	3-6 storeys
Max Density*	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.23.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	• A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.23.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.
	• ~~* Achievable height and density may be lower where height is restricted by view cones (excluding social housing).~~ • "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5 or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.			

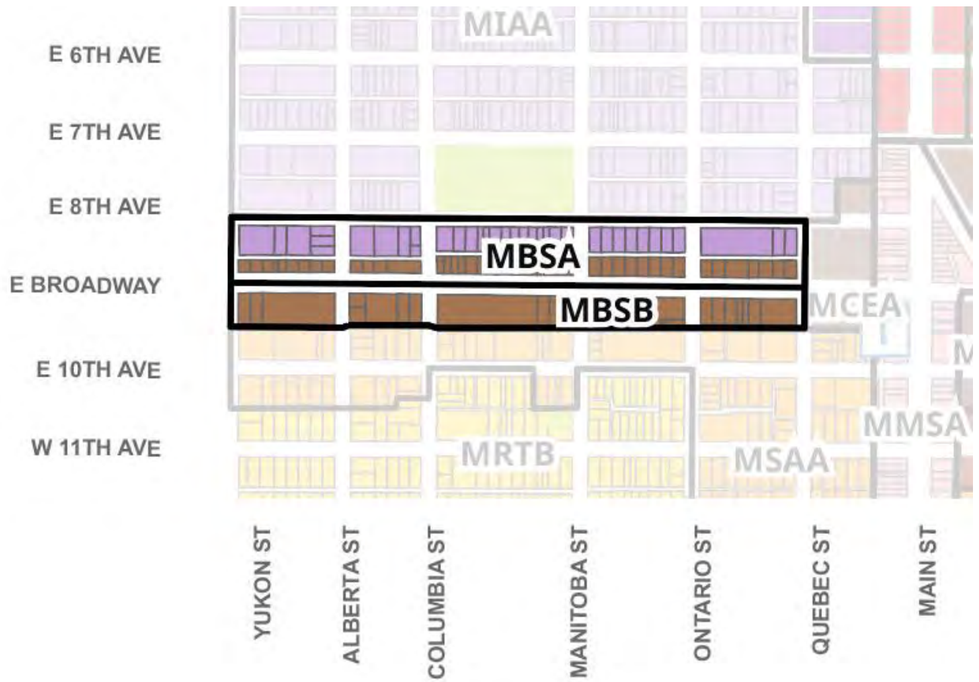
Plan Section	Proposed Amendment	Rationale
9.23.1 (p. 176)	Amend:	To align with updated District Schedules and with amendments made to the Queen Elizabeth Park View in 2024.

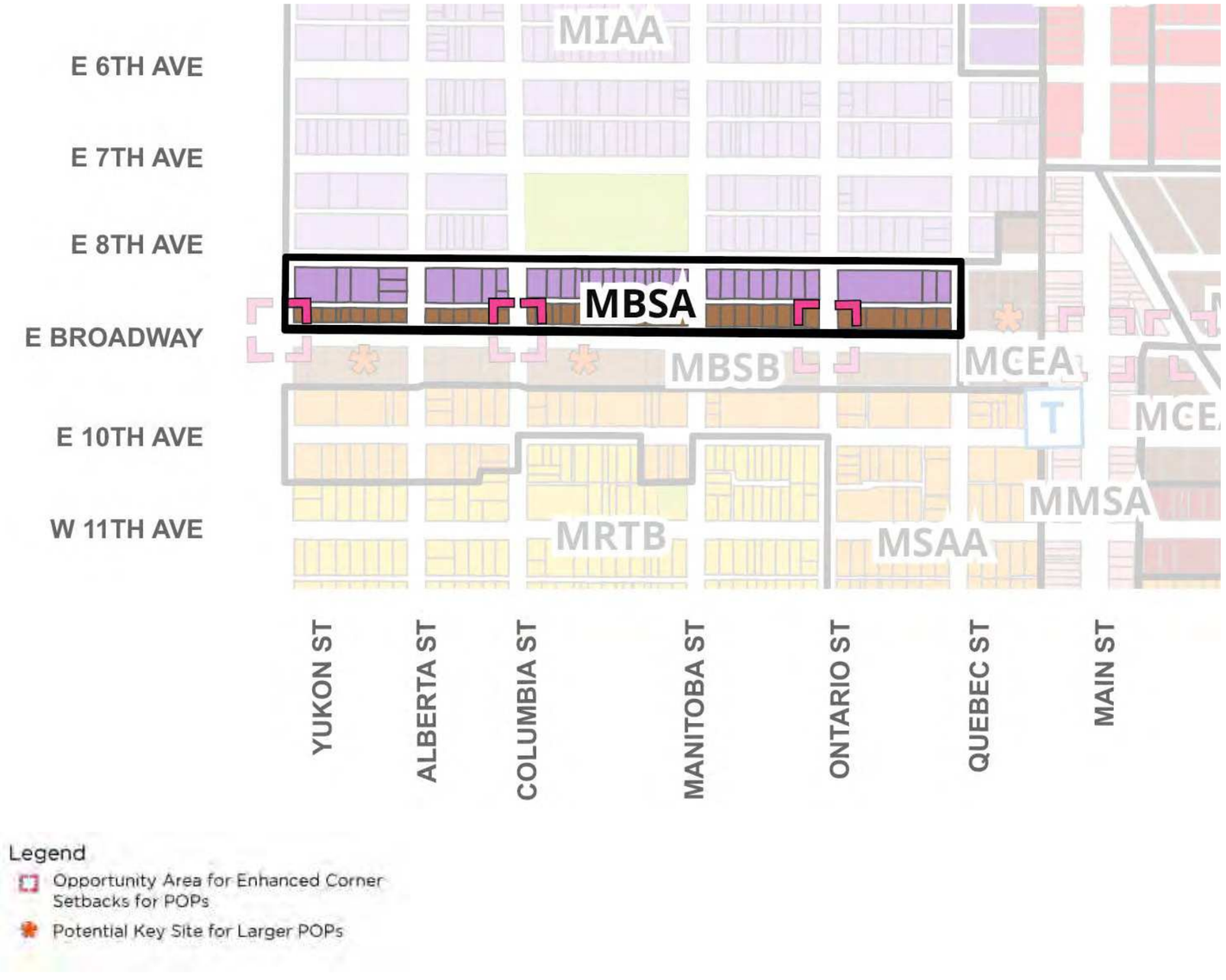
Policy Area	**Uptown South - Area B**			**FUSB**
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height*	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density*	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.).	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • Applicants can pursue a site-specific rezoning application to the R5-4 zoning district. However, in some cases the height and density permitted by the R5-4 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• For existing social housing sites, 100% of the residential floor area must be social housing. • Applies where a tower cannot be achieved due to lot conditions or policy 9.24.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • Applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.24.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.
	• ~~*Achievable height and density may be lower where height is restricted by view cones (excluding social housing).~~ • "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.			

Plan Section	Proposed Amendment	Rationale
10. Mt. Pleasant		
Introduction (p. 186)	Delete and replace Figure 10.1 – Mount Pleasant Neighbourhood Land Use map, as shown below: 	To correct a minor map error in the Mount Pleasant Area.

<table>
<tr><th>Plan Section</th><th>Proposed Amendment</th><th>Rationale</th></tr>
<tr><td>10.1.1 (p. 189)</td><td>Amend:

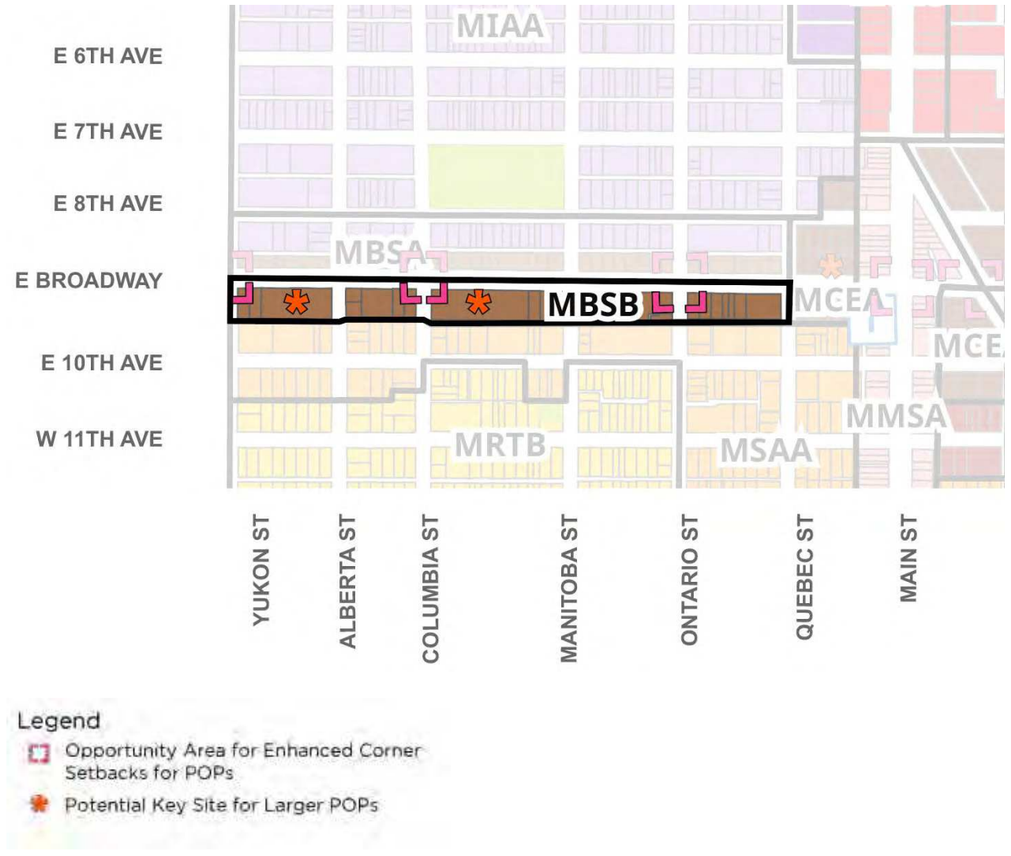
<table>
<tr><th>Policy Area</th><th colspan="2">Mount Pleasant Industrial Area – Area A</th><th>MIAA</th></tr>
<tr><td>Uses</td><td colspan="3">Industrial, office, service/retail, cultural, institutional</td></tr>
<tr><td>Option/Tenure</td><td>1/3 Industrial option</td><td colspan="2">1/2 Industrial option</td></tr>
<tr><td>Max Height</td><td>30.5 m (100 ft.); 4-7 storeys</td><td colspan="2">46.5 m (152.5 ft.); 8-11 storeys</td></tr>
<tr><td>Max Density</td><td>4.5 FSR</td><td colspan="2">6.0 FSR</td></tr>
<tr><td>Min Frontage</td><td>N/A</td><td colspan="2">45.7 m (150 ft.)</td></tr>
<tr><td>Notes</td><td>• A minimum of 1/3 of the floor area must be industrial uses.
• The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses.
• The I-1 zoning was amended to facilitate this development option. A rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.</td><td colspan="2">• A minimum of 50% (3.0 FSR) of floor area must be industrial uses, e.g. bio-tech laboratories or other stacked industrial forms.
• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. See Policy 10.1.8 for the approach to mixed-use hotel and light industrial development site frontages.</td></tr>
</table></td><td>To clarify previous zoning amendments made in 2023.</td></tr>
<tr><td>Broadway Shoulder Area East (p. 194)</td><td>Delete and replace map image, as shown below:

 
</td><td>To correct a minor map error in the Mount Pleasant Area.</td></tr>
</table>

Plan Section	Proposed Amendment	Rationale
10.4 Broadway Shoulder Area East – Area A (p. 195)	Delete and replace map image, as shown below: 	To correct a minor map error in the Mount Pleasant Area.

<table>
<tr><th>Plan Section</th><th>Proposed Amendment</th><th>Rationale</th></tr>
<tr><td>10.4.9 (p. 198)</td><td>Amend:

<table>
<tr><th>Policy Area</th><th colspan="2">Broadway Shoulder Area East - Area A (I-1 Zone Sites)</th><th>MBSA</th></tr>
<tr><td>Uses</td><td colspan="3">Industrial, office, service/retail, cultural, institutional</td></tr>
<tr><td>Option/Tenure</td><td>1/3 Industrial option</td><td colspan="2">1/2 Industrial option</td></tr>
<tr><td>Max Height</td><td>30.5 m (100 ft.); 4-7 storeys</td><td colspan="2">46.5 m (152.5 ft.); 8-11 storeys</td></tr>
<tr><td>Max Density</td><td>4.5 FSR</td><td colspan="2">6.0 FSR</td></tr>
<tr><td>Min Frontage</td><td>N/A</td><td colspan="2">45.7 m (150 ft.)</td></tr>
<tr><td>Notes</td><td>• A minimum of 1/3 of the floor area must be industrial uses.
• The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses.
• The I-1 zoning was amended to facilitate this development option. A rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.</td><td colspan="2">• A minimum of 50% (3.0 FSR) of floor area must be industrial uses, e.g. bio-tech laboratories or other stacked industrial forms.
• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</td></tr>
</table></td><td>To clarify previous zoning amendments made in 2023.</td></tr>
<tr><td>10.5 Broadway Shoulder Area East – Area B (p. 199)</td><td>Delete and replace map image, as shown below:

 
</td><td>To correct a minor map error in the Mount Pleasant area.</td></tr>
</table>

<table>
<tr><th>Plan Section</th><th>Proposed Amendment</th><th>Rationale</th></tr>
<tr><td>10.9.1 (p. 214)</td><td>Amend:

<table>
<tr><td>Policy Area</td><td colspan="3">Mount Pleasant Centre - Area A (MCEA)</td><td>MCEA</td></tr>
<tr><td>Uses</td><td colspan="4">Residential, office, retail/service, cultural</td></tr>
<tr><td>Option/Tenure</td><td>Secured rental and below-market rental housing</td><td>Office/hotel* development</td><td colspan="2">Strata ownership housing</td></tr>
<tr><td>Max Height*</td><td>30 storeys</td><td>24 storeys</td><td colspan="2">25 storeys</td></tr>
<tr><td>Max Density*</td><td>10.5 FSR</td><td>10.5 FSR</td><td colspan="2">7.5 FSR</td></tr>
<tr><td>Min frontage</td><td colspan="4">45.7 m (150 ft.)</td></tr>
<tr><td>Notes</td><td>• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).
• A minimum of three levels of non-residential uses (job space) above the ground floor is required.
• A component of strata ownership housing (up to 3.0 FSR) may be considered within the overall maximum density where there are contributions towards on-site open space and/or other community amenities.</td><td>• *Hotel maximum height per maximum height for secured rental.</td><td colspan="2">• A minimum of three levels of non-residential uses (job space) above the ground floor is required.
• Development should contribute towards community amenities.</td></tr>
<tr><td colspan="5">• * Achievable height and density may be lower where height is restricted by view cones.~~; however, height can be considered up to the underside of Queen Elizabeth Park View section 3.2.4 for secured rental housing or office/hotel development only.~~
• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.
• Some sites on the south block face of East 8th Avenue between Scotia and Brunswick Streets have been rezoned to R5-3. For these sites, applicants may also pursue redevelopment options under the R5-3 District Schedule. See Land Use (Chapter 7) for more details.</td></tr>
</table></td><td>To align with updated District Schedules and with amendments made to the Queen Elizabeth Park View in 2024.</td></tr>
<tr><td>10.9.5
(p.214)</td><td>Amend:

On the north side of Broadway between Scotia and Brunswick streets, consider supporting opportunities for lot consolidation across the lane for new development that prioritizes renewal and expansion of social housing (the Rental Housing Stock Official Development Plan applies to existing rental units north of the lane). For stand-alone development of ~~RM-4~~ Existing Apartment Areas/CD-1 sites north of the lane, see the MNAA Policy Summary Table.</td><td>To align with updated District Schedules.</td></tr>
</table>

10.19.1 (p. 236)

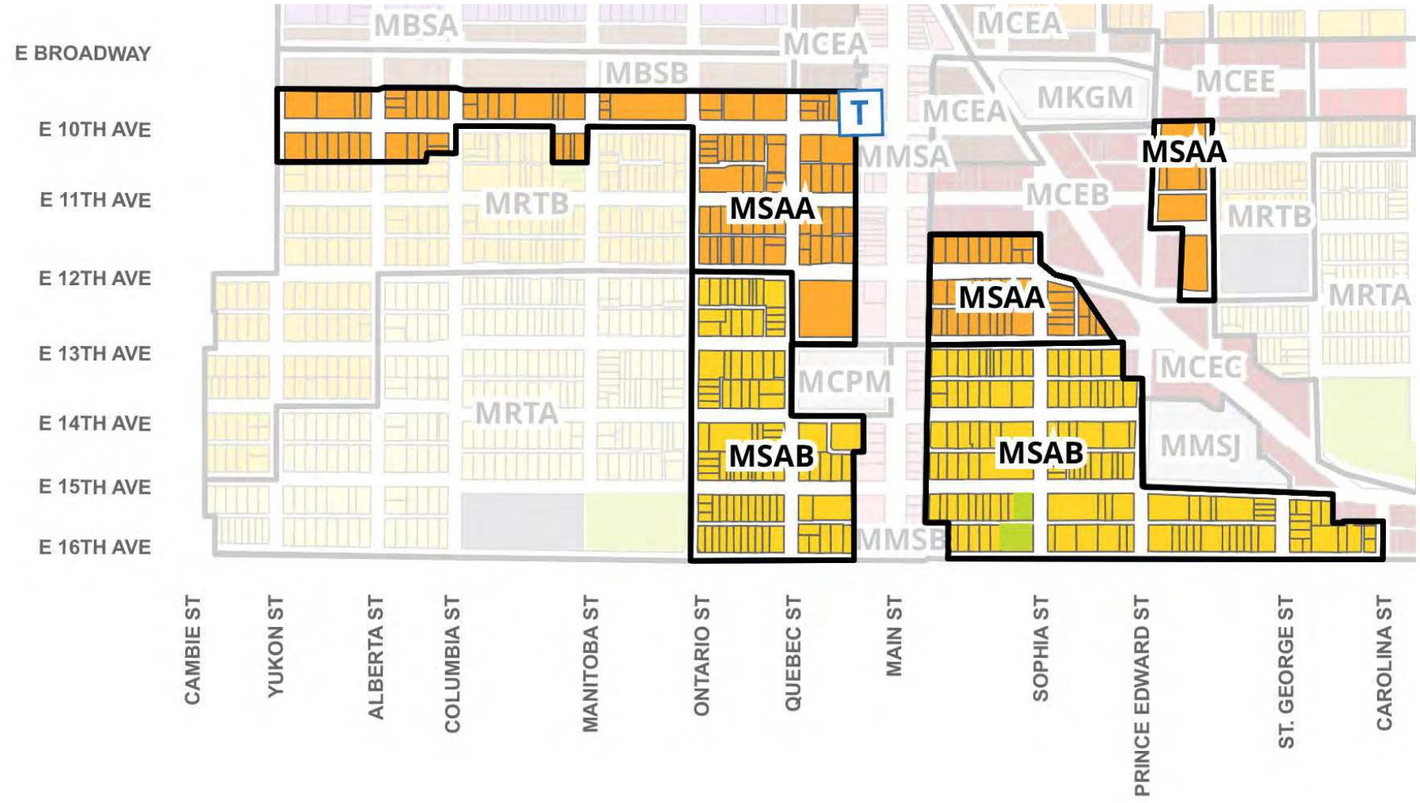
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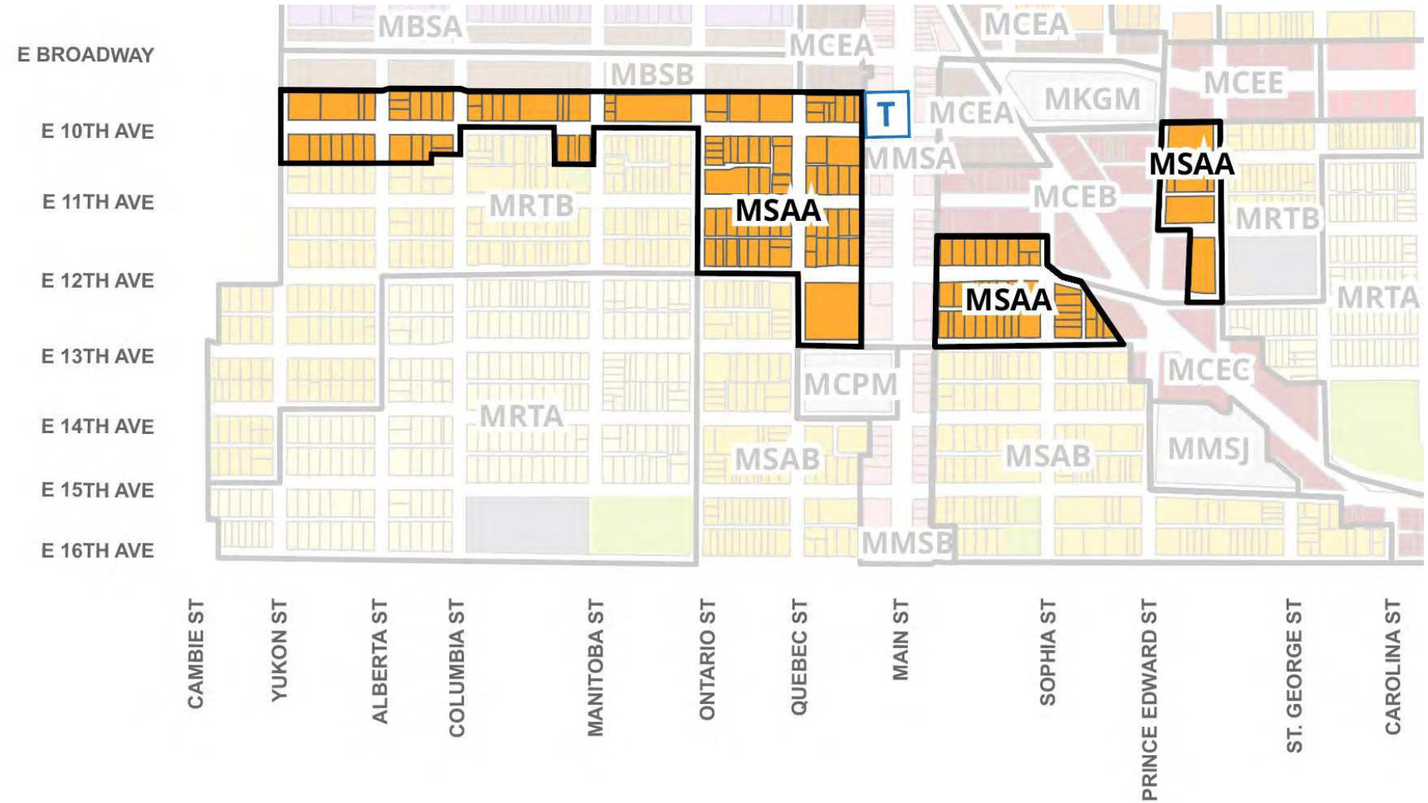
Policy Area	**Mount Pleasant North Apartment Area - Area A**			**MNAA**
Uses	Residential, retail, service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 10.19.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	• A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 10.19.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5 or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.			

To align with updated District Schedules.

Plan Section	Proposed Amendment	Rationale
10.20.1 (p. 239)	Amend:	To align with updated District Schedules.

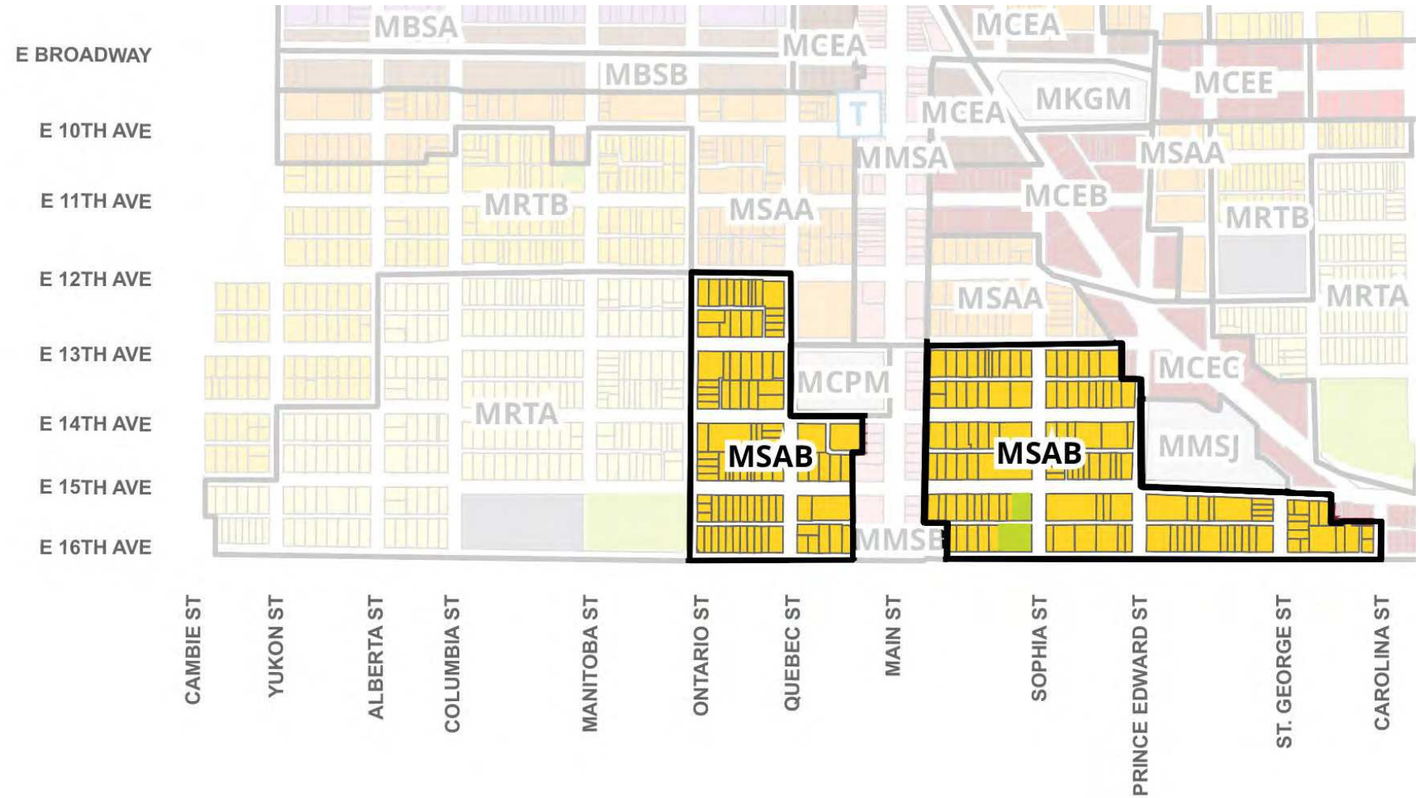
Policy Area	**Mount Pleasant North Apartment Area - Area B**			**MNAB**
Uses	Residential, retail, service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-4. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4, applicants can pursue a site-specific rezoning application to the R5-4 zoning district. However, in some cases the height and density permitted by the R5-4 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• For existing social housing sites, 100% of the residential floor area must be social housing. • Applies where a tower cannot be achieved due to lot conditions or policy 10.20.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • Applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 10.20.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.			

Plan Section	Proposed Amendment	Rationale
Mount Pleasant South Apartment Area (p. 243)	Delete and replace map image, as shown below: 	To correct minor map errors in the Mount Pleasant Area.

Plan Section	Proposed Amendment	Rationale
10.22 Mount Pleasant South Apartment Area – Area A (p.244)	Delete and replace map image, as shown below: 	To correct minor map errors in the Mount Pleasant Area.

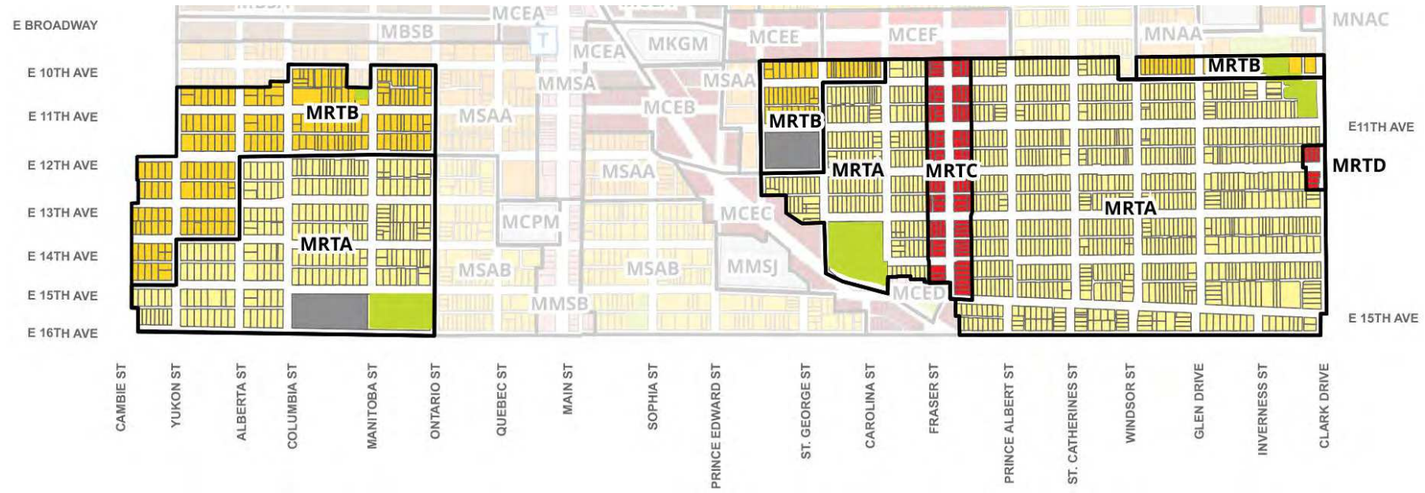
10.22.1 (p. 245)	Amend:	To align with updated District Schedules.

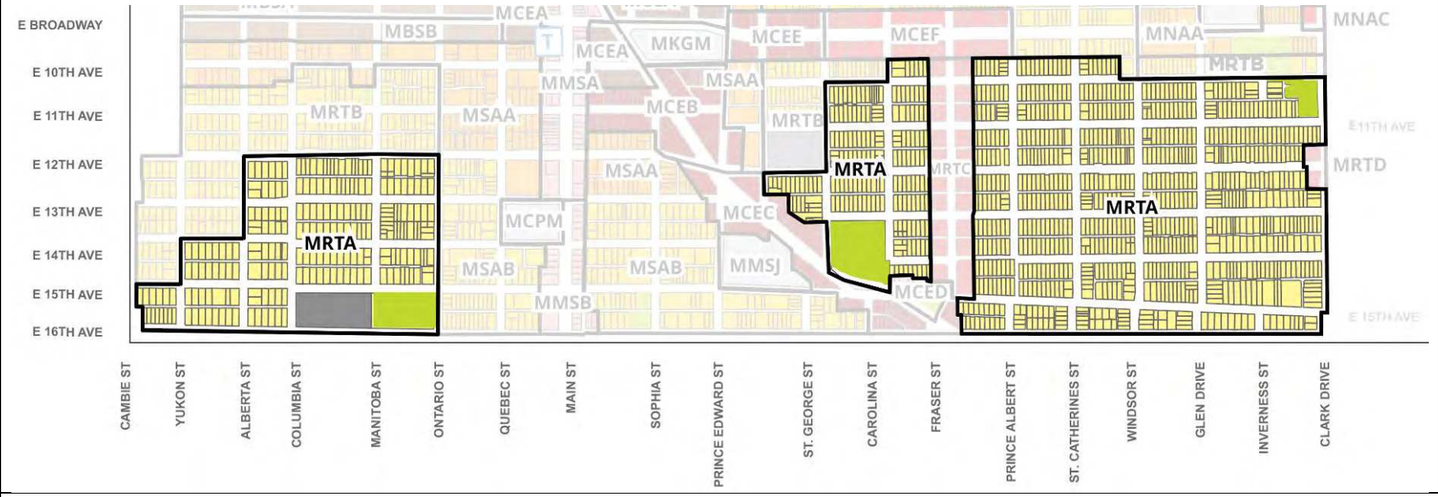
Policy Area	**Mount Pleasant South Apartment Area - Area A**			**MSAA**
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing on sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 10.22.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	• A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 10.22.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5 or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.			

Plan Section	Proposed Amendment	Rationale
10.23 Mount Pleasant South Apartment Area – Area B (p.247)	Delete and replace map image, as shown below: 	To correct minor map errors in the Mount Pleasant area.

Plan Section	Proposed Amendment	Rationale
10.23.1 (p. 248)	Amend:	To align with updated District Schedules.

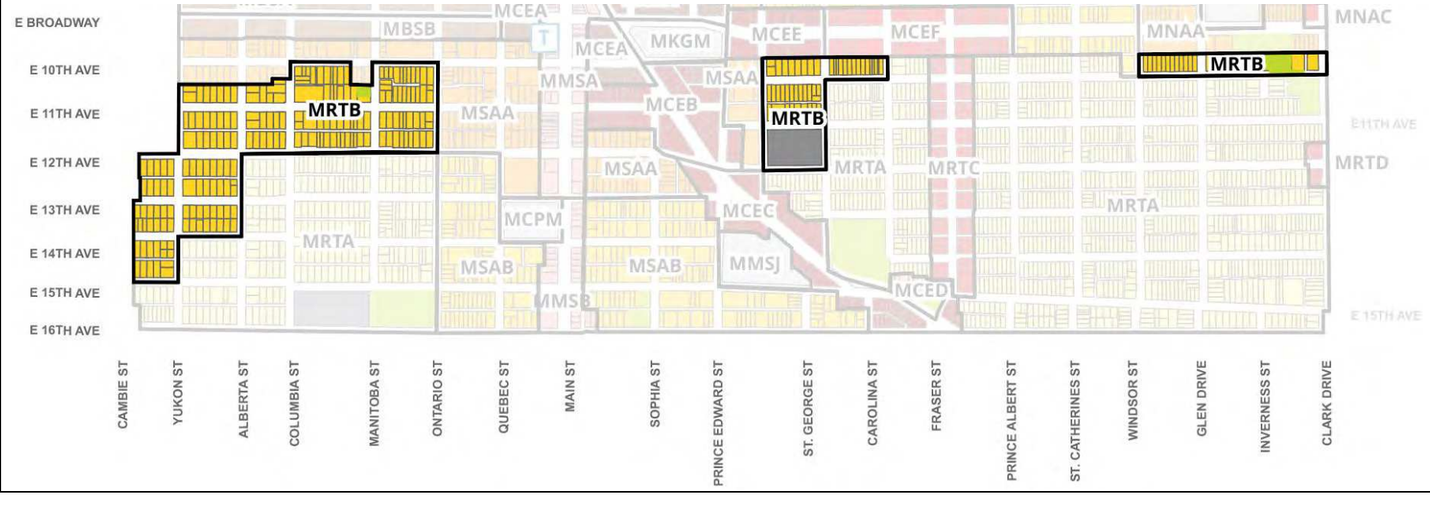
Policy Area	**Mount Pleasant South Apartment Area - Area B**			**MSAB**
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing on sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-4. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4, applicants can pursue a site-specific rezoning application to the R5-4 zoning district. However, in some cases the height and density permitted by the R5-4 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• For existing social housing sites, 100% of the residential floor area must be social housing. • Applies where a tower cannot be achieved due to lot conditions or policy 10.23.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • Applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 10.23.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.			

Plan Section	Proposed Amendment	Rationale
Mount Pleasant RT Areas (p. 249)	Delete and replace map image, as shown below: 	To correct minor map errors in the Mount Pleasant area.
Mt. Pleasant RT Areas (p. 249)	Amend: Mount Pleasant ~~RT Areas~~ Existing Low-Density Areas	To align with updated District Schedules.
Mt. Pleasant RT Areas (p. 249)	Amend: The Mount Pleasant ~~RT Areas~~ Existing Low-Density Areas are residential areas with green and leafy streets and low-density housing, including single-family houses, duplexes, multiple conversion dwellings and small-scale strata developments.	To align with updated District Schedules.
Mt. Pleasant RT Areas (p. 249)	Amend: Enhance the Mount Pleasant ~~RT Areas~~ Existing Low-Density Areas as walkable, primarily residential areas with more diverse housing options by providing opportunities for new rental housing, including off-arterial locations, while fostering a mix of building types as the areas grow and evolve.	To align with updated District Schedules.
10.24 Mount Pleasant RT Areas – Area A (p. 250)	Amend: 10.24 Mount Pleasant ~~RT Areas~~ Existing Low-Density Areas - Area A	To align with updated District Schedules.

<table>
<tr><th>Plan Section</th><th>Proposed Amendment</th><th>Rationale</th></tr>
<tr><td>10.24 Mount Pleasant RT Areas -Area A (p.250)</td><td>Delete and replace map image, as shown below:
 
</td><td>To correct minor map errors in the Mount Pleasant area.</td></tr>
<tr><td>10.24.1 (p. 251)</td><td>Amend:

<table>
<tr><th>Policy Area</th><th colspan="2">Mount Pleasant ~~RT~~ Existing Low-Density Areas - Area A</th><th>MRTA</th></tr>
<tr><td>Uses</td><td colspan="3">Residential, retail/service</td></tr>
<tr><td>Option/Tenure</td><td colspan="3">Secured rental housing</td></tr>
<tr><td>Max Height</td><td>6 storeys</td><td colspan="2">3-5 storeys</td></tr>
<tr><td>Max Density</td><td>2.4-2.7 FSR</td><td colspan="2">1.0-2.2 FSR</td></tr>
<tr><td>Min Frontage</td><td>30.1 m (99 ft.).</td><td colspan="2">Variable – refer to Built Form and Site Design (Chapter 11)</td></tr>
<tr><td>Notes</td><td>• Density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and section 11.3 for details)</td><td colspan="2">• Applies to sites with less than 30.1 m (99 ft.) frontage.
• Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)</td></tr>
<tr><td></td><td colspan="3">• To facilitate these development options, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.
• Where the development options enabled under the R3-2 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.</td></tr>
</table></td><td>To align with updated District Schedules.</td></tr>
<tr><td>Mount Pleasant RT Areas - Area B (p. 252)</td><td>Amend:

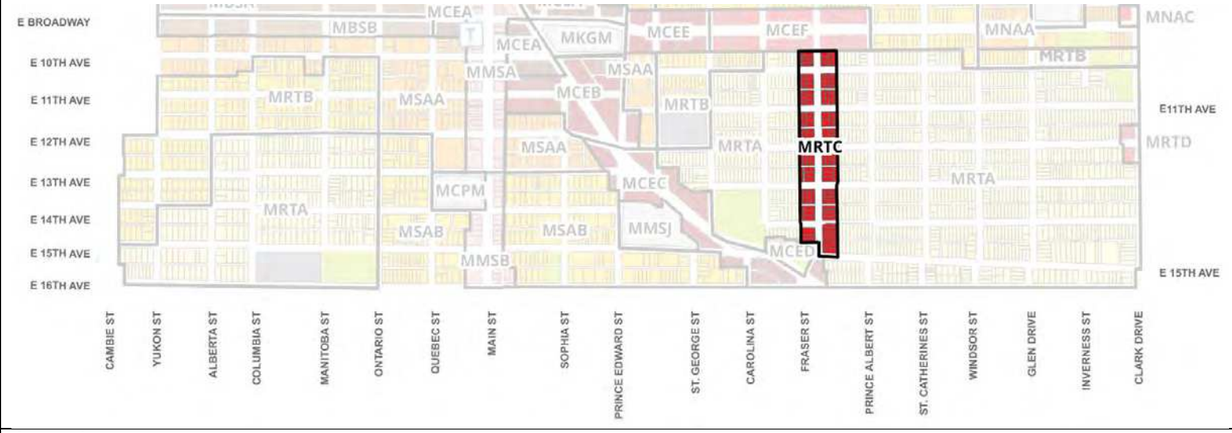
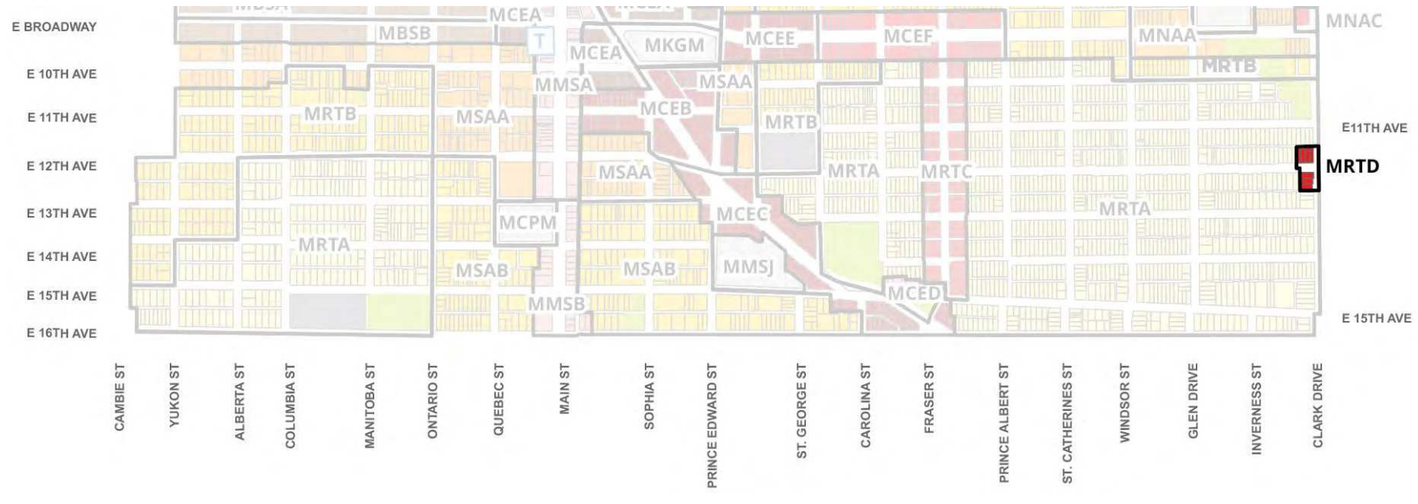
10.25 Mount Pleasant ~~RT Areas~~ Existing Low-Density Areas - Area B</td><td>To align with updated District Schedules.</td></tr>
</table>

Plan Section	Proposed Amendment	Rationale
10.25 Mount Pleasant RT Areas - Area B (p.252)	Delete and replace map image, as shown below: 	To correct a minor map error in the Mount Pleasant area.

<table>
<tr><th>Plan Section</th><th>Proposed Amendment</th><th>Rationale</th></tr>
<tr><td>10.25.1 (p. 253)</td><td>Amend:

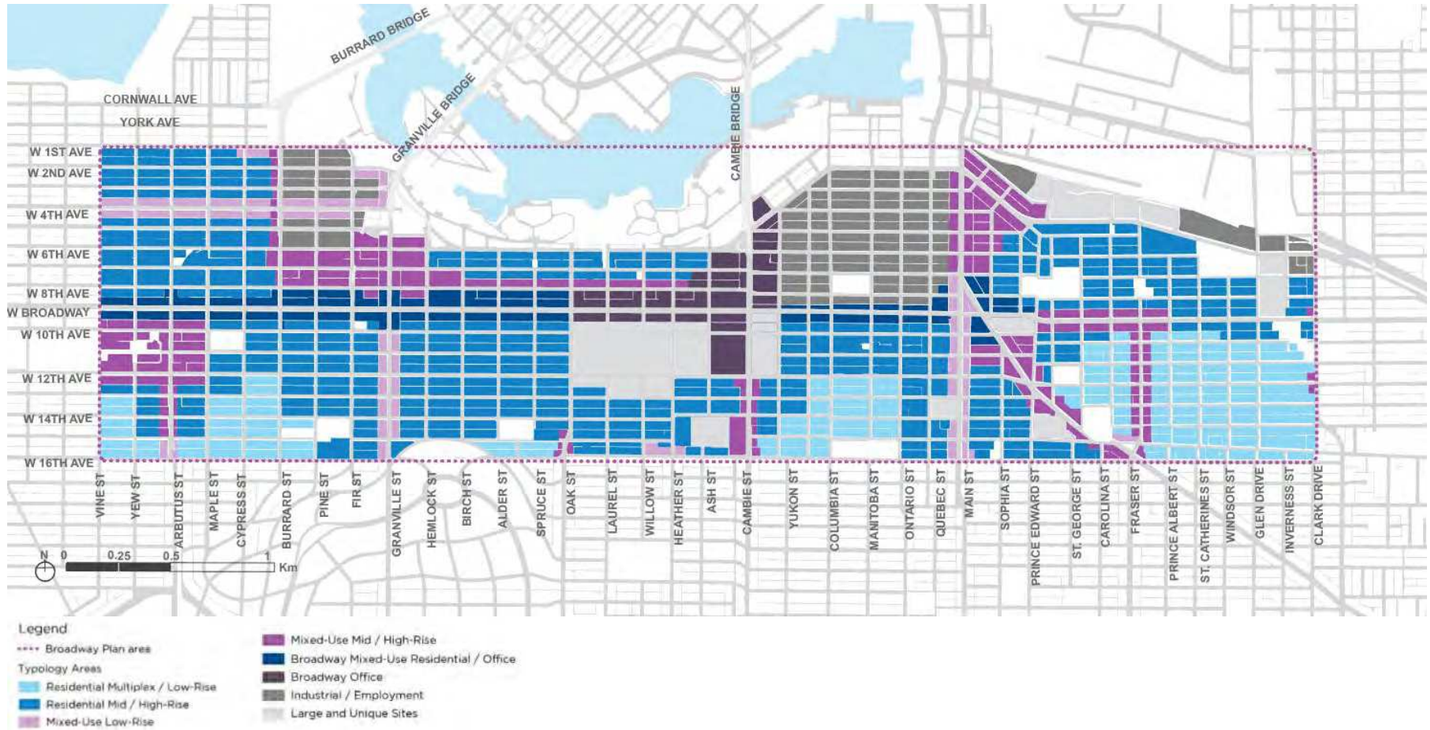
<table>
<tr><td>Policy Area</td><td colspan="2">Mount Pleasant ~~RT~~ Existing Low-Density Areas - Area B</td><td>MRTB</td></tr>
<tr><td>Uses</td><td colspan="3">Residential, retail/service</td></tr>
<tr><td>Option/Tenure</td><td colspan="3">Secured rental housing</td></tr>
<tr><td>Max Height</td><td>18 storeys</td><td colspan="2">3-6 storeys</td></tr>
<tr><td>Max Density</td><td>5.5 FSR</td><td colspan="2">1.0-2.7 FSR</td></tr>
<tr><td>Min Frontage</td><td>45.7 m (150 ft.)</td><td colspan="2">Variable - refer to Built Form and Site Design (Chapter 11)</td></tr>
<tr><td>Notes</td><td>• Minimum 20% of the net residential floor area must be secured at below-market rents (see Housing (Chapter 12) for details).
• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.
• To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.
• In cases where the site has not already been rezoned to R5-2, applicants can pursue a site-specific rezoning application to the R5-2 zoning district. However, in some cases the height and density permitted by the R5-2 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.</td><td colspan="2">• Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 10.25.2.
• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.
• Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)
• To facilitate this development option, many sites have been rezoned to R5-2 or R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.</td></tr>
<tr><td colspan="4">• Where the development options enabled under the R5-2 or R3-2 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.</td></tr>
</table>
</td><td>To align with updated District Schedules.</td></tr>
<tr><td>10.26 Mount Pleasant RT Areas - Area C (p. 254)</td><td>Amend:

10.26 Mount Pleasant ~~RT Areas~~ Existing Low-Density Areas - Area C</td><td>To align with updated District Schedules.</td></tr>
</table>

Plan Section	Proposed Amendment	Rationale
10.26 Mount Pleasant RT Areas -Area C (p.254)	Delete and replace map image, as shown below: = 	To correct a minor map error in the Mount Pleasant area.
10.26.1 (p. 255)	Amend: Mount Pleasant ~~RT Areas~~ Existing Low-Density Areas - Area C	To align with updated District Schedules.
10.27 (p. 256)	Amend: 10.27.1 Mount Pleasant ~~RT Areas~~ Existing Low-Density Areas - Area D	To align with updated District Schedules.
10.27 Mount Pleasant RT Areas -Area D (p.256)	Delete and replace map image, as shown below: 	To correct minor map errors in the Mount Pleasant area.

<table>
<tr><th>Plan Section</th><th>Proposed Amendment</th><th>Rationale</th></tr>
<tr><td>10.27.1 (p. 257)</td><td>Amend:

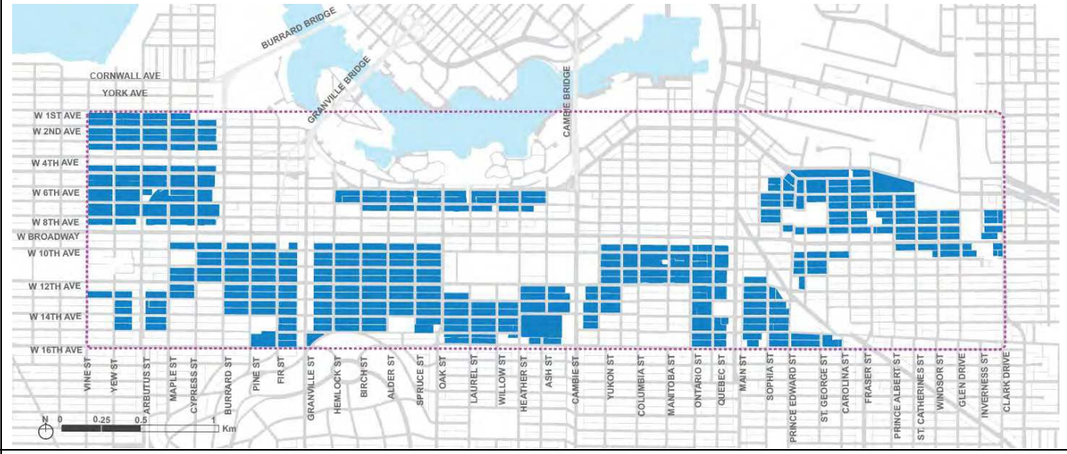
<table>
<tr><th>Policy Area</th><th>Mount Pleasant ~~RT Areas~~ Existing Low-Density Areas - Area D</th><th>MRTD</th></tr>
<tr><td>Uses</td><td colspan="2">Retail/service, residential.</td></tr>
<tr><td>Option/Tenure</td><td colspan="2">Secured market and below-market rental</td></tr>
<tr><td>Max Height</td><td colspan="2">12 storeys</td></tr>
<tr><td>Max Density</td><td colspan="2">4.5 FSR</td></tr>
<tr><td>Min Frontage</td><td colspan="2">30.5 m (100 ft.).</td></tr>
<tr><td>Notes</td><td colspan="2">• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).</td></tr>
</table></td><td>To align with updated District Schedules.</td></tr>
</table>

Plan Section	Proposed Amendment	Rationale
Built Form and Site Design		
Exceptions and Notes (p. 286)	Amend: For secured rental housing developments in the existing residential apartment areas ~~(currently zoned RM and FM)~~ to enable buildings up to 6-storeys.	To align with updated District Schedules.
Built Form Typologies (p.288)	Delete and replace Figure 11.7 – Building Typology Key Map, as shown below: 	To correct minor map errors in Kitsilano area.

Plan Section	Proposed Amendment	Rationale
11.2 Residential: Multiplex and Townhouse (p.302)	Delete and replace Figure 11.22 – Key map identifying areas where this typology is enabled, as shown below: 	To correct minor map errors in Kitsilano area.
11.2 Residential Multiplex and Townhouse (p. 302)	Amend: These ground-oriented building typologies provide for family-friendly housing within the residential areas. They allow for lower density missing middle housing options that provide smaller lot redevelopment options. Form of development should generally follow ~~RR-1~~ the applicable R3, R4, or R5 District Schedule and associated design guidelines for multiplex and townhouse options, where the following guidance is complementary.	To align with updated District Schedules.
11.2.1 (p. 303)	Amend: ~~As per RR-1 District Schedule, t~~The maximum floor space ratio varies. See the applicable R3, R4, or R5 District Schedule for details. ~~is~~: ~~a) Triplex / fourplex: 1.0 FSR.~~ ~~b) Townhouse containing 5 to 8 units: 1.0 FSR.~~ ~~c) 3 storey townhouse containing more than 8 units: 1.2 FSR.~~ ~~d) 4 storey townhouse containing more than 8 units: 1.45 FSR.~~	To align with updated District Schedules.
11.2.2 (p. 303)	Amend: Building height varies. See ~~RR-1~~ applicable R3, R4, or R5 District Schedule for details.	To align with updated District Schedules.
11.2.3	Amend: Minimum frontage: Varies - See ~~RR-1~~ applicable R3, R4, or R5 District Schedule for details.	To align with updated District Schedules.

Plan Section	Proposed Amendment	Rationale
11.2.4	Amend: Minimum lot depth: Varies - See ~~RR-1~~ applicable R3, R4, or R5 District Schedule for details.	To align with updated District Schedules.
11.3 Residential: Low-Rise Apartment (p. 306)	Delete and replace Figure 11.26 – Key map identifying areas where this typology is enabled, as shown below: 	To correct minor map errors in Kitsilano area.
11.3 Residential: Low-Rise Apartment (p. 306)	Amend: Low-rise apartments provide missing middle housing opportunities for people at all stages of life and are well suited to provide fully accessible family sized units with access to private outdoor space. Form of development should generally follow ~~RR-2A, RR-2B, and RR-2C~~ the applicable R3, R4, or R5 District Schedules and associated design guidelines for low-rise apartment options, where the following guidance is complementary. ~~In addition, the following design guidance should apply.~~ An option to include small scale, local serving retail/commercial space is also included.	To align with updated District Schedules.
11.3.1 (p. 308)	Amend: 11.3.1 The maximum floor space ratio varies. See the applicable R5, R4, or R3 District Schedule for details. ~~As per RR-2A, RR-2B, and RR-2C District Schedules, the maximum floor space ratio is:~~ ~~4 storeys: 1.75 FSR.~~ ~~4 storeys (corner site with lane): 2.0 FSR.~~ ~~5 storeys: 2.2 FSR.~~ ~~5 storeys (corner site with lane): 2.4 FSR.~~ ~~6 storeys: 2.4 FSR.~~ ~~6 storeys (corner site with lane): 2.7 FSR.~~	To align with updated District Schedules.

Plan Section	Proposed Amendment	Rationale
11.3.4 (p. 308)	Amend: 11.3.4 Varies - refer to ~~RR-2A, RR-2B, and RR-2C~~ the applicable R3, R4, or R5 District Schedules for details	To align with updated District Schedules.
11.3.7 (p. 308 – p.309)	Amend: 11.3.7 Varies – refer to the applicable R3, R4, or R5 District Schedules.~~As per RR-2A, RR-2B, and RR-2C District Schedules, minimum frontages are as follows:~~ ~~a) 4-5 storey: 20.1 m (66 ft.).~~ ~~b) 6 storey (2.4 FSR interior site): 30.1 m (99 ft.).~~ ~~c) 6 storey (2.7 FSR corner site) or 8 storey (3.0 FSR): 40.2 m (132 ft.).~~	To align with updated District Schedules.
11.3.8 (p. 310)	Amend: 11.3.8 In addition to the requirements set out in the applicable R3, R5, or R5 District Schedules ~~RR-2A, RR-2B, and RR-2C, the following limits on lot assembly are desired:~~ ~~a) Interior site: limit assembly to a maximum site frontage of 40.2 m (132 ft.).~~ ~~b) Corner site: limit assembly to a maximum site frontage of 60.1 m (200 ft.).~~	To align with updated District Schedules.
Setbacks (p. 309)	Amend: Building setbacks should allow for usable outdoor space for residents, ensure angle of daylight for bedrooms, minimize overlook on the private outdoor space of adjacent homes, and ensure new buildings fit within the overall neighbourhood pattern. See the applicable R3, R4, or R5 District Schedule for details.	To align with updated District Schedules.
11.3.11 (p. 309)	Amend: Interior side yard setback should be a minimum of 1.8 m (6 ft.) ~~for 4 storey, and 2.4 m (8 ft.) for 5 and 6 storey buildings~~. Exterior side yard setback should be a minimum of 3.7 m (12 ft.).	To align with updated District Schedules.

Plan Section	Proposed Amendment	Rationale
11.4 Residential: Mid to High-Rise Apartment (p. 312)	Delete and replace Figure 11.33 – Key map identifying areas where this typology is enabled, as shown below: 	To correct minor map errors in Kitsilano area.
11.4 Residential: Mid to High-Rise Apartment (p. 312)	Amend: Mid to high-rise buildings will provide increased housing opportunities within quiet residential neighbourhoods. Building and site design should ensure new development is sensitive to context, responds to the pattern and character of the existing neighbourhood, and minimizes shadowing and overlook impacts on adjacent homes and open space. Form of development should generally follow the applicable R4 or R5 District Schedule and associated design guidelines for mid- or high-rise residential apartment buildings, where the following guidance is complementary.	To align with updated District Schedules.
11.4.1 (p. 313)	Amend: ~~Mid- to high-rise residential apartment typologies will be considered between 12 - 20 storeys. Specific allowable building heights by policy area can be found in Chapters 8-10.~~ Varies – refer to the applicable policy area in Chapters 8-10 and the applicable R4 or R5 District Schedules for details.	To align with updated District Schedules.
11.4.4 (p. 313)	Amend: Increased building height, generally up to six additional storeys, can be considered in circumstances where additional building height helps achieve better urban design outcomes. See the applicable R4 or R5 District Schedule and associated design guidelines for details. Cases may include, but are not limited to developments: a) On larger sites with a frontage greater than 45.7 m (150 ft.). b) Providing an Enhanced Open Space Setback (see policy 11.4.11). c) Proposing tower floor plate sizes less than 604 m^2 (6,500 $ft.^2$). d) Proposing a “tower-in-open space” typology. e) Proposing heritage conservation with up to 10% additional density.	To align with updated District Schedules.
Setbacks (p. 314)	Amend: Setbacks for mid- to high-rise residential buildings should balance the liveability of new homes (usable outdoor space, daylight and ventilation) with those of the broader community (minimizing overlook and shadowing). See the applicable R4 or R5 District Schedule and associated design guidelines for details.	To align with updated District Schedules.

11.4.9 (p.314)	Amend: Side yard setbacks for the podium should be a minimum of ~~2.4 m (8 ft.).~~ 3.7 m (12 ft.).	To align with updated District Schedules.

Plan Section	Proposed Amendment	Rationale
11.6 Mixed – Use: Mid to High Rise (p. 321)	Delete and replace Figure 11.45 – Key map identifying areas where this typology is enabled, as shown below: 	To correct minor map errors in Kitsilano area.

Plan Section	Proposed Amendment	Rationale
Housing		
Figure 12.2 – Opportunities for new housing choices in Broadway Plan area (p. 362)	Delete and replace Figure 12.2 – Opportunities for new housing choices in Broadway Plan area, as shown below: 	To correct minor map errors in the Mount Pleasant, Fairview and Kitsilano areas, and to reflect Broadway Plan amendments approved by Council in December 2024.

Plan Section	Proposed Amendment	Rationale
Transportation		
14.7.6 (p.392)	Amend: Mount Pleasant ~~RT~~ Existing Low-Density Areas areas.	To align with updated District Schedules.
Heritage		
18.2.3 (p. 449)	Amend: Apply the citywide Heritage Policies when considering a Broadway Plan rezoning or development permit proposal that includes a heritage property. a) A rezoning or development permit application for a site occupied by a protected heritage property (protected by a heritage designation bylaw or a Heritage Revitalization Agreement) ~~will not be considered for rezoning if the proposal would~~ should not result in the demolition, severe alteration, replacement of the original building structure, removal of character-defining elements or loss of heritage value, and/or with the façade-only retention of a protected heritage property. b) To be considered favourably for development, through a rezoning or development permit application process, the heritage property on ~~a rezoning~~ site must be preserved, a high level of retention and conservation proposed, and it must be seismically and structurally upgraded. Legal protection of the ~~historic place~~ heritage property is required, if not already protected.	To extend heritage policies to development permit applications as well as rezoning applications.
18.2.5 (p. 449)	Amend: ~~In areas where rezonings may be considered under the Broadway Plan, additional density and other variances beyond zoning provisions are subject to conservation and designation of a heritage building on the VHR~~. Heritage conservation should be done in a manner consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and the City's Heritage Policies, including a high level of structural retention and conservation.	To extend heritage policies to development permit applications as well as rezoning applications.
18.3 Area-Specific Heritage Policies (p. 450)	Amend: The Broadway Plan area includes many heritage properties that are listed on the VHR. Additional sites were assessed as part of the Broadway Plan process and were identified as having potential to be added to the VHR with further assessment. These potential future additions to the VHR will be addressed as part of Plan implementation or other programs such as updates to the Vancouver Heritage Register ~~Upgrade~~.	To clarify Plan directions.
18.3.10 Area-Specific Heritage Policies (p. 451)	Amend: Explore enhanced infill opportunities for heritage sites or apartment areas with high concentrations of heritage or character apartment buildings such as the existing apartment areas in ~~the~~ Fairview South. ~~RM-3 zone.~~	To align with updated District Schedules.

* * * * *

APPENDIX H

Cambie Corridor Plan Amendments

Note:

- *When new sections, policies or figures are proposed for addition or removal, subsequent sections, policies or figures will be renumbered accordingly.*
- *The page numbers referenced correspond to the existing Cambie Corridor Plan and Cambie Corridor Public Realm Plan but they may change in the future.*
- *Amendments to Council-adopted policies will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

PART A. Cambie Corridor Plan Amendments

Plan Section	Proposed Amendment	Rationale
4. Neighbourhoods		
4.3 Oakridge Municipal Town Centre (p.61)	A minimum of ~~30%~~ 20% of the residential floor area is provided as social housing	Align inclusionary social housing requirement for all sites within the neighbourhood and the R5-1 district.
4.3.3 Mixed-Use Buildings on Arterials (p. 78)	A minimum of ~~30%~~ 20% of the residential floor area is provided as social housing	Align inclusionary social housing requirement with the R5-1 district.
4.3.4 Heather Street (Local Shopping Street): 37th-41st Ave (p. 80)	Heather Street is envisioned as a key connection between Oakridge Centre and the Heather Lands. This unique connection will have a "car-light" design with a focus on pedestrian and cycling integration with local serving commercial at-grade in areas. Add: In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning (see Figure 14.4). Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines. **Uses**: Mixed-use **Density**: Varies with building performance **Height**: Up to 18 storeys with site frontage requirement **Building type**: Tower on podium • Mixed-use buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage – see guidelines for high-density buildings in Section 5.6 • Mixed-use buildings will be allowed up to 18 storeys with a minimum 45 m (150 ft) property frontage, ~~up to a maximum two towers per block,~~ when either of the following conditions are met: ○ 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or ○ A minimum of ~~30%~~ 20% of the residential floor area is provided as social housing Refer to housing policy (Chapter 7) for further details.	Remove reference to towers per block maximum for remaining block to align with the R5-1 district. Align inclusionary social housing requirement with R5-1 district.
4.3.4 Heather Street (Local Shopping Street): 37th-41st Ave (p. 81)	Minimum tower separation of ~~27.4 m (90 ft)~~ 24.4 m (80 ft.)	Align tower separation requirement for remaining blocks with the R5-1 district.
4.3.5 43rd Avenue (Local Shopping Street): Lane East of Cambie to Alberta St – Representative Section: Cambie Street to Columbia Park (north side) (p. 82)	Delete and replace Representative Section: Cambie Street to Columbia Park (north side), as shown in Item 1 below.	Align tower separation requirement with R5-1 district
4.3.5 43rd Avenue (Local Shopping Street): Lane East of Cambie to Alberta St (p. 82 & 83)	Mixed-use buildings will be allowed up to 18 storeys with a minimum 45.7 m (150 ft) property frontage, up to a maximum of two towers per block, when either of the following conditions are met: • 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or • A minimum of ~~30%~~ 20% of the residential floor area is provided as social housing Refer to housing policy (Chapter 7) for further details.	Align inclusionary social housing requirement with R5-1 district.

Plan Section	Proposed Amendment	Rationale
4.3.6 High-Density Residential Areas (p. 84)	Areas off the arterials identified for high-density residential will deliver a range of affordable housing options and create a diversity of building forms. These urban areas will integrate improved streetscapes to connect the neighbourhood to adjacent parks, shops, and services within the MTC. Add: In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning (see Figure 14.4). Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines. • Residential buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage—see guidelines residential buildings off arterials - mid-rise Increased height and density will be considered if the following conditions are met: • 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or • A minimum of ~~30%~~ 20% of the residential floor area is provided as social housing Refer to housing policy (Chapter 7) for further details **Tower separation ~~and block configuration~~:** A minimum ~~90 ft~~ 24.4 m (80 ft) tower separation will be required in all areas of the MTC ~~(see diagram) with a maximum of two towers per block~~. ~~Future tower placement will be determined by the first tower in the block or within the adjacent blocks.~~ • Tower placement within a block must ensure future tower spacing of ~~90 ft~~ 24.4 m (80 ft) within the same block, across the street and across the lane • Consolidations that are precluded from tower forms because of tower separation should follow the guidance for 4- and 6-storey mid-rise buildings in Chapter 5 **General tower guidance:** • Towers should be accessed at grade and provide entries and active uses adjacent to the streets • Open space should provide visual amenity from the street allowing filtered views to and out of the private shared space • Solid walls and hedged areas limiting visual porosity are discouraged • Development proposals will include required public realm features (i.e., landscaped setbacks, wide sidewalks etc.). See Cambie Corridor Public Realm Plan Remove diagram: ~~Diagram showing minimum tower separation~~	Align inclusionary social housing, tower separation and tower limits requirements with the R5-1 district.

Plan Section	Proposed Amendment	Rationale
4.3.6.1 High-Density Residential Areas (North of 41st Avenue) (p. 86)	**Uses**: Residential **Density**: Varies with building performance **Height**: Up to 15 or 18 storeys with site frontage requirement **Building type**: Tower on podium or 'tower in open space' In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning (see Figure 14.4). Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines. • Residential buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage • Residential buildings will be allowed up to 6 storeys on sites precluded from towers, with a minimum frontage of 30.5 m (100 ft) and with the provision of 100% secured rental • Residential buildings will be allowed up to 15 or 18 storeys (dependent on typology) with a minimum 45.7 m (150 ft) property frontage when either of the following conditions are met: • 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or • A minimum of ~~30%~~ 20% of the residential floor area is provided as social housing Refer to housing policy (Chapter 7) for further details.	Add reference to areas proposed to be rezoned through City-initiated rezoning and to relevant District Schedule and Guidelines. Align inclusionary social housing requirement and the R5-1 district.
4.3.6.2 High-Density Residential Areas (South of 41st Avenue) (p. 88)	**Uses**: Residential **Density**: Varies with building performance **Height**: Up to 18 storeys with site frontage requirement **Building type**: Tower on podium In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning (see Figure 14.4). Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines. • Residential buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage • Residential buildings will be allowed up to 6 storeys on sites precluded from towers, with a minimum frontage of 30.5 m (100 ft) and with the provision of 100% secured rental • Residential buildings will be allowed up to 18 storeys with a minimum 45.7 m (150 ft) property frontage when either of the following conditions are met: • 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or • A minimum of ~~30%~~ 20% of the residential floor area is provided as social housing Refer to housing policy (Chapter 7) for further details.	Align inclusionary social housing requirement with the R5-1 district.
4.4.4 Local Commercial Areas (p. 101)	A minimum of ~~30%~~ 20% of the residential floor area is provided as social housing	Align inclusionary social housing requirement with the R5-1 district.

Plan Section	Proposed Amendment	Rationale
5. Built Form Guidelines		
05 Built Form Guidelines (p. 126)	The following built form guidelines are meant to provide guidance for new development in the Corridor. Additional guidelines specific to Marine Landing subarea can be found in Section 4.5.5. Specific requirements related to public realm conditions (e.g., specific building and landscaped setback requirements) are provided in the Cambie Corridor Public Realm Plan. In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning (see Figure 14.4). Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines. The guidelines are organized in the following way: • 5.1 Residential buildings on arterials: Mid-rise • 5.2 Mixed-use buildings on arterials: 4 to 22 storeys • 5.3 MTC commercial core: Cambie 39th to 45th • 5.4 Residential buildings off arterial: Mid-rise • 5.5 High density buildings: MTC Guidelines for each building type addresses street and lane interface. It is anticipated that areas identified in this Plan for townhouses will be prezoned by the City to RM-8A or RM-8AN, in coordination with utility infrastructure upgrades. In the interim, privately-initiated rezoning applications for townhouse areas may be submitted to rezone to RM-8A or RM-8AN; the built form will be determined by the corresponding RM-8A/RM-8AN District Schedules and Guidelines. Refer to Chapter 14 (Implementation) for further information. In addition to the design principles found here, the City currently requires all new buildings to achieve a high level of sustainability. Refer to Section 11.2 (Low- & Zero-Emission Buildings) of this plan and the City's Green Building and Green Rezoning Policies.	Add reference to areas proposed to be rezoned through City-initiated rezoning and to relevant District Schedule and Guidelines.

Plan Section	Proposed Amendment	Rationale
Figure 5.1 Built form guideline areas (p. 126)	Delete and replace Figure 5.1, as shown in item 2 below.	Parcels subject to City-initiated rezoning no longer subject to the High-density building: MTC built form guidelines.
5.5 High Density Buildings (p. 147)	Amend: **Heather Street and 43rd Avenue** are envisioned as new mixed-use streets with small-scale retail and a pedestrian-scale streetwall. 43rd Avenue will have a continuous streetwall with retail at grade and act as a key off-arterial shopping street connecting to Columbia Park. Heather Street will play an important role in providing off-arterial retail opportunities that are mixed with ground-oriented residential units to create a lively frontage. Key considerations for the form, siting, and setbacks of all towers are: • Minimizing shadowing on parks, public open spaces and outdoor school grounds. • Addressing visual privacy by achieving a minimum distance between towers. • Allowing for the future development of towers on adjacent sites by providing a sufficient setback from an interior property line to address minimum separation between towers ~~(27.4 m /90 ft)~~ (24.4 m/80 ft). • Shaping towers so they read as point towers rather than “slab” towers. • Creating architectural diversity among towers.	Align tower separation requirements with the R5-1 district.
5.5.12 (p. 147)	~~A maximum of two towers per block will be considered in all areas.~~	Remove tower per block requirement to align with R5-1 district.
5.5.13 (p. 147)	Tower placement within a block must demonstrate a minimum ~~27.4 m (90 ft)~~ 24.4 m (80 ft) separation between existing towers and potential future towers within the block and adjacent blocks. For the purposes of considering tower separation, towers are defined as those floors of a building exceeding a height of 18.3 m (60 ft).	Align tower separation requirements with the R5-1 district.

Plan Section	Proposed Amendment	Rationale
Building Form and Massing (p. 149)	The maximum tower floor plate size identified may not be achievable on some sites due to the following requirement: • Tower setback from an interior property line; • Size of the site or the presence of an existing tower; and • The required ~~27.4 m (90 ft)~~ 24.4 m (80 ft) separation between the proposed tower and existing and future towers on adjacent sites. The following are recommended dimensions for achieving an average residential floor plate of 604 sq. m (6,500 sq. ft). The maximum width of a tower can be increased in cases where a minimum distance of ~~27.4 m (90 ft)~~ 24.4 m (80 ft) from possible future or existing towers on adjacent sites can be achieved.	Align tower separation requirements with the R5-1 district.
7. Housing		
7.2.7 (p. 188)	In specific high-density residential areas in the Oakridge Municipal Town Centre (identified in Figure 7.2), allow for: • Development of 100% secured rental housing with 20% of net residential floor area to be below-market rental housing; or, • Development of strata housing with ~~30%~~ 20% of ~~net~~ residential floor area to be turnkey social housing delivered as completed units on terms that are satisfactory to the City.	Align inclusionary social housing requirement with the R5-1 district.
7.2.10 (p. 188)	In specific existing local shopping and residential areas (Area B on Figure 7.2), allow for additional height and density for projects that deliver either: • 100% of the residential floor area as secured rental housing with consideration for additional bonus for inclusion of 20% of net residential floor area as below-market rental housing; or, • Development of strata housing with ~~30%~~ 20% of ~~net~~ residential floor area as turnkey social housing. See Chapter 4 (Neighbourhoods) for site-specific policy direction including housing tenure options.	Align inclusionary social housing requirement for Area B sites with the R5-1 district.
7.2.14 (p. 189)	In specific high-density residential areas in the Oakridge Municipal Town Centre (identified in Figure 7.2), allow for: • Development of 100% secured rental housing with 20% of net residential floor area to be below-market rental housing; or, • Development of strata housing with ~~30%~~ 20% of ~~net~~ residential floor area to be turnkey social housing delivered as completed units on terms that are satisfactory to the City.	Align inclusionary social housing requirement for all sites within the Oakridge Municipal Town Centre with the R5-1 district.
7.2.17 (p. 189)	In specific existing local shopping and residential areas (Area B on Figure 7.2), allow for additional height and density for projects that deliver either: • 100% of the residential floor area as secured rental housing with consideration for additional bonus for inclusion of 20% of net residential floor area as below-market rental housing; or, • Development of strata housing with ~~30%~~ 20% of ~~net~~ residential floor area as turnkey social housing. See Chapter 4 (Neighbourhoods) for site-specific policy direction including housing tenure options.	Align inclusionary social housing requirement for Area B sites with the R5-1 district.

Plan Section	Proposed Amendment	Rationale
8. Transportation & Mobility		
Figure 8.2: Planned transportation improvements (p. 196)	Delete and replace Figure 8.2, as shown in item 3 below.	Housekeeping to correct inconsistencies between various figures and/or relating to the labelling of primary and secondary active links.
Figure 8.5: Oakridge MTC future street network and typology (p. 208)	Delete and replace Figure 8.5, as shown in item 4 below.	Housekeeping to correct inconsistencies between various figures and/or relating to the labelling of primary and secondary active links.
14. Implementation		
Figure 14.2: Privately-initiated Rezonings (p. 264)	Delete and replace Figure 14.2, as shown in item 5 below.	Remove reference to areas rezoned to the R5-1 district as privately-initiated rezoning no longer considered.
Figure 14.3: Proposed Negotiated CACs and Fixed CAC Targets (p. 266)	Delete and replace Figure 14.3, as shown in item 6 below.	Remove reference to areas rezoned to the R5-1 district as CACs are not applicable under zoning.

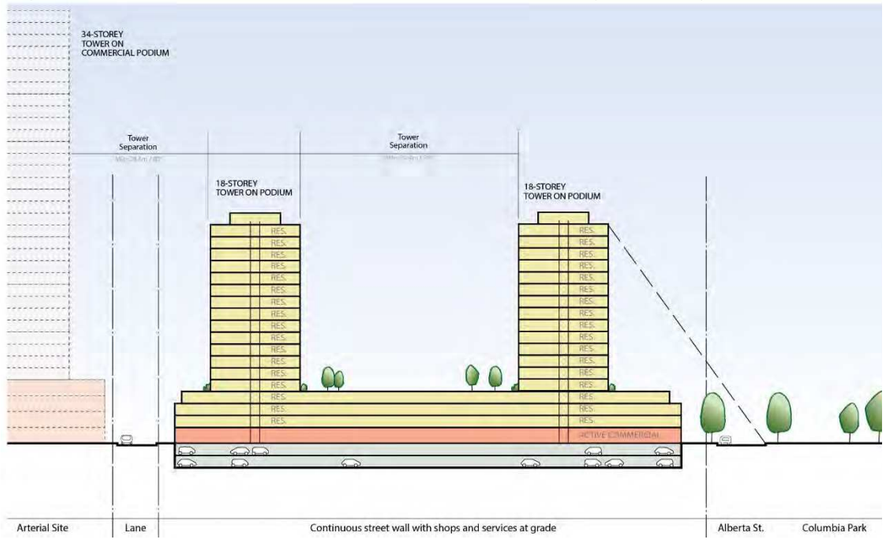
Plan Section	Proposed Amendment	Rationale
14.1.2 City-initiated rezonings (p. 267)	Amend: **14.1.2.1: Bylaws and Guidelines** It is anticipated that the areas identified for townhouses in Section 3.3 and Chapter 4, and as shown in Figure 14.4 (City-initiated Rezonings), will be rezoned by the City to new RM-8A/8AN zoning districts with accompanying guidelines. The timing of City-initiated rezoning will be dependent on utility infrastructure upgrades. The first phase of City-initiated rezoning consists of townhouse areas in Stage 1 upgrades of the Utilities Servicing Plan. The second phase of City-initiated rezoning in 2023 consists of townhouse areas where no significant off-site sewer improvements are required. For the remaining townhouse areas outside of the prezoned areas, privately-initiated rezoning applications may be submitted to rezone into the RM-8A/RM-8AN zoning districts. Add: In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning (see Figure 14.4). Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines. As implementation continues, further areas may be identified for City-initiated rezonings in the future.	To clarify areas that have been rezoned through City-initiated rezoning.
	Amend: **14.1.2.2: Amenity and Affordable Housing Contributions** The by-laws for townhouse areas will include a density bonus provision where projects will contribute a per square foot value on the approved net increase in density towards community amenities and affordable housing. Add: The by-law for the R5-1 zoning district has inclusionary requirements for the provision of affordable housing (either secured rental with below-market rental, or strata with social housing), as well as a density bonus opportunity in exchange for a childcare provision. All density bonus contributions and inclusionary housing requirements will be reviewed periodically to align with market and inflationary changes.	To clarify amenity and affordable housing requirements within the R5-1 district.
Figure 14.4: City-initiated Rezonings (p. 268)	Delete and replace Figure 14.4, as shown in item 7 below.	Update City-initiated Rezoning map to include parcels proposed to be rezoned to R5-1.

PART B. Cambie Corridor Public Realm Plan Amendments

Plan Section	Proposed Amendment	Rationale
2. Character Areas		
Untitled Figure (p. 7)	Delete and replace Untitled Figure (p. 7) as shown in item 8 below.	Housekeeping to correct inconsistencies between various figures and/or relating to the labelling of primary and secondary active links.
Figure 2.1 Overview of the Cambie Corridor (p. 8-9)	Delete and replace Figure 2.1, as shown in item 9 below.	Housekeeping to correct inconsistencies between various figures and/or relating to the labelling of primary and secondary active links.
2.1.3 Oakridge Town Centre (p.12)	Add: In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning. Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines.	Provides reference to new R5-1 District Schedule and Design Guidelines
Figure 2.1.3 Overview of Oakridge Town Centre (p. 12)	Delete and replace Figure 2.1.3, as shown in item 10 below.	Update Overview of Oakridge Town Centre map to include parcels proposed to be rezoned to R5-1.
3. Public Spaces		
Figure 3.8 Overview of plazas, enhanced open spaces, and public realm improvements (p. 62-63)	Delete and replace Figure 3.8, as shown in item 11 below.	Housekeeping to correct inconsistencies between various figures and/or relating to the labelling of primary and secondary active links.
3.9 Active Links (p. 72)	Add: In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning (see Figure 2.1.3). Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines.	Provides reference to new R5-1 District Schedule and Design Guidelines
Figure 3.9 Active links (p. 72-73)	Delete and replace Figure 3.9, as shown in item 12 below	Housekeeping to correct inconsistencies between various figures and/or relating to the labelling of primary and secondary active links.
3. Green Network		
Figure 4.3 Locations for rainwater management (p. 98-99)	Delete and replace Figure 4.3, as shown in item 13 below.	Housekeeping to correct inconsistencies between various figures and/or relating to the labelling of primary and secondary active links.

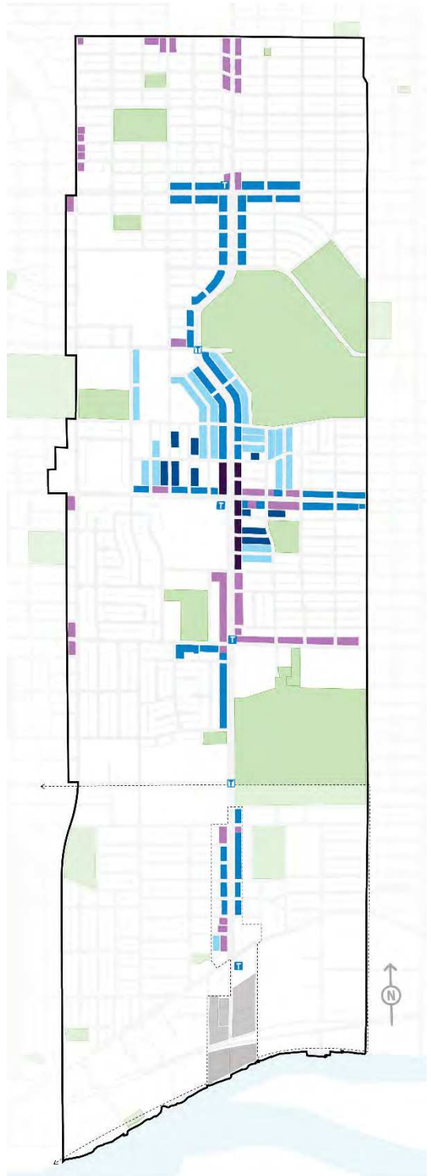
1. **Delete Representative Section: Cambie Street to Columbia Park (north side), and replace with the map shown below:**

Representative Section: Cambie Street to Columbia Park (north side)



2. Delete Figure 5.1 Built form guidelines areas, and replace with the map shown below:

Figure 5.1 Built form guideline areas



3. Delete Figure 8.2 Planned transportation improvements, and replace with the map shown below:

Figure 8.2 Planned transportation improvements



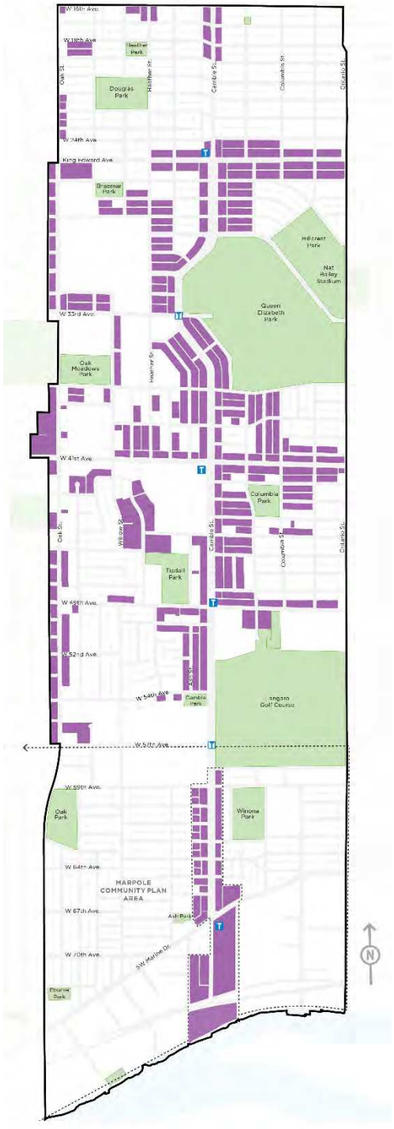
4. Delete Figure 8.5 Oakridge MTC future street network and typology, and replace with the map shown below:

Figure 8.5 Oakridge MTC future street network and typology



5. Delete Figure 14.2 Privately-initiated Rezonings, and replace with the map shown below:

Figure 14.2 Privately-initiated Rezonings



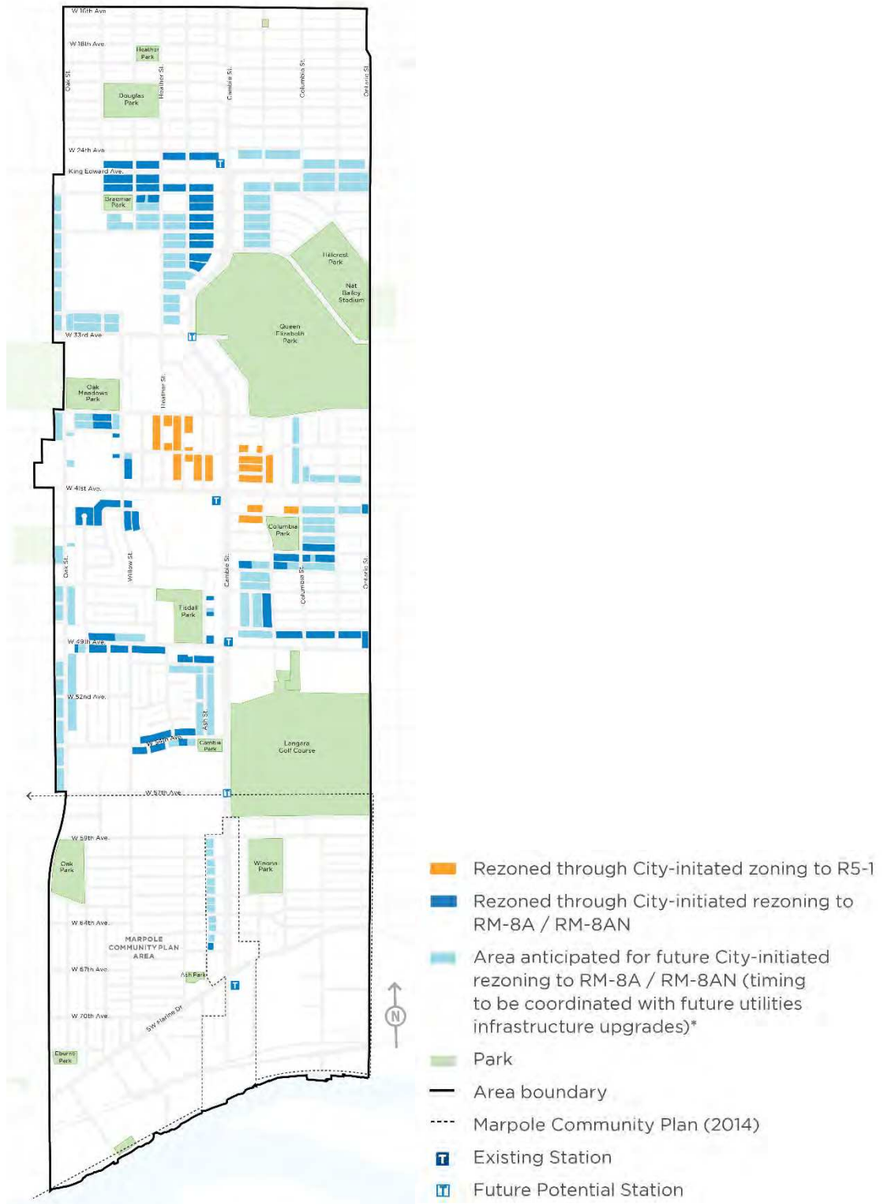
6. Delete Figure 14.3 Proposed Negotiated CACs and Fixed CAC Targets, and replace with the map shown below:

Figure 14.3 Proposed Negotiated CACs and Fixed CAC Targets



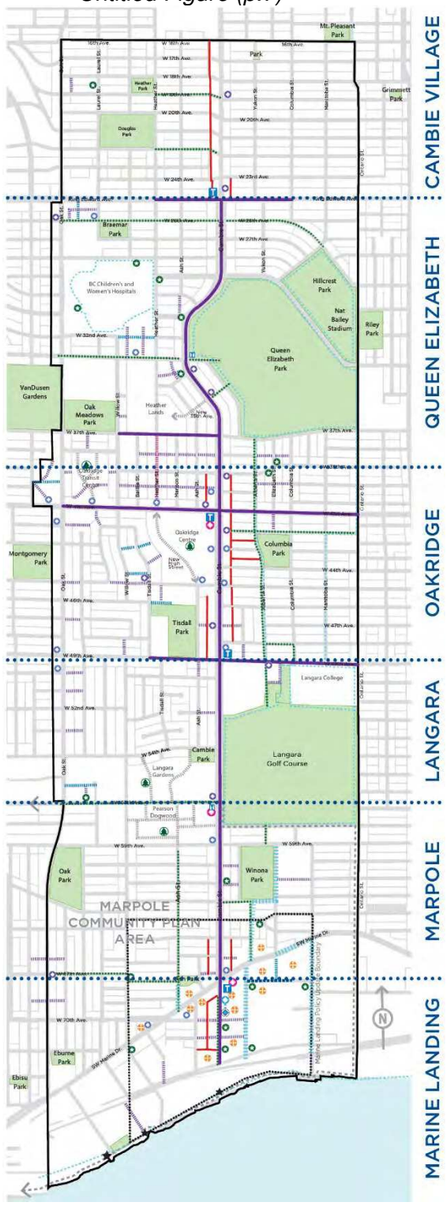
7. Delete Figure 14.4 City-initiated Rezonings, and replace with the map and legend as shown below:

Figure 14.4 City-initiated Rezonings



8. Delete Untitled Figure (p. 7), and replace with the map as shown below:

Untitled Figure (p.7)



9. Delete Figure 2.1 Overview of the Cambie Corridor, and replace with the map and legend as shown below:

Figure 2.1 Overview of the Cambie Corridor

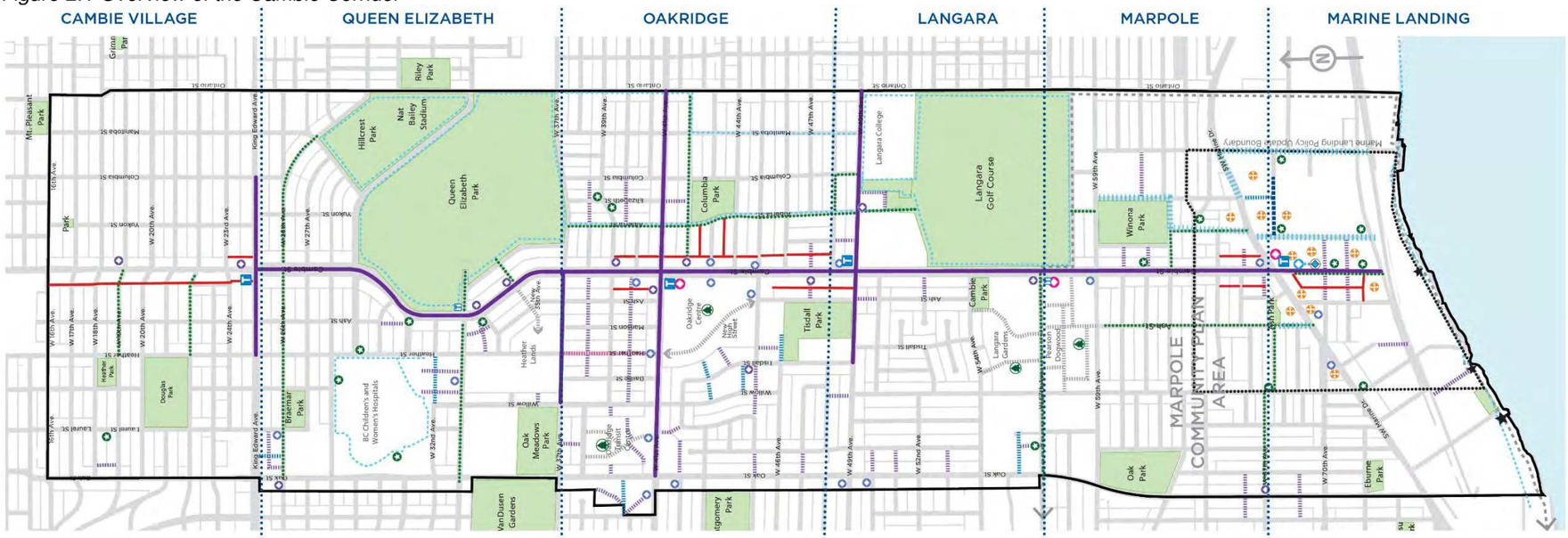
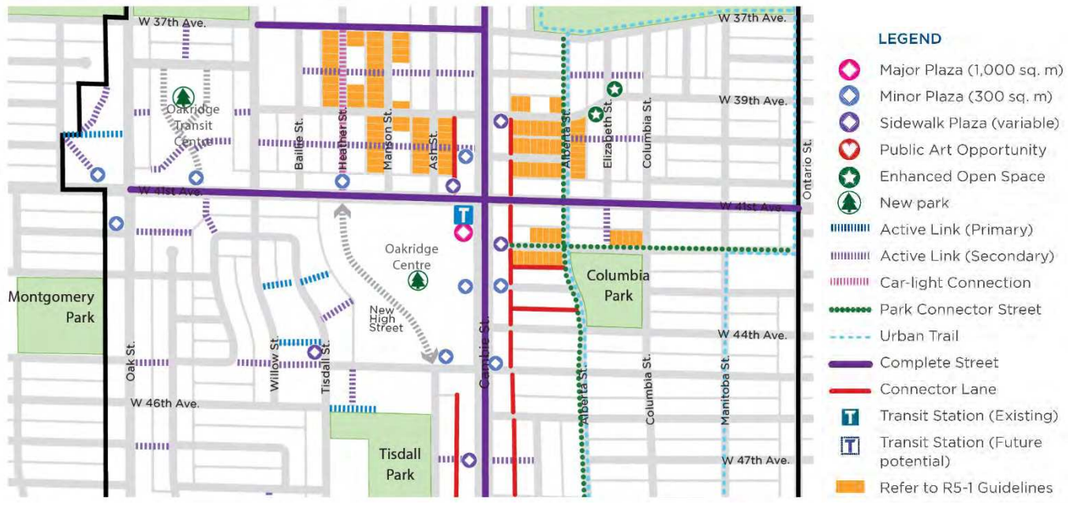


Figure 2.1: Overview of the Cambie Corridor

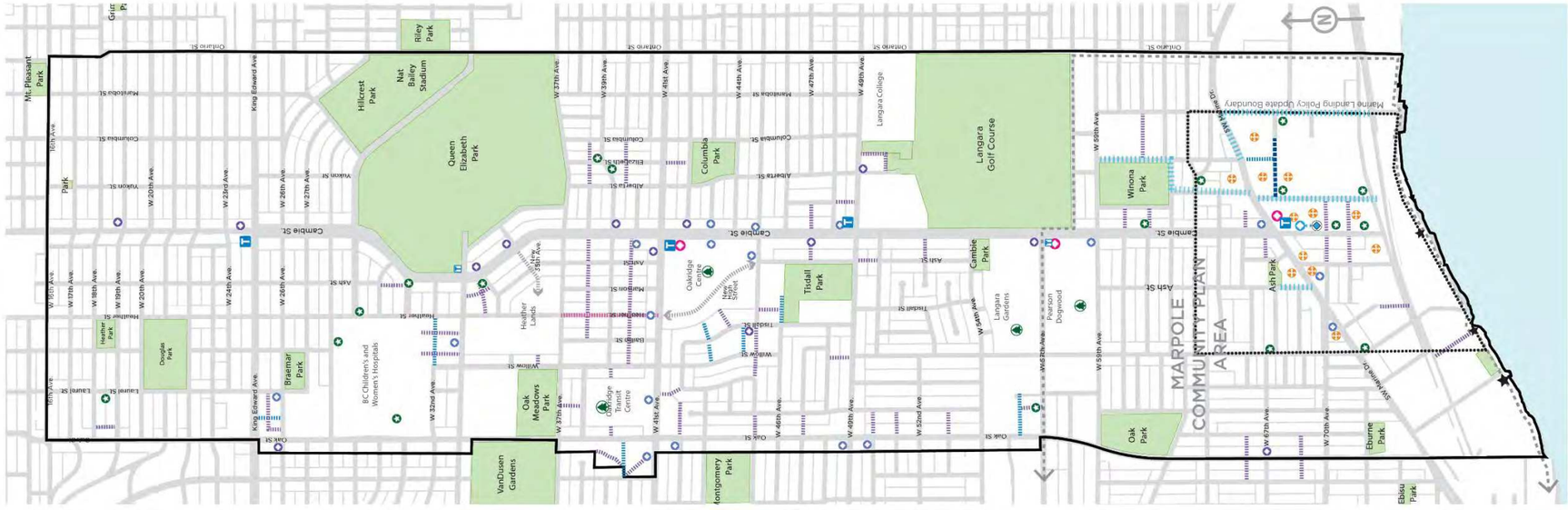
10. Delete Figure 2.1.3 Overview of Oakridge Town Centre, and replace with the map and legend as shown below:

Figure 2.1.3 Overview of Oakridge Town Centre



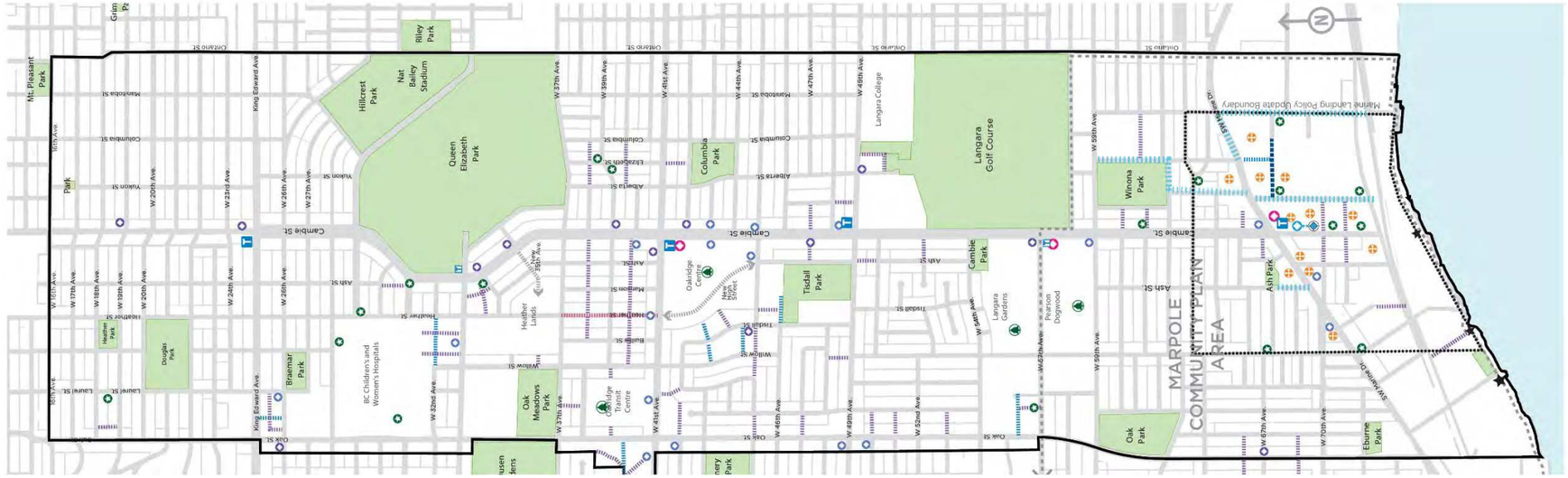
11. Delete Figure 3.8 Overview of plazas, enhanced open spaces, and public realm improvements, and replace with the map as shown below:

Figure 3.8 Overview of plazas, enhanced open spaces, and public realm improvements



12. Delete Figure 3.9 Active links, and replace with the map as shown below:

Figure 3.9 Active links



13. Delete Figure 4.3 Locations for rainwater management, and replace with the map as shown below:

Figure 4.3 Locations for rainwater management



* * * * *

APPENDIX I

Summary of Proposed Amendments to By-laws, Policies and Guidelines

Note: Amendments will be prepared generally in accordance with the provisions listed below. Should there be any discrepancy between this summary and the draft amending by-laws, the draft amending by-laws prevail. This appendix is a summary of proposed amendments, prepared for convenience.

Table 1: Summary of Proposed By-law Amendments Related to the R3, R4, and R5 District Schedules

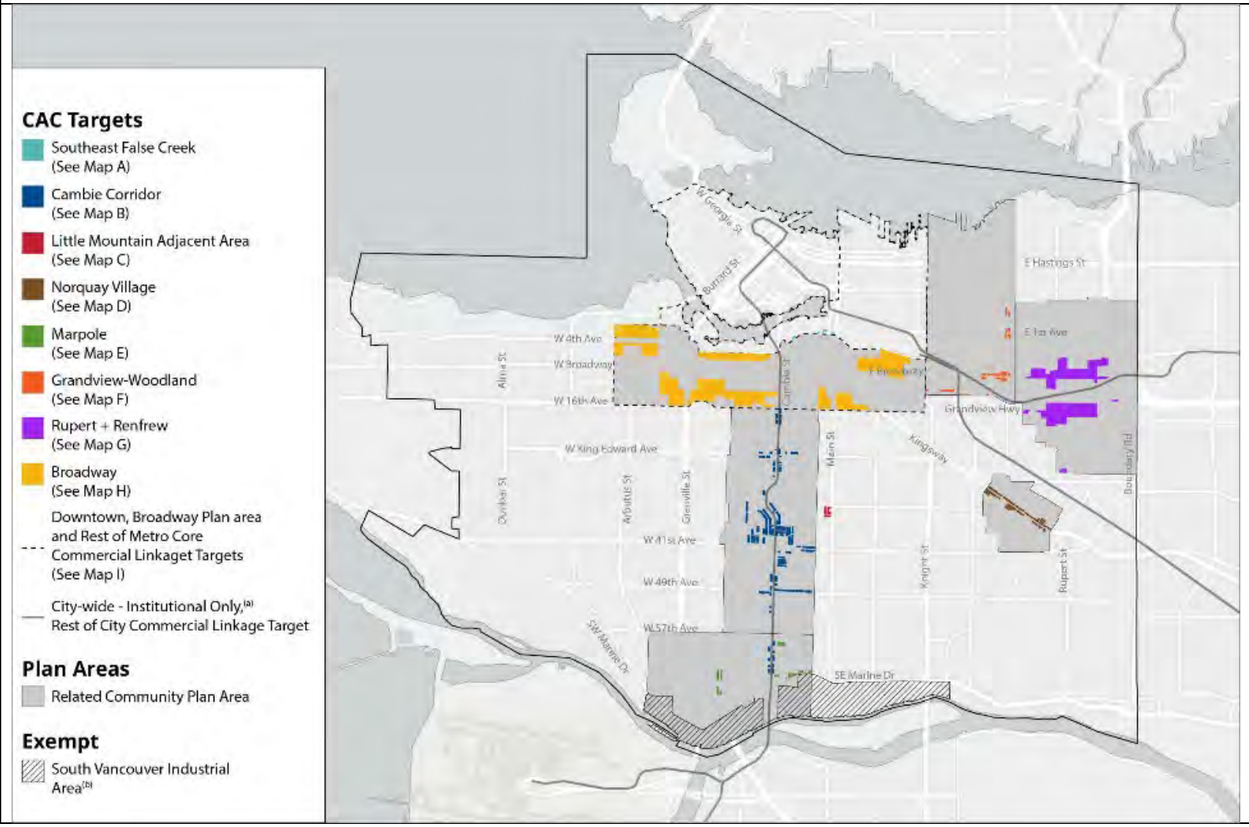
By-law	Section/ Schedule Name	Section Number or Name	Proposed Amendment	Rationale
Zoning and Development By-law	**R3 Districts Schedule**	All	See Schedule A of Appendix A in this report	Adds new R3 Districts Schedule
	R4 District Schedule	All	See Schedule B of Appendix A in this report	Adds new R4 District Schedule
	R5 Districts Schedule	All	See Schedule C of Appendix A in this report	Adds new R5 Districts Schedule
	Schedule J	All	See Schedule D of Appendix A in this report	Adds new Schedule J
	Schedule D	Not applicable	See Schedules E through M of Appendix A in this report	Rezones certain parcels to R3, R4, R5, and R1 districts
	RT-6 District Schedule	All	Repeal	All RT-6 districts are to be rezoned to other districts
	Section 2	Rental Housing Unit	(j) section 2.2.5 of the C-2C District Schedule~~; and~~; (k) section 2.2.5 of the C-2C1 District Schedule~~,~~; (l) section 2.2.5 of the R3 Districts Schedule; (m) section 2.2.6 of the R4 District Schedule; and (n) section 2.2.6 of the R5 Districts Schedule, a dwelling unit, housekeeping unit, or sleeping unit on a site that a tenant rents, or has rented, for the purpose of living accommodation, but does not include: (o) a unit rented by a not for profit housing cooperative to a member of the cooperative; (p) a unit in a Community Care Facility or Group Residence; (q) a unit in a Hotel; (r) units in an equity co-op where, at the time of rezoning application, or at the time of development permit application for projects that do not require rezoning, the building was operated as an equity co-op within the last 3 years; or (s) units in a strata titled building where, at the time of rezoning application, or at the time of development permit application for projects that do not require rezoning, the majority of the units were within the last 3 years individually owned and:	Rental Housing Unit definition references district schedules listed in the Rental Housing Stock ODP, and R3, R4, and R5 District Schedules include districts that will be subject to the Rental Housing Stock ODP
		Under-Utilized Lots	A lot or lots in the RT-5 ~~and RT-6 districts~~ district under developed to less than 0.45 FSR on January 16, 2018, but excludes lots on the Council approved Vancouver Heritage Register.	Consequential amendment due to repeal of RT-6 District Schedule
	Section 4	4.3.13	Despite anything to the contrary in this by-law, the Director of Planning or Development Permit Board must not issue a development permit for: (a) a multiple dwelling in the C-2, C-2B, C-2C1, R3-3, R4-1, R5-3, R5-4, RM-2, RM-3, RM-3A, RM-4, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, or FM-1 districts; (b) a multiple conversion dwelling with 3 or more dwelling units in the C-2, C-2B, C-2C, C-2C1, R3-3, R4-1, R5-3, R5-4, RM-2, RM-3, RM-3A, RM-4, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, or FM-1 districts;	Section 4.3.13 references districts listed in the Rental Housing Stock ODP; the R3-3, R4-1, R5-3, and R5-4 districts will be subject to the Rental Housing Stock ODP

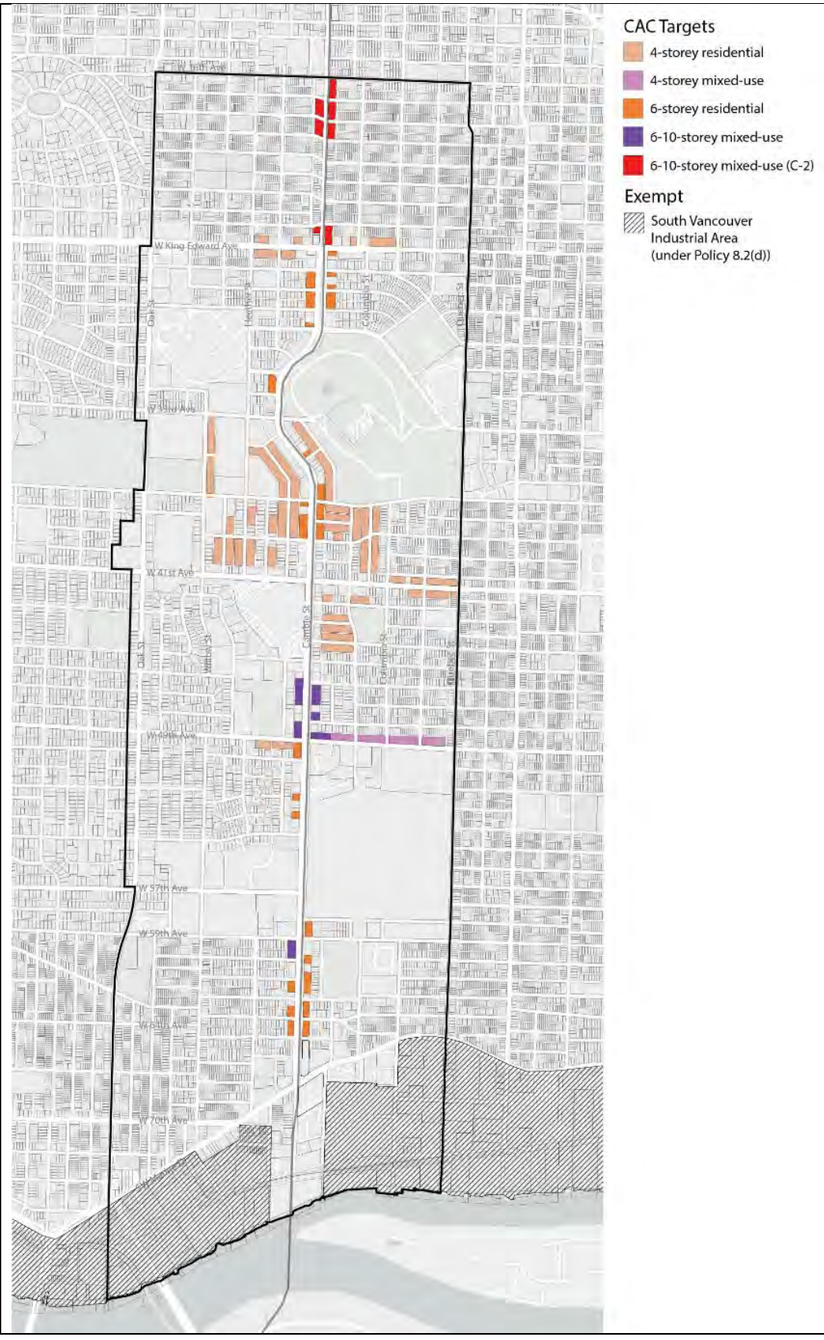
By-law	Section/ Schedule Name	Section Number or Name	Proposed Amendment	Rationale
			(c) an infill multiple dwelling with 3 or more dwelling units in the RM-4, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, or FM-1 districts; or (d) a mixed-use residential building containing 3 or more dwelling units in the C-2, C-2B, C-2C, ~~or C2-C1 districts,~~ C-2C1, R3-3, R4-1, R5-3, or R5-4 districts,	
		4.8(n)(ii) – Column B	Multiple conversion dwelling containing the same or fewer units in total, except in the RT-4, RT-4A,RT-5, ~~RT-6,~~ RT-7, RT-8, RT-9, RT-10, RT-11, RM-1, RM-7, RM-7A, RM-8, RM-8A, RM-9, RM-9A,RM-9B, RM-10, RM-11, RM-12 or First Shaughnessy districts.	Consequential amendment due to repeal of RT-6 District Schedule
	Section 5	5.2.4	If an owner applies to replicate a multiple conversion dwelling or infill damaged by fire to the extent of 60% or more of its value above its foundations, and the Director of Planning has previously given a bonus, relaxation or variation under the RT-3, RT-4 and RT-4A, RT-5, ~~RT-6,~~ RT-7, RT-8, RT-9, RT-10, RT-11, RM-1, RM-7 and RM-7A, RM-8 and RM-8A, RM-9 and RM9-A, RM-10, RM-11, ~~or RM-12~~ RM-12, R3-1, R3-2, R3-3, R4-1, R5-1, R5-2, R5-3, or R5-4 district schedules in respect of such use, and the proposed replication is in accordance with the most recently issued development or building permits for that use, the Director of Planning must vary the provisions of the applicable district schedule to the extent necessary to permit the replication.	Consequential amendment due to repeal of RT-6 District Schedule and introduction of new R3, R4 and R5 districts
	Section 9	9.1.1	**Residential** FM-1 R3-1 R3-2 R3-3 R4-1 R5-1 R5-2 R5-3 R5-4 RM-1 … RT-5 ~~RT-6~~ RT-7	Adds new R3, R4, and R5 districts to the Residential category of districts. Deletes RT-6 as a consequential amendment of repealing the RT-6 District Schedule
		9.4.1(d) through 9.4.1(j)	Renumbered as 9.4.1(g) through 9.4.1(m) respectively	Consequential amendment due to addition of R3, R4, and R5 districts in alphanumerical order
		[NEW] 9.4.1(d)	R3 includes any and all districts designated in section 9.1 commencing with the letters “R3” and followed by other letters or numbers or combination thereof;	Clarifies that “R3” refers to all R3 districts
		[NEW] 9.4.1(e)	R4 includes any and all districts designated in section 9.1 commencing with the letters “R4” and followed by other letters or numbers or combination thereof;	Clarifies that “R4” refers to all R4 districts
		[NEW] 9.4.1(f)	R5 includes any and all districts designated in section 9.1 commencing with the letters “R5” and followed by other letters or numbers or combination thereof;	Clarifies that “R5” refers to all R5 districts
		[RENUMBERED] 9.4.1(h)	RM includes any and all districts commencing with the letters and numbers “R3”, “R4”, “R5”, or the letters “RM” or “FM” and followed by other letters or numbers or combination thereof and RR-1, RR-2A, RR-2B and RR-2C;	Clarifies that R3, R4, and R5 districts belong to the “RM” category of districts
		[RENUMBERED] 9.4.1(i)	R includes any and all districts commencing with the letters or numbers or combination thereof “RA”, ~~“RS”,~~ “R1”, “R3”, “R4”, “R5”, “RM”, or “FM” and followed by other letters or numbers or combination thereof, and RR-1, RR-2A, RR-2B and RR-2C;	Clarifies that R3, R4, and R5 districts belong to the “R” category of districts. Deletes RS as housekeeping.

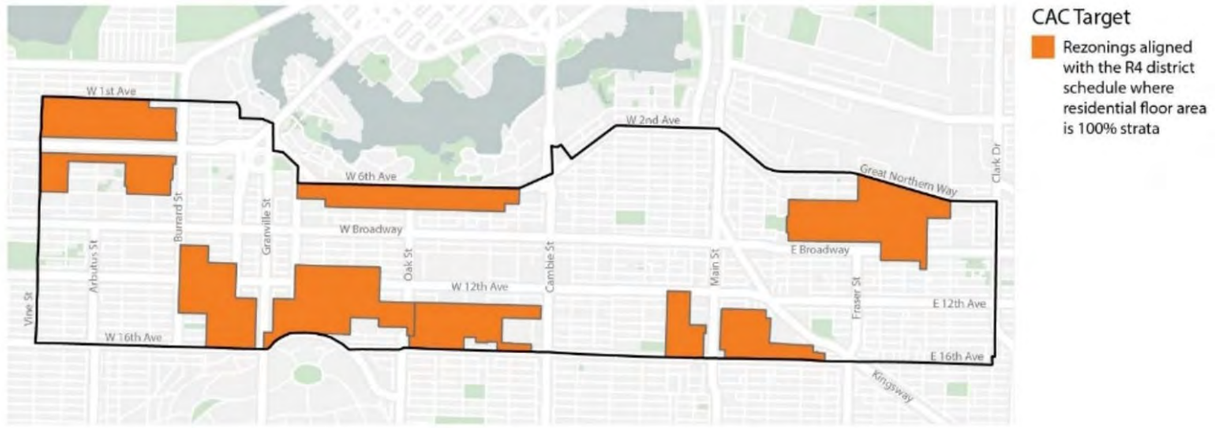
By-law	Section/ Schedule Name	Section Number or Name	Proposed Amendment	Rationale
	RT-4 and RT-4A Districts Schedule	1.1	Without limitation, applicable Council policies and guidelines for consideration include the ~~RT-4 and RT4A, RT-5 and RT-6 Guidelines~~RT-4, RT-4A and RT-5 Guidelines.	Consequential amendment due to repeal of RT-6 District Schedule
	RT-5 District Schedule	1.1	Without limitation, applicable Council policies and guidelines for consideration include the ~~RT-4 and RT4A, RT-5 and RT-6 Guidelines~~RT-4, RT-4A and RT-5 Guidelines.	Consequential amendment due to repeal of RT-6 District Schedule
Noise Control By-law	**Schedule B**	Intermediate Zone	The following Districts, which are more particularly described in the Zoning and Development By-law of the City of Vancouver, constitute part of the Intermediate Zone: C-1 C-5 HA-4 C-2 C-6 C-2B FC-1 FCCDD C-2C C-2C1 FC-2 HA-1 BCPED C-3A HA-2 HA-1A HA-3 RR-3A RR-3B C-5A C-7 C- 8 R3-1 R3-2 R3-3 R4-1 R5-1 R5-2 R5-3 R5-4	Adds R3, R4, and R5 districts to the Intermediate Zone of the Noise Control By-law
Rental Housing Official Development Plan	**Definitions**	1.1	~~"zoning districts" mean the C-2, C-2B, C-2C, C-2C1, RM-2, RM-3, RM-3A, RM-4 and RM4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, FM-1, and CD-1 zoning districts referred to in section 9.1 of the Zoning and Development By-law, the boundaries of which the Zoning District Plan, and amendments to it, attached as Schedule D to the Zoning and Development By-law, delineate.~~ "zoning districts" mean the C-2, C-2B, C-2C, C-2C1, RM-2, RM-3, RM-3A, RM-4, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, R3-3, R4-1, R5-3, R5-4, FM-1, and CD-1 zoning districts referred to in section 9.1 of the Zoning and Development By-law, the boundaries of which the Zoning District Plan, and amendments to it, attached as Schedule D to the Zoning and Development By-law, delineate.	R3-3, R4-1, R5-3, and R5-4 districts are to be subject to the Rental Housing Stock ODP. RM-4N is deleted as a housekeeping amendment
	Housing Vancouver Strategy and Housing Vancouver 3 Year Action Plan	2.1	On November 27, 2017, Council adopted the Housing Vancouver Strategy and the Housing Vancouver 3 Year Action Plan, which includes specific direction to continue ~~"~~protecting affordability and ensuring one for one replacement of rental housing.	Housekeeping amendments
	Affordable Housing and Special Needs Housing Policies	2.5	Housing Vancouver Strategy 2018-2027, West End Community Plan (2013), Downtown Eastside Community Plan (2014), Marpole Plan (2014), Grandview-Woodland~~s~~ Community Plan (2016), Cambie Corridor Plan (2018), Broadway Plan (2022), Moderate Income Rental Housing Pilot Program (2017),	
Sign By-law	**Part 7**	7.1 Residential Sign District (Part 8)	The RA-1, R1-1, RT-1, RT-2, RT-3, RT-4, RT-4A, RT-5, ~~RT-6,~~ RT-7, RT-8, RT-9, RT-10, RT-11, RM-1, RM-2, RM-3, RM-3A, RM-4, RM-7, RM-8, RM-8N, RM-8A, RM-9, RM-9A, RM-11, RR-1, RR-2A, RR-2B and RR-2C zoning districts;	Consequential amendment due to repeal of RT-6 District Schedule

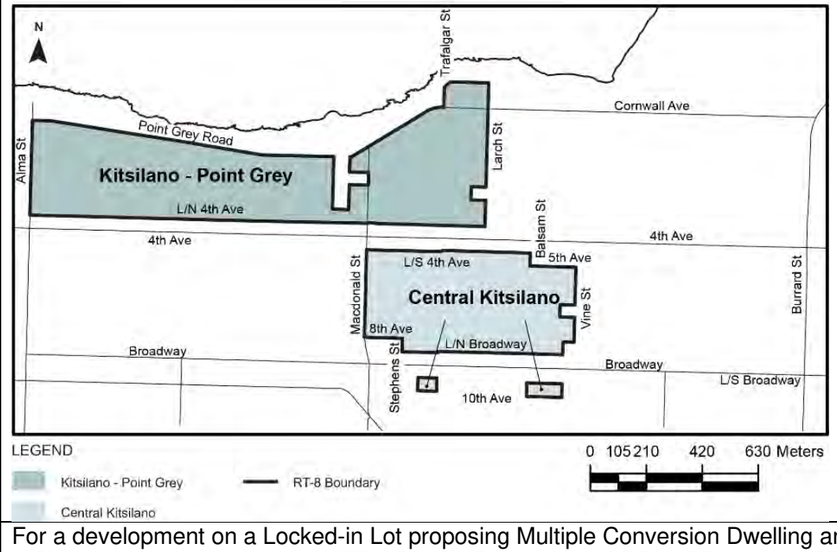
By-law	Section/ Schedule Name	Section Number or Name	Proposed Amendment					Rationale
		7.1 Commercial, Mixed Use and Industrial Sign District (Part 9)	• The HA-3, I-1, I-1A, I-1B, I-1C, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M-1A, M-1B, M-2, MC-1, MC-2, and Central Waterfront (CWD) zoning districts; • The R3-1, R3-2, R3-3, R4-1, R5-1, R5-2, R5-3, R5-4 zoning districts;					Add R3, R4, and R5 districts to the Commercial, Mixed Use and Industrial Sign District
	Part 9	Table 9.1	C-1, C-5, C-5A, C-6, C-7 ~~or FM-1~~, FM-1, R3-1, R3-2, R3-3, R4-1, R5-1, R5-2, R5-3, or R5-4 zoning district and FCCDD					Specifies maximum permitted sign areas for free-standing signs, encroaching free-standing signs, and projecting signs for the R3, R4, and R5 districts
		Table 9.2	C-1, C-5, C-5A, C-6 ~~or C-7~~, C-7, R3-1, R3-2, R3-3, R4-1, R5-1, R5-2, R5-3, or R5-4 zoning district and FCCDD					
		Table 9.3	C-1, C-5, C-5A, C-6 ~~or C-7~~, C-7, R3-1, R3-2, R3-3, R4-1, R5-1, R5-2, R5-3, or R5-4 zoning district and FCCDD					
Subdivision By-law	**Schedule A - Standards for Minimum Parcel Size and Configuration**	Table 1		G	150’	[45.720 m]	18000 sq. ft.	[1 1672.254 m^2]	Add R3, R4, and R5 districts
			R3-1	Residential	50’	[15.240 m]	6000 sq. ft.	[557.418 m^2]	
			R3-2	Residential	50’	[15.240 m]	6000 sq. ft.	[557.418 m^2]	
			R3-3	Residential	50’	[15.240 m]	6000 sq. ft.	[557.418 m^2]	
			R4-1	Residential	50’	[15.240 m]	6000 sq. ft.	[557.418 m^2]	
			R5-1	Residential	50’	[15.240 m]	6000 sq. ft.	[557.418 m^2]	
			R5-2	Residential	50’	[15.240 m]	6000 sq. ft.	[557.418 m^2]	
			R5-3	Residential	50’	[15.240 m]	6000 sq. ft.	[557.418 m^2]	
			R5-4	Residential	50’	[15.240 m]	6000 sq. ft.	[557.418 m^2]	
		Table 2	RM-1	~~Duplex~~ Multiple Dwelling	30’	[9.144m]	3000 sq. ft.	[278.709 m^2]	Housekeeping amendment
		Table 2	FM-1	Multiple Dwelling	25’	[7.620 m]	3000 sq. ft.	[278.709 m^2]	Add R3, R4, and R5 districts
			R3-1	Residential	30’	[9.144 m]	3000 sq. ft.	[278.709 m^2]	
			R3-2	Residential	30’	[9.144 m]	3000 sq. ft.	[278.709 m^2]	
			R3-3	Residential	30’	[9.144 m]	3000 sq. ft.	[278.709 m^2]	
			R4-1	Residential	30’	[9.144 m]	3000 sq. ft.	[278.709 m^2]	
			R5-1	Residential	30’	[9.144 m]	3000 sq. ft.	[278.709 m^2]	
			R5-2	Residential	30’	[9.144 m]	3000 sq. ft.	[278.709 m^2]	
			R5-3	Residential	30’	[9.144 m]	3000 sq. ft.	[278.709 m^2]	
			R5-4	Residential	30’	[9.144 m]	3000 sq. ft.	[278.709 m^2]	

Table 2: Summary of Proposed Amendments to Policies and Guidelines Related to the R3, R4, and R5 District Schedules

Policy/ Guideline	Section	Section Number or Name	Proposed Amendment				Rationale
Community Amenity Contributions Policy for Rezonings	**Appendix**	Table 1	Map H (Broadway Plan)	Rezoning applications aligned with the R4 district schedule for developments where the residential floor area is 100% strata as shown in Map H	$215.28/m^2 ($20.00/ft^2)	As per the Broadway Plan Public Benefits Strategy	Adds CAC target applicable to R4
			Re-letter existing Map H references as Map I				Consequential amendment due to addition of Map H
		Key Map					CAC targets do not apply to parcels rezoned to R5-1

		Map B			CAC targets do not apply to parcels rezoned to R5-1

Policy/ Guideline	Section	Section Number or Name	Proposed Amendment	Rationale
		Map H		Adds CAC target applicable to R4
Strata Title Policies for R1-1, RT and RM Zones	**Title**	Not applicable	Strata Title Policies for R1-1, R3, R4, R5, RT and RM Zones	Clarifies that the Strata Title Policies will apply to R3, R4, and R5 districts
Strata Title Policies for R1-1, RT and RM Zones	**1**	Application and Intent	These guidelines apply to the strata titling of previously occupied buildings or new construction in the R1-1, R3, R4, R5, RT and RM zones.	Clarifies that the Strata Title Policies will apply to R3, R4, and R5 districts
RT-4, RT-4A, RT-5 and RT-6 Guidelines	**Title**	Not applicable	RT-4, RT-4A~~,~~ and RT-5 ~~and RT-6~~ Guidelines	Consequential amendment due to repeal of RT-6 District Schedule
	1	Application and Intent	These guidelines are to be used in conjunction with the RT-4, RT-4A~~,~~ or RT-5~~, or RT-6~~ Districts Schedule of the Zoning and Development By-law and pertain to the approval of conditional floor area for additions to a character house, the approval of the conditional approval uses of Infill and Multiple Conversion Dwelling, and the approval of certain development relaxations, when associated with the retention of a qualifying character house. These guidelines also pertain to the approval of the conditional approval uses of Multiple Dwelling and Single Detached House or Single Detached House with Secondary Suite on a site with more than one principal building in RT-5~~ and RT-6~~. … Application of these guidelines in the RT-4 district in the Vanness Avenue and Boundary road area will be applied with respect to additions to multiple conversion dwellings and infill. ~~The RT-6 zoning encourages the retention of larger character buildings and the redevelopment of other sites which contain non-character buildings. Consequently, more emphasis is placed on architectural design through regulations contained in the zoning district schedule.~~ Although the general policy direction in these areas is to emphasize retention by providing incentives for developments which keep existing buildings, the RT-5 ~~and RT-6~~ Schedules permit multiple dwellings subject to certain conditions.	Consequential amendment due to repeal of RT-6 District Schedule
	4	Uses	(Note: The additional guidelines in Section 4 apply only to infill, multiple conversion dwellings, multiple dwellings, and more than one principal building in RT 5 ~~and RT-6~~).	Consequential amendment due to repeal of RT-6 District Schedule
	4.4	Multiple Dwellings	Multiple dwelling proposals which comply with the RT-5 ~~and RT-6 Districts~~ District Schedule and having a minimum lot size of 511 m^2 may be considered.	Consequential amendment due to repeal of RT-6 District Schedule

Policy/ Guideline	Section	Section Number or Name	Proposed Amendment	Rationale
	4.5	More than One New Principal Building in RT-5 and RT-6	More than One New Principal Building in RT-5 ~~and RT-6~~ The RT-5 ~~and RT-6 Districts~~ District Schedule permit~~s~~ more than one principal building on a site. … On larger lots in the RT-5 District, this provision allows applicants to propose development involving two or more new buildings, particularly where a single new building would overwhelm an existing streetscape, where the lots is an irregular shape (i.e.. narrow and deep) or where the smaller scale of multiple buildings is preferred to a single multiple dwelling building. ~~In the RT-6 District, multiple dwelling proposals on larger sites must be broken into individual buildings, rather than one single building.~~	Consequential amendment due to repeal of RT-6 District Schedule
	5	RT-6 (West Mount Pleasant)	Delete section 5 in its entirety	Consequential amendment due to repeal of RT-6 District Schedule
	6 through 12	All	Renumber as sections 5 through 11, including all subsections	Consequential amendment due to deletion of section 5 of the guideline above
	[RENUMBERED] 5.1	Site Area	Delete renumbered section 5.1 in its entirety	Housekeeping amendment due to prior rezoning of RS districts to R1-1
	[RENUBMERED] 5.2 through 5.6	All	Renumber as sections 5.1 through 5.5 respectively	Consequential amendment due to deletion of renumbered section 5.1 of the guideline above
	Appendix B	RT-5 & RT-6 Development Options Illustrations	RT-5 ~~& RT-6~~ Development Options Illustrations	Consequential amendment due to repeal of RT-6 District Schedule
Kitsilano RT-8 Guidelines	**1**	Figure 1. Kitsilano RT-8 Districts		Consequential amendment due to rezoning to new districts
RM-11 Guidelines	**1.2**	Application	For a development on a Locked-in Lot proposing Multiple Conversion Dwelling and Infill in combination with retention of a Character House, refer to the RT-5 District Schedule and RT-4, RT-4A~~,~~ and RT-5~~, and RT-6~~ Guidelines.	Consequential amendment due to repeal of RT-6 District Schedule

Policy/ Guideline	Section	Section Number or Name	Proposed Amendment	Rationale
	2.2.1	Development Scenarios	Development on a locked-in lot(s) of other dwelling options including duplexes (with or without Secondary Suite or Lock-off Units) and Multiple Conversion Dwelling and Infill in combination with retention of a Character House may be considered on an existing single lot in accordance with the RT-5 District Schedule and RT-4, RT-4A~~,~~ and RT-5~~, and RT-6~~ Guidelines	Consequential amendment due to repeal of RT-6 District Schedule
RM-12 Guidelines	**1.2**	Application	For multiple conversion dwelling and infill in combination with retention of a character house, refer to the RT-5 District Schedule and RT-4, RT-4A~~,~~ and RT-5~~, and RT-6~~ Guidelines.	Consequential amendment due to repeal of RT-6 District Schedule
	2.2.1	Development Scenarios	Other dwelling options may be considered on single lots including duplex (with or without Secondary Suite or Lock-off Units) and Multiple Conversion Dwelling and Infill in combination with retention of a Character House in accordance with the RT-5 Districts Schedule and RT-4, RT-4A~~,~~ and RT-5~~, and RT-6~~ Guidelines.	Consequential amendment due to repeal of RT-6 District Schedule
Strata Title and Cooperative Conversion Guidelines	**1**	City Guidelines	(d) The approving authority may refuse an application for conversion of a multiple dwelling, multiple conversion dwelling, or infill multiple dwelling consisting of three or more dwelling units, in the C-2, C-2B, C-2C, C-2C1, R3-3, R4-1, R5-3, R5-4, RM-2, RM-3, RM-3A, RM-4, RM-5, RM-5A, RM-5B and RM-5C, RM-6, FM-1, or CD-1 District or Districts Schedules, in which rental replacement is required under the Rental Housing Stock Official Development Plan. For more information, please refer to the following documents: (i) Rental Housing Stock ODP (ii) Administrative Bulletin: Rental Housing Stock ODP	R3-3, R4-1, R5-3, and R5-4 districts are to be subject to the Rental Housing Stock ODP
	2(a)	Application Procedure	Prior to filing a conversion application, the applicant should contact the ~~Enquiry centre (604-873-7611)~~Development and Building Services Centre …	Housekeeping amendment
	2(b)	Application Procedure	The applicant should submit a conversion application to ~~Subdivision and Strata Title Group City of Vancouver West Annex, 515 West 10th Avenue Vancouver, B.C. V5Z 4A8~~subdivision@vancouver.ca	Housekeeping amendment
	2	Application Procedure	Applications take a minimum of eight to ten weeks to process. For further information regarding these guidelines, please contact the Subdivision and Strata Title Group at ~~604.873.7721 or 604.871.6627~~sudivision@vancouver.ca.	Housekeeping amendment

* * * * *

APPENDIX J

Time-limited approach to processing in-stream Tenant Relocation Plans (TRPs)

This approach is to facilitate faster processing of applications and minimize disruption to tenants who are involved in existing TRPs within new City-initiated rezoning areas in Broadway Plan and Cambie Corridor Plan. Staff will follow this time-limited approach to processing TRPs for existing rezoning applications that are withdrawn and re-submitted as a development permit under the new standard district schedules.

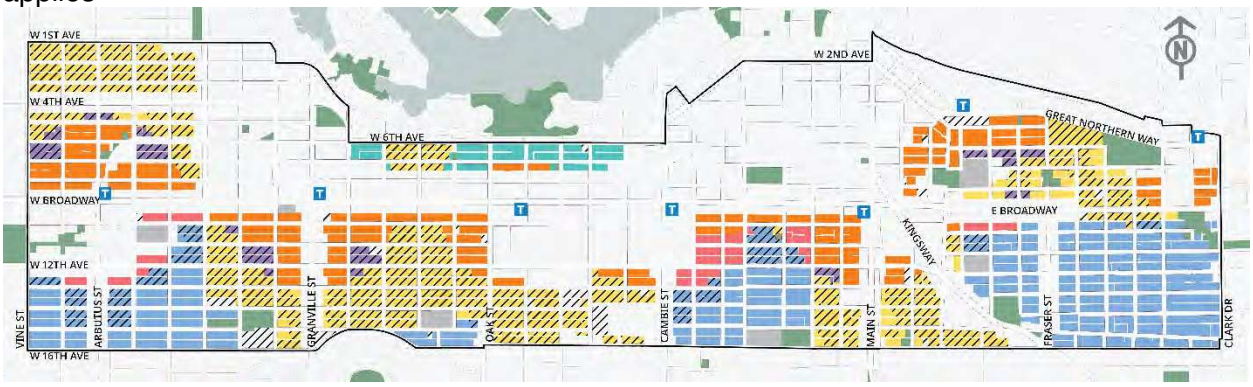
Objectives

- To continue processing in-stream TRPs in a way that minimizes uncertainty and disruptions for tenants already involved in the process;
- To minimize additional process requirements for applicants and tenants where possible; and,
- To facilitate good-faith efforts to utilize an outright process to deliver new housing units.

Specific requirements

This time-limited approach to processing in-stream TRPs applies to in-stream rezoning applications that are withdrawn and then re-submitted as a development permit under the new R3, R4 and R5 district schedules in the areas of Broadway and Cambie Corridor Plans identified in Map 1 and 2 beginning XX, 2025 (the date of enactment of the new district schedules).

Map 1. Areas in Broadway Plan where the time-limited approach to processing in-stream TRPs applies

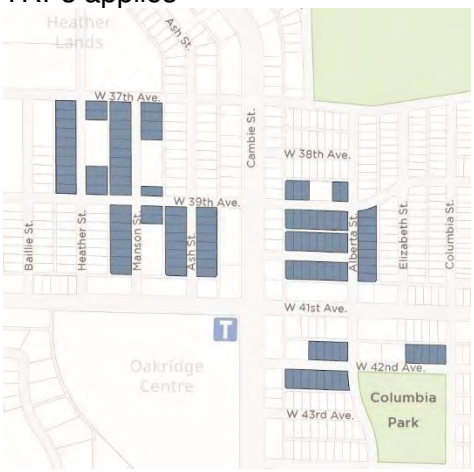


Legend

Areas where the time-limited approach applies:

R3-2	R5-2
R3-3	R5-3
R4-1	R5-4

Map 2. Areas in Cambie Corridor Plan where the time-limited approach to processing in-stream TRPs applies



Legend

Areas where the time-limited approach applies:

R5-1

1. Requirements for development permits submitted *before* XX, 2026

The focus of this approach and associated communications and documentation requirements is on maintaining the current Tenant Relocation and Protection Policy (TRPP) requirements and process[1] that apply at the time of rezoning withdrawal through to resubmission as a development permit. The ideal outcome is that impacted tenants do not experience any changes to the existing standard TRP process beyond a potentially faster process.

A) Staff will continue to process the existing TRP and not reassess tenant eligibility or require re-submission under the TRPP if an applicant withdraws their in-stream rezoning application and re-submits as a development permit under the new district schedules *within* 12 months of the R3, R4 and R5 district schedules date of enactment.
   - A1. This means that the development permit application must be received by the City by 11:59 pm on XX, 2026 to meet the requirements.
   - A2. Late submissions will not be considered under this time-limited approach.

B) Additional process and documentation may be required if the material aspects of the project have changed significantly from the original rezoning application at the time it was withdrawn to when the development permit application is submitted.
   - B1. Examples of this include, but are not limited to, instances where the rent roll has changed significantly or the number of proposed units or unit mix has changed significantly.

C) Additional communication with tenants may be required to notify them of any changes to the standard TRP process that may result from a rezoning withdrawal and resubmission as a development permit.

[1] *See the Tenant Relocation and Protection Policy and Bulletin for requirements which are updated from time to time.*

C1. Specific communication needs are dependent on individual project context and what stage the TRP is at when the rezoning withdrawal occurs and will be assessed on a case-by-case basis.

2. Requirements for development permits submitted *after* XX, 2026

If an applicant chooses to withdraw their existing rezoning application and re-submit as a development permit after the time-limited approach has expired, the following requirements will apply:

A) A new TRP process will be triggered if an applicant withdraws their in-stream rezoning application and re-submits as a development permit under the new district schedules *after* 12 months of the R3, R4 and R5 district schedules date of enactment.

A1. This means development permits submitted after 11:59 pm on XX, 2026 will be subject to these requirements.

A2. A new TRP process will include, but is not limited to, submission of information on existing rental units and tenants, tenant communications and needs assessment.

B) All tenants will be assessed for eligibility using the TRPP eligibility criteria (any existing tenancies at the time of development permit application with a length of 1 year or more, or 2 years or more for certain secondary rental tenancies, are eligible under the TRPP). Implications for different types of tenants include, but are not limited to (see also 2.C and Table 1 for additional detail):

B1. Tenants previously eligible under the original rezoning application will continue to be eligible, including those who may have moved out under the previous TRP process but are still entitled to additional provisions under that TRP.

B2. Tenants previously deemed ineligible under the original rezoning application may now be eligible.

B3. New tenants who have moved in since the original rezoning application may now be eligible.

C) Projects will be assessed on a case-by-case basis to determine how to maintain the previous TRP requirements from the withdrawn rezoning application and integrate these requirements where possible into the new TRP. The intent of this assessment is to protect eligible tenants under the original rezoning and TRP process. This includes previously eligible tenants who are still living in the building under their original tenancy agreement. It also includes previously eligible tenants who may have moved out under the previous TRP and ended their tenancy as a result of that process but are still entitled to additional provisions under the original TRP (e.g. Right of First Refusal, lump sum payment etc.).

C1. This may trigger additional documentation and processing time to assess what tenants are entitled to under the TRPP, especially if the rent roll has changed significantly in the interim period.

D) Additional communication with tenants may be required to notify them of any changes to the standard TRP process that may result from a rezoning withdrawal and resubmission as a development permit.

D1. Specific communication needs are dependent on individual project context and what stage the TRP is at when the rezoning withdrawal occurs and so will be assessed on a case-by-case basis.

Note for all applicants
It is the responsibility of the owner to review all TRPP requirements as they apply to their site. In the case where sites change hands or are sold, both the current owner and new owner should take care to review and understand these requirements and ensure access to relevant tenancy documentation that may be required as part of the TRPP. New owners will be responsible for fulfilling the terms of the previous and new TRP as outlined above.

Contact the City's TRPP info line at trp@vancouver.ca or 604-673-8001 to understand these requirements and review the policy and Bulletin online at vancouver.ca/protecting-tenants.

Implications for tenants
The table below outlines the implications for tenants in the event that the applicant chooses to withdraw an in-stream rezoning application and submit a development permit under the new district schedules.

In all cases tenants may receive additional communications to inform them of any changes to the TRP process, depending on what stage the application is at. At all times, tenants may contact the City's TRPP info line to request information about an application that impacts their building: trp@vancouver.ca or 604-673-8001.

Table 1. Implications for tenants impacted by the withdrawal of an in-stream rezoning application and resubmission as a development permit under the new district schedules

	Existing eligible tenants under original rezoning	**Existing ineligible tenants under original rezoning**	**Tenants that moved in after original rezoning**
1. Requirements for development permits submitted *before* XX, 2026	No change to eligibility (continue to be eligible for a full TRP package, including compensation and Right of First Refusal). Potential for shortened timelines to Building Permit/4 month notice to end tenancy depending on which stage application is at.	No change to ineligibility. Potential for shortened timelines to Building Permit/4 month notice to end tenancy depending on which stage application is at.	No change to ineligibility. Potential for shortened timelines to Building Permit/4 month notice to end tenancy depending on which stage application is at.
2. Requirements for development permits submitted *after* XX, 2026	Tenants will be reassessed for eligibility at the time of development permit application, per the TRPP eligibility criteria.	Tenants will be reassessed for eligibility at the time of development permit application, per the TRPP eligibility criteria.	Tenants will be reassessed for eligibility at the time of development permit application, per the TRPP eligibility criteria.

	Eligible tenants will be incorporated into a new TRP (eligible for a full TRP package, including compensation and Right of First Refusal). Projects will be assessed on a case-by-case basis to determine how to integrate the previous TRP requirements into the new TRP where appropriate. The intent is to carry forward the original TRP as it applies to eligible tenants under the original rezoning. This includes those who may have moved out under the previous TRP and ended their tenancy as a result of that process.	Eligible tenants will be incorporated into a new TRP (eligible for a full TRP package, including compensation and Right of First Refusal).	Eligible tenants will be incorporated into a new TRP (eligible for a full TRP package, including compensation and Right of First Refusal).

* * * * *

Design and Development Guidelines

Applicable to

Granville Street Plan,

Rupert and Renfrew Station Area Plan, and

R3, R4 and R5 District Schedules

June 30, 2025

CITY OF VANCOUVER

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Introduction

Background

Vancouver's built environment makes the city livable and unique. Good design isn't just about looks—it shapes how buildings work, the quality of spaces, and what they give back to the community. As the city grows, it's important to strike the right balance between thoughtful design and the need to build efficiently.

The Design and Development Guidelines (DDG) were developed to guide building and site design—including how sites are laid out, building massing and design, and *open space*. The DDG keeps things simple by focusing on the key ingredients that make great urban places. As a practical tool, it gives designers and developers more clarity and consistency, making the process more predictable and transparent.

This marks the first step toward Vancouver's City-wide Design and Development Guidelines, a more comprehensive document anticipated for Council consideration in 2026.

Applicability

The DDG applies to new developments seeking approval through both Rezoning and Development Permit (DP) applications:

- **Rezoning applications** in the Rupert and Renfrew Station Area Plan or the Granville Street Area Plan. Rezoning applicants within the Plan boundaries should read this document together with the relevant Plan.
- **Development Permit applications** seeking conditional approval or discretionary variances under the R3, R4 and R5 Districts Schedules.

The High Density Housing for Families with Children Guidelines are integrated into this document and are therefore not applicable where this document is in effect.

How to Use This Document

The DDG is a resource to help applicants shape strong proposals and gives staff a clear framework for evaluation and applying discretion.

Importantly, the DDG isn't about prescribing cookie-cutter solutions or limiting creativity. Instead, it lays out a clear vision and framework that encourages thoughtful, innovative design.

The DDG is generally structured from the largest scale - the neighbourhood or precinct - down to the finer details of how buildings interact with the public realm. Special attention is given to the design of ground floors and their interface with public spaces.

Illustrations and photos are used throughout to clearly show what good design looks like and how it can function. The simple, visual format makes it easy to use for a wide range of audiences—including the community, designers, developers, and City staff. It's designed to be easy to navigate, reduce repetition, and help applicants understand what's expected.

Application of the DDG

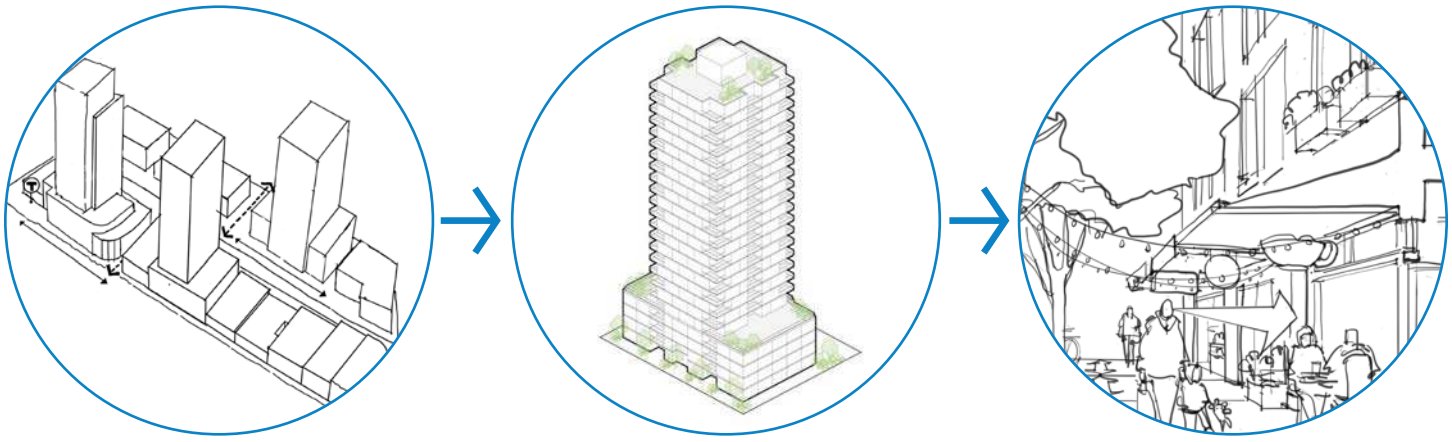
DDG standards and guidelines offer a benchmark for appropriate design and are intended to be adaptable in response to site-specific conditions, policy objectives, and emerging design trends. The degree of flexibility varies by application type as outlined below:

- **Rezoning (RZ) Applications**

  Rezoning is an iterative process guided by the standards and guidelines in this document. Greater flexibility—especially on large, multi-phase, or master-planned sites—may be considered where alternative approaches can demonstrate alignment with the urban design intent.

- **Development Permit (DP) Applications**

  DP applications proceeding under existing zoning undergo a more streamlined review process. In these cases, deviations from the standards and guidelines should be minimized to support a more timely review.

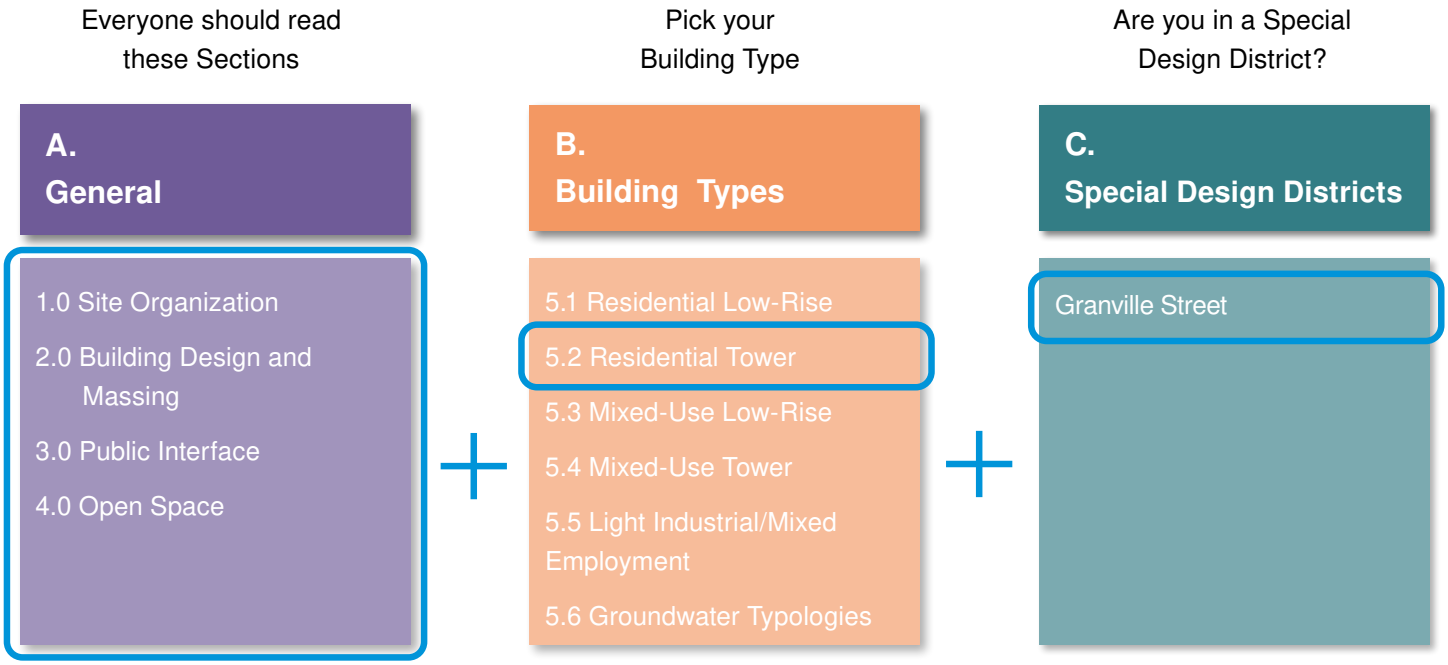


Neighbourhood **Building** **Ground floor**

How to Use This Document (Cont'd)

The DDG is broken down into three main Chapters and an Appendix.

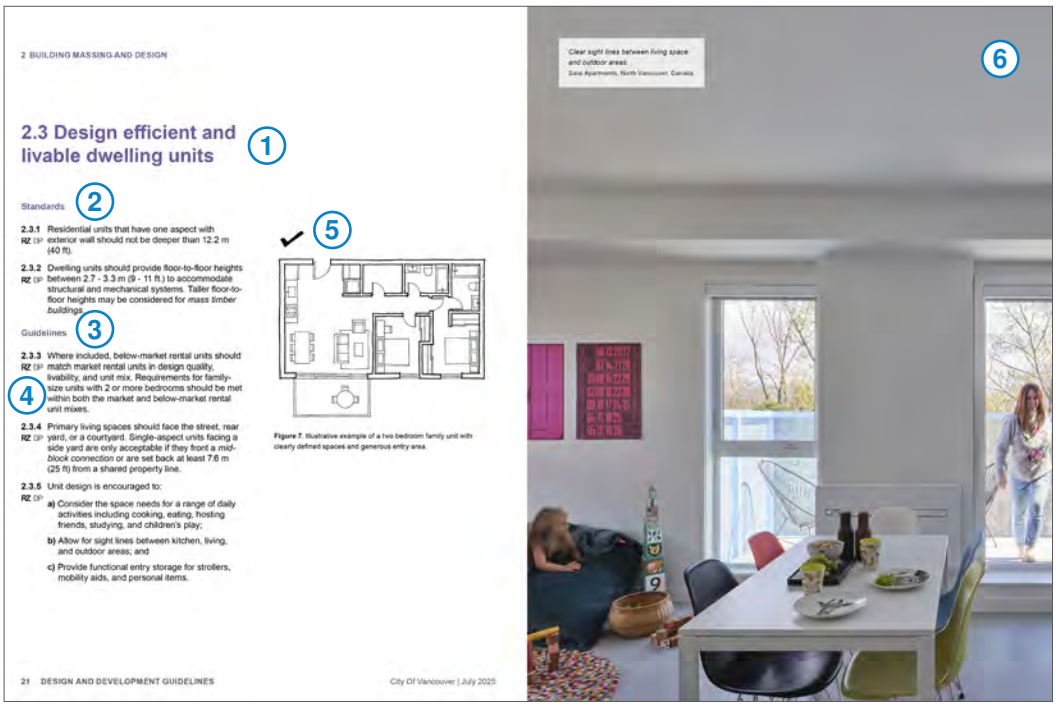
- **Chapter A: General Guidelines** apply to all building typologies. All applicants and staff should read and understand this content, as they establish the overarching design expectations for each application.
- **Chapter B: Building Types** contains building type-specific design guidance, including guidelines, where applicable, pertaining to the Zoning and Development By-Law (ZDBL) that contain conditions of approval for discretionary variations to regulations as permitted by the Director of Planning. Applicants and staff only need to reference the sections relevant to their specific building type. This section includes helpful 'cheatsheets' of key form of development parameters and provides simple illustrations of typical development scenarios.
- **Chapter C: Special Design Districts** provides additional guidance for projects located in designated special areas of the city that require additional review. This section only needs to be consulted if a project falls within one of these districts.
- **Appendix** includes regulatory and policy references and a glossary of technical terms that are italicized throughout the document.



Sample Section

Within each Chapter, there are numbered Sections and Sub-Sections addressing specific elements of the built environment. Each Section is generally organized as follows:

1. **Statement:** to-the-point directive statement that explains the purpose or primary objective of the Section.
2. **Standards:** measurable design criteria—such as dimensions, distances, and clear language—to promote consistent design quality across projects, while still allowing for flexibility and site-specific solutions.
3. **Guidelines:** more flexible and qualitative in nature, offering direction that allows for a range of design responses and suggestions on how to meet a given objective or design intent.
4. **Application Icons:** RZ and DP icons signify whether a standard or guideline applies to rezoning applications, development permit applications, or both.
5. **Diagrams:** clear diagrams to supplement and clarify Standards and Guidelines.
6. **Photos:** capturing real-world examples of projects that meet the intent of the Section.



2 BUILDING MASSING AND DESIGN

2.3 Design efficient and livable dwelling units (1)

Standards (2)

2.3.1 RZ DP Residential units that have one aspect with exterior wall should not be deeper than 12.2 m (40 ft).

2.3.2 RZ DP Dwelling units should provide floor-to-floor heights between 2.7 - 3.3 m (9 - 11 ft.) to accommodate structural and mechanical systems. Taller floor-to-floor heights may be considered for *mass timber buildings*.

Guidelines (3)

2.3.3 RZ DP Where included, below-market rental units should match market rental units in design quality, livability, and unit mix. Requirements for family-size units with 2 or more bedrooms should be met within both the market and below-market rental unit mixes. (4)

2.3.4 RZ DP Primary living spaces should face the street, rear yard, or a courtyard. Single-aspect units facing a side yard are only acceptable if they front a *mid-block connection* or are set back at least 7.6 m (25 ft) from a shared property line.

2.3.5 RZ DP Unit design is encouraged to:

a) Consider the space needs for a range of daily activities including cooking, eating, hosting friends, studying, and children's play;

b) Allow for sight lines between kitchen, living, and outdoor areas; and

c) Provide functional entry storage for strollers, mobility aids, and personal items.

(5)

Figure 7. Illustrative example of a two bedroom family unit with clearly defined spaces and generous entry area.

Clear sight lines between living space and outdoor areas.
Jasa Apartments, North Vancouver, Canada.

(6)

21 DESIGN AND DEVELOPMENT GUIDELINES

City Of Vancouver | July 2025

Design Principles

In 2022, City Council approved the Vancouver Plan—a unified land-use framework focused on building a more livable, affordable, and sustainable city for everyone. It outlines community values for growth based on what matters most to the community.

The design principles in this document build on that vision, turning big ideas into clear, practical goals for the built environment. These principles aren't something applicants need to respond to directly—they're here to show the intent behind the standards and guidelines, which *are* the parts applicants should address in their proposals.



Design spaces that support health and well-being.

This means:

- Designing homes that bring in lots of natural light, fresh air, great outlook, and a real sense of privacy.
- Adding outdoor spaces where people can relax, play, and feel connected to nature.



Celebrate and strengthen local character, culture, and identity

This means:

- Designing buildings and spaces that feel true to the area's architecture, materials, history, and cultures.
- Highlighting key views and working with natural features to strengthen the sense of place.
- Making sure new development blends in thoughtfully with what's already there.



Shape and animate the public realm.

This means:

- Making streets and public spaces feel welcoming with people-friendly design and lively ground floors — like shops, restaurants, patios, and homes.
- Adding mid-block connections through big sites to make it easier and nicer to walk around.
- Designing *Privately Owned Public Spaces (POPS)* as great spots to hang out, meet up, or just take a breather.



Design spaces that bring people together.

This means:

- Adding shared spaces like outdoor dining areas, play zones, and gardens where people can hang out and connect.
- Creating lively ground floors and friendly edges that spark everyday interactions.
- Making sure it's easy for everyone to get around, including folks using wheelchairs or pushing strollers.



Design spaces that boost biodiversity and help people connect with nature.

This means:

- Using eco-friendly landscaping and nature-based design strategies.
- Protecting existing trees and growing the urban canopy.
- Limiting parkades to allow for soil and healthier trees.
- Creating rooftop gardens or green roofs.



Design with a human scale and timeless features that feel good now—and last.

This means:

- Buildings that reinforce a fine-grained urban fabric and human-scaled design.
- Creating well-proportioned buildings with a clear, simple design idea
- Using quality, durable materials and thoughtful details.



Design with efficiency and sustainability

This means:

- Replacing high carbon materials and practices with low carbon alternatives.
- Making spaces flexible and adaptable so they can evolve over time.
- Focusing on simple forms and standardized components to reduce construction and maintenance costs.
- Designing simple, functional layouts that meet a diversity of needs.

Design Flexibility and Transparency

A key goal of the DDG is to support design flexibility and avoid repetitive, cookie-cutter outcomes. This is achieved in part by allowing a more permissive development envelope, enabling creative, site-specific designs that respond to unique site conditions. A balanced approach to flexibility supports architectural diversity, enhances building efficiency, and promotes livable neighbourhoods, while upholding Vancouver's high standards of placemaking.

Importantly, a more permissive development envelope—including greater height and larger *tower floor plate*s—while maintaining overall density, offers a practical mechanism to achieve target densities on large sites (see Figure 1). In return, large sites are expected to provide publicly accessible *open space* at grade. This avoids the need for case-by-case negotiations and creates a more transparent and predictable approvals process.

This content is for informational purposes only and is intended to provide background rationale to support understanding.

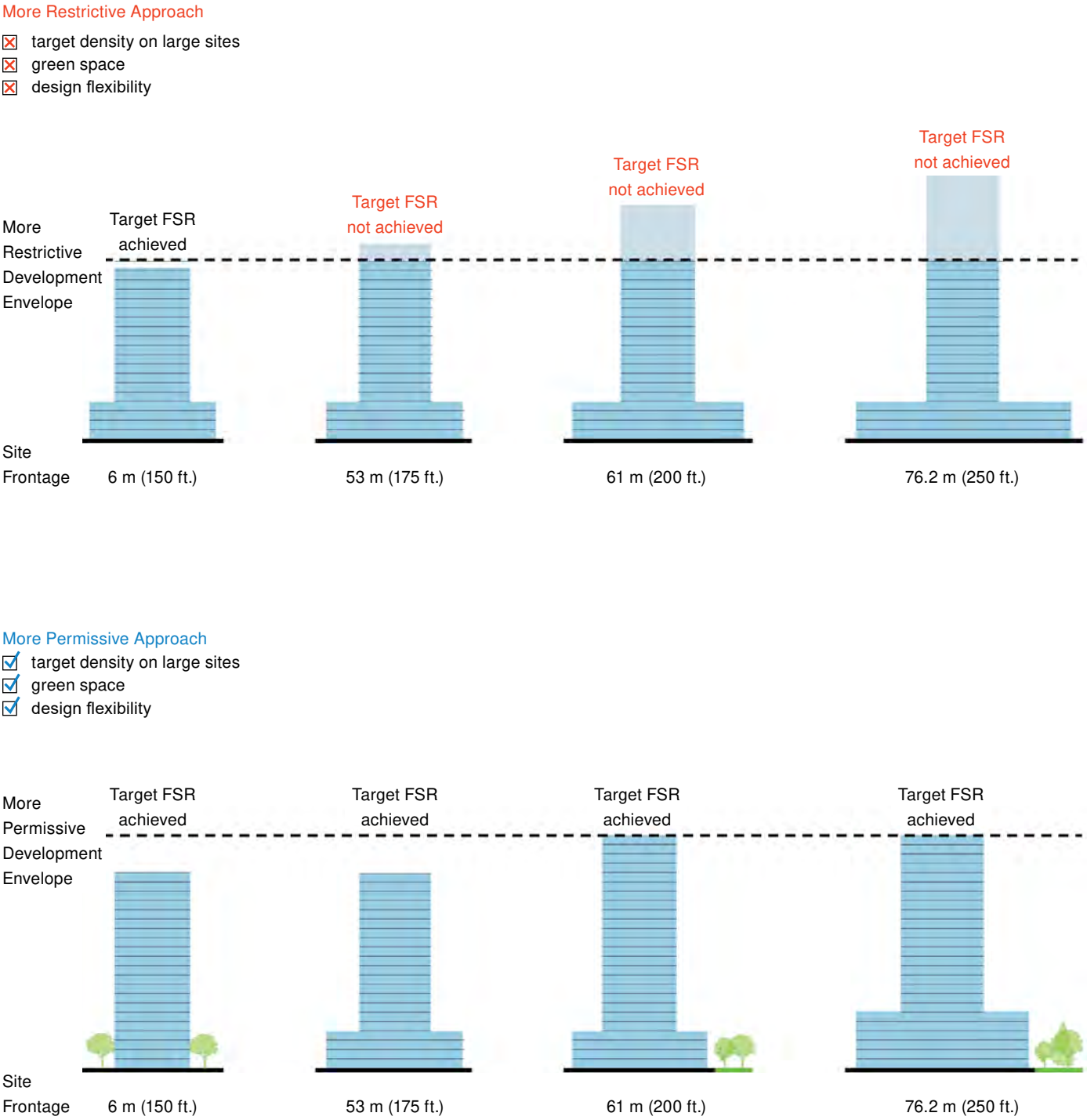


Figure 1. Illustrative diagram comparing a more restrictive building envelop (top) with a more flexible development envelope (bottom) that supports varied site sizes, building types, and the provision of publicly accessible open space on large sites.

A. GENERAL

This Chapter provides design guidance that applies to all building typologies. All applicants and staff should read and understand this content, as they establish the overarching design expectations for each application.

1 SITE ORGANIZATION

Introduction

Site organization involves the spatial arrangement of buildings, activities, *open space*s, circulation, and access within a development site. Thoughtful site planning enhances functionality, supports sustainability goals, and creates a coherent relationship between built form and the public realm.

Intent

A well-organized **site layout** that:

- Incorporates existing natural features and makes the most of access to views and sunlight.
- Brings life to the public realm by placing *active uses* and building services in the right spots.
- Encourages walkability by creating smaller, more connected blocks that feel human-scaled and support vibrant street life.

1.1 Use *open space* as an organizing element

This section describes how to **locate** *open space*s. For guidance on how to **design** them see Section 4 Open Space.

Guidelines

1.1.1 RZ DP *Open space*s should be intentionally located early in the site design process to ensure they are functional and welcoming, not leftover or constrained. *Open space*s should:

a) Maximize sunlight and sky views;

b) Retain high value trees;

c) Minimize exposure to noise, pollution, and wind; and

d) Be clearly separated from building circulation routes.

1.1.2 RZ DP When provided, *Privately Owned Public Space (POPS)* should be located to feel clearly public, with direct, prominent, and easily visible access from the sidewalk.

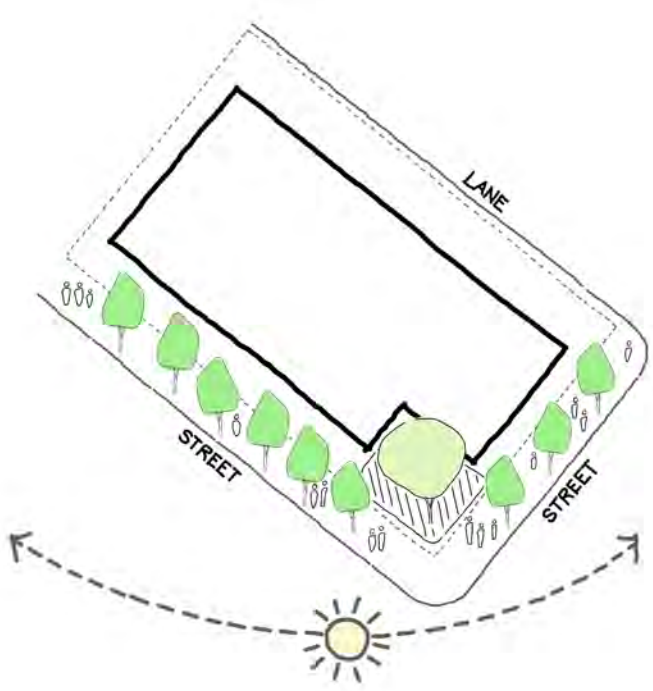


Figure 2. A small seating area at the corner offers good solar access and direct sidewalk entry. The building is set back to preserve a *high-value tree*.

1.2 Position uses to activate the public realm

This section describes how to **locate** uses to activate the public realm. For guidance on how to **design** for public realm activation see Section 3 Public Interface.

Guidelines

1.2.1 RZ DP *Active uses* should be positioned to enliven streets, *open space*s, and *mid-block connection*s. Pedestrian entries should be maximized to create engaging frontages.

1.2.2 RZ DP Community uses should be at ground level with clear public access.

1.2.3 RZ DP Ground-floor building services, including waste, loading, parking and parking access should be:

a) Minimized;

b) Located away from streets, public spaces and on-site *open space*s; and

c) Preferably located underground.

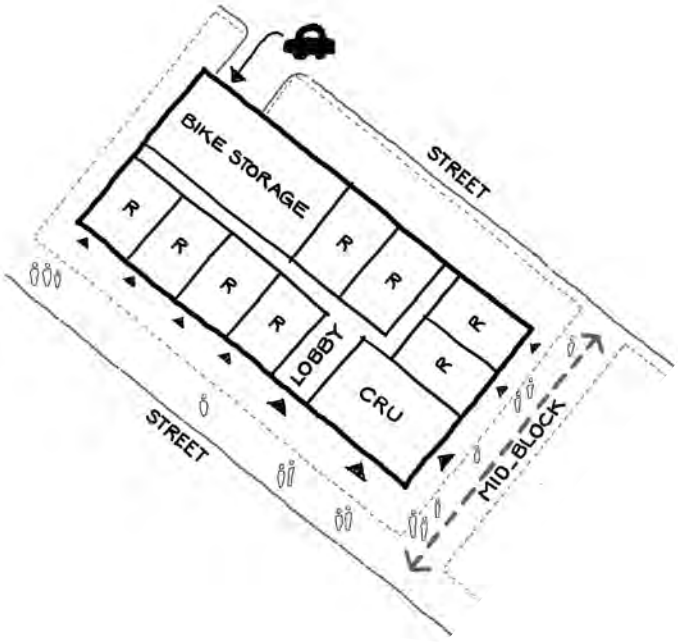


Figure 3. *Active uses* line the street and *mid-block connection*, while building services, vehicular, and loading access are provided from the lane or lowest-classified adjacent street.

1.3 Use *mid-block connections* to break up long blocks

This section describes how to **locate** *mid-block connection*s. For guidance on how to **design** *mid-block connection*s see Section 4.2.

Guidelines

1.3.1 *Mid-block connections* should be provided:

RZ DP

a) Where identified in a Public Realm Plan or Framework;

b) On mid-block Residential *Tower site*s with a frontage over 60.7 m (199 ft.) where it improves neighbourhood walkability;

c) On Mixed-Use *Tower site*s with a frontage over 60.7 m (199 ft.) that are within 200 m (492 ft.) of a rapid transit station; and

d) Where a development can create a through-block connection by continuing an existing or planned pathway from a neighbouring site.

1.3.2 Developments should maintain and improve the quality of existing *mid-block connection*s.

RZ DP

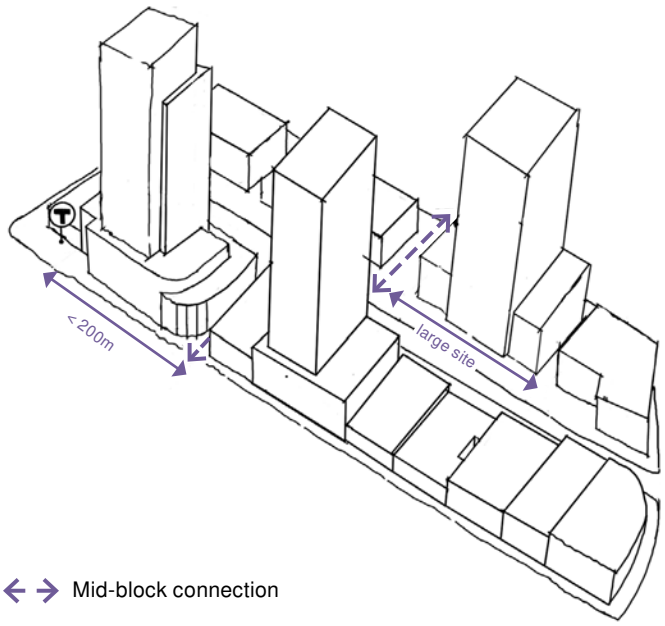


Figure 4. *Mid-block connection*s can help to break up long blocks and improve connectivity, especially when in close proximity to a major destination such as a rapid transit station.



Mid-block connection from W 7th Ave local street bikeway to Granville Loop Park and Granville Island beyod.
Vancouver, Canada.



Building massing clearly defines streetwall and public spaces at ground level.
Marine Gateway, Vancouver, Canada.

2 BUILDING MASSING AND DESIGN

Introduction

Building massing and design addresses both the external expression of a building and its internal layout and design. Guidelines in Sections 2.3, 2.4, and 2.5 replace the High Density Housing for Families with Children Guidelines.

Intent

Building massing that:

- Is well balanced and appropriately scaled to create comfortable urban environments

Building *facade*s that:

- Combine elements like windows, doors, materials, and colours to enhance the pedestrian experience
- Improve building performance related to energy efficiency, durability, and adaptability to climate

Building design that:

- Enhances the health and well-being of building occupants by ensuring access to natural light and proper ventilation
- Enhances privacy and the usability of indoor spaces
- Provides access to spaces for relaxation, recreation, and connection to nature as well as social connection
- Reduces the risk of crime, enhances security, and contributes to a sense of community well-being and comfort

2.1 Design buildings to respect their context and enhance the public realm

Guidelines

2.1.1 New developments should use building massing and site design to clearly shape and define streets and public spaces at ground level.
RZ DP

2.1.2 Building massing should respond to the existing scale and character of the neighbourhood and set the stage for future context - for example, by:
RZ DP

a) setting buildings back from the property line and using landscape to transition to lower-scale buildings;

b) stepping down taller buildings through the use of podiums or upper storey step-backs; and

c) responding to existing streetwall heights and setback patterns.

2.1.3 Building frontages longer than 45.7 m (150 ft.) should incorporate noticeable vertical articulation in the massing to help divide the *facade* into distinct sections.
RZ DP

2.1.4 Buildings on sloped sites should step ground floors to match the grade and consider terracing buildings to accentuate the natural topography.
RZ DP

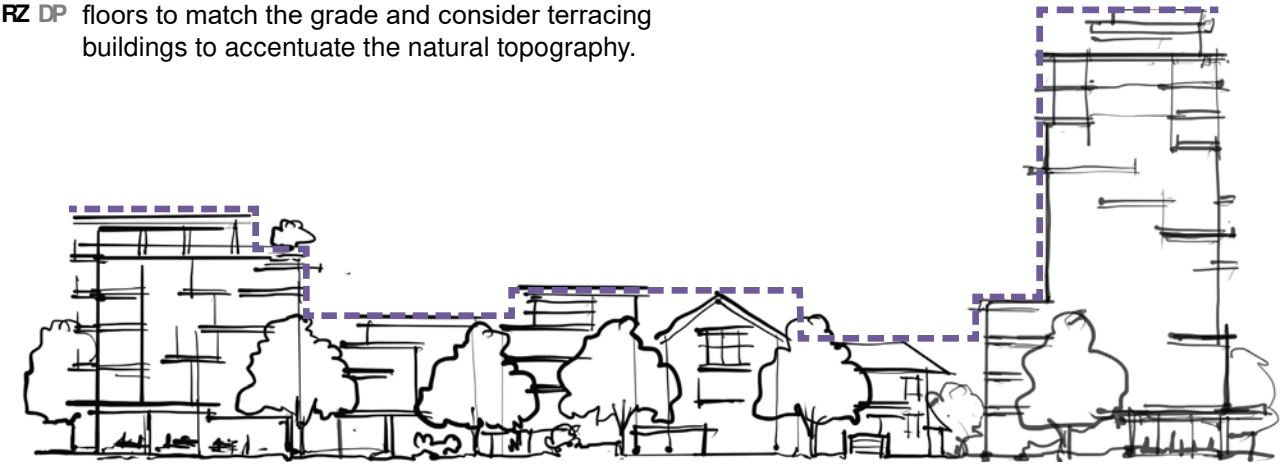


Figure 5. Creating sensitive transitions massing between building types.



Landscaped open spaces provide transitions between new developments while buildings terrace with the slope.

2.2 Use quality materials and design *facade*s with visual interest

Guidelines

2.2.1 Building *facade*s should provide visual depth and
RZ **DP** interest through the use of entrances, windows, balconies, integrated shading, or expression of structural elements. Corner sites should treat both street-facing *facade*s as front elevations.

2.2.2 Blank walls that are visible from the public realm
RZ **DP** should be animated with colour, materials, or landscaping.

2.2.3 Materials and detailing should be durable, robust
DP and low maintenance.

2.2.4 At lower levels, materials and detailing should
DP be tactile and high quality to enhance visual interest and convey a sense of craftsmanship and design integrity. Consider soffit material and design, lighting, punched windows, and finishes at overhangs and entries for comfort and quality expression.

2.2.5 *Facade* design should improve compatibility with
DP surrounding context - particularly in heritage contexts - by responding to key building elements such as building cadence, entry placement, cornice lines, massing, setbacks, colour, materials, and window patterns.



Figure 6. Design details at the ground and lower levels have the strongest impact on the experience of the public realm and present opportunities for high-quality, thoughtful design.



Animating a blank wall with exterior circulation and public art.
The Duke, Vancouver, Canada.

2.3 Design efficient and livable dwelling units

Standards

2.3.1 RZ DP Residential units that have one aspect with exterior wall should not be deeper than 12.2 m (40 ft).

2.3.2 RZ DP Dwelling units should provide floor-to-floor heights between 2.7 - 3.3 m (9 - 11 ft.) to accommodate structural and mechanical systems. Taller floor-to-floor heights may be considered for *mass timber buildings*.

Guidelines

2.3.3 RZ DP Where included, below-market rental units should match market rental units in design quality, livability, and unit mix. Requirements for family-size units with 2 or more bedrooms should be met within both the market and below-market rental unit mixes.

2.3.4 RZ DP Primary living spaces should face the street, rear yard, or a courtyard. Single-aspect units facing a side yard are only acceptable if they front a *mid-block connection* or are set back at least 7.6 m (25 ft) from a shared property line.

2.3.5 RZ DP Unit design is encouraged to:

a) Consider the space needs for a range of daily activities including cooking, eating, hosting friends, studying, and children's play;

b) Allow for sight lines between kitchen, living, and outdoor areas; and

c) Provide functional entry storage for strollers, mobility aids, and personal items.

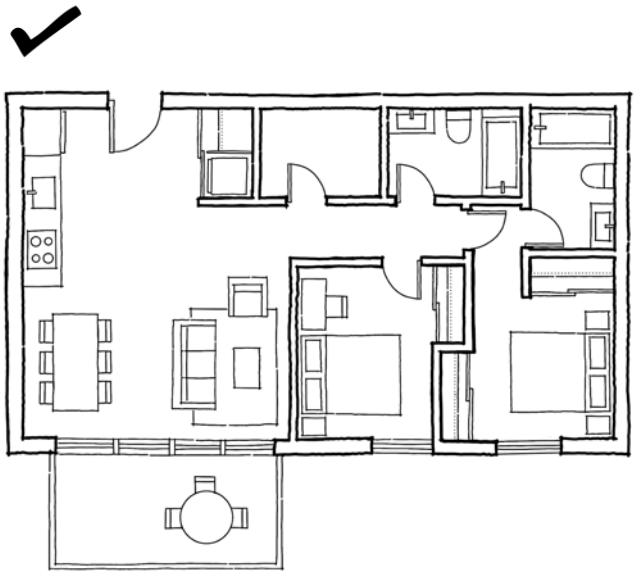


Figure 7. Illustrative example of a two bedroom family unit with clearly defined spaces and generous entry area.



Clear sight lines between living space and outdoor areas.
Salal Apartments, North Vancouver, Canada.

2.4 Provide indoor and outdoor amenity space

Standards

2.4.1 *Tower developments* should provide:
RZ DP

a) A minimum ratio of 1.2 m^2 of common indoor amenity space per dwelling unit; and

b) A minimum ratio of 2.0 m^2 of common outdoor amenity space per dwelling unit.

Guidelines

2.4.2 *Low-rise buildings* are encouraged to meet the
RZ DP minimum amenity space ratios in 2.4.1., if the building type and site constraints allow.

2.4.3 Indoor and outdoor amenity spaces are
RZ DP encouraged to be:

a) Co-located, with clear visual and physical connections where possible; and

b) Located on rooftops, set back from the building edge, or near lobbies and daily travel routes.

2.4.4 Outdoor amenity areas should be secured and
RZ DP include space for a range of activities including children's play.

2.4.5 Indoor amenity rooms should include a kitchen,
DP accessible washrooms, and storage.

2.4.6 In addition to the indoor amenity expectations
DP noted above, consider additional opportunities for social spaces throughout the building such as multi-purpose lobbies or small seating areas.

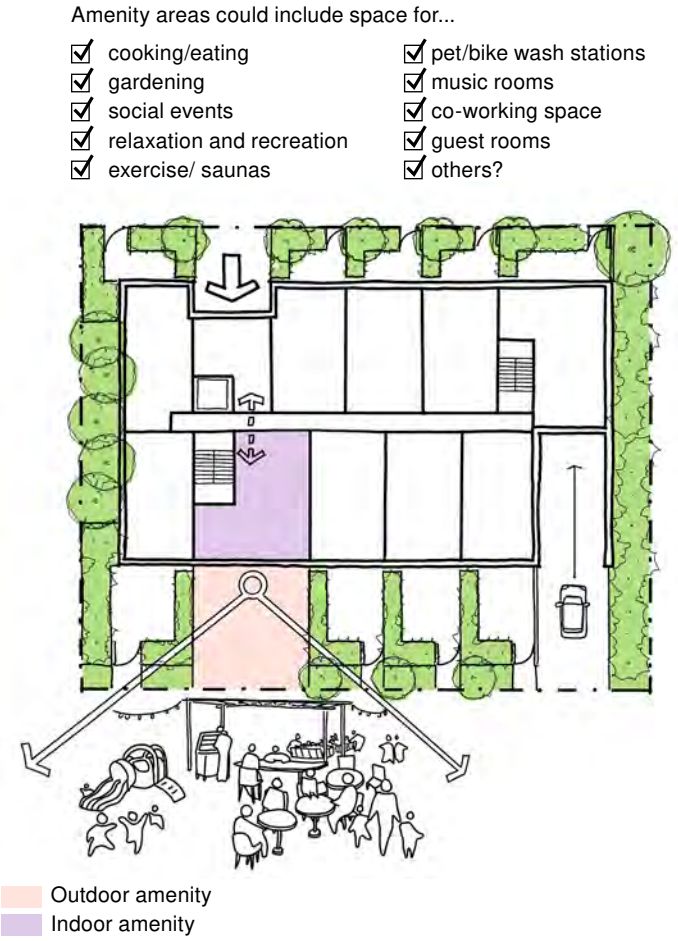


Figure 8. Indoor and outdoor amenity co-located along daily travel routes, connected to the building lobby and separated from the vehicle entry.



Outdoor amenity space with access to natural light and views, meeting the needs of a wide range of users by incorporating a secured area that accommodates children's play, seating, landscaping and urban agriculture.
YWCA Cause We Care House, Vancouver, Canada.

2.5 Provide comfortable balconies, patios and roof decks

Standards

2.5.1 RZ DP All units should have access to private outdoor space with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 m² (48.4 sq. ft.).

2.5.2 RZ DP Exceptions to 2.5.1 may be considered in the following cases, if a minimum of 4.5 m² (48.4 sq. ft.) of additional common outdoor amenity space beyond the expectations stated in 2.4.1 is provided for each unit that does not have private outdoor space:

a) Studio and 1-bedroom units;

b) Any unit in a *mass timber building*; and

c) Any unit in a non-profit or government-initiated non-market housing projects.

Guidelines

2.5.3 RZ DP Where a full balcony is not provided, the unit should include either a Juliet balcony or full-height sliding windows with integrated safety guards.

2.5.4 DP Balconies should be designed for comfort and usability. This may be achieved by:

a) Incorporating screens, fin walls, planters, or opaque railings to enhance privacy; and

b) Insetting balconies - particularly above the 12th storey - to provide weather protection and support year-round use.



Figure 9. Cantilevered balconies may be appropriate for *low-rise buildings* on quiet local streets (left). On a retail high-street or tower, inset balconies may be more appropriate (right).



Functional private patios and balconies. Colourful opaque railing provides privacy and add visual interest to the building.
Salal Apartments, North Vancouver, Canada.

2.6 Ensure clear sight lines, good lighting, and natural surveillance

Guidelines

2.6.1 DP Building and site design should support safety and security by:

a) Providing clear sight lines and natural surveillance of sidewalks, entries, circulation routes, semi-private areas, and parking access;

b) Avoiding hidden or secluded alcoves;

c) Ensuring access routes and landscaped areas are well-lit without glare or spillover onto neighbouring properties;

d) Limiting and controlling entry points to resident-only areas;

e) Including clear, intuitive signage and wayfinding to support safe navigation; and

f) Using graffiti-resistant materials and design details.



Well-lit access routes and landscaped areas, with natural surveillance of entries and circulation.
Heather Place, Vancouver, Canada.

2.7 Minimize the impact of building services on the public realm

Guidelines

2.7.1 DP Where a front driveway is required, design should mitigate the impact on the public realm through paving treatments (interlocking pavers, brick etc.) and landscaping to soften the appearance of paved areas.

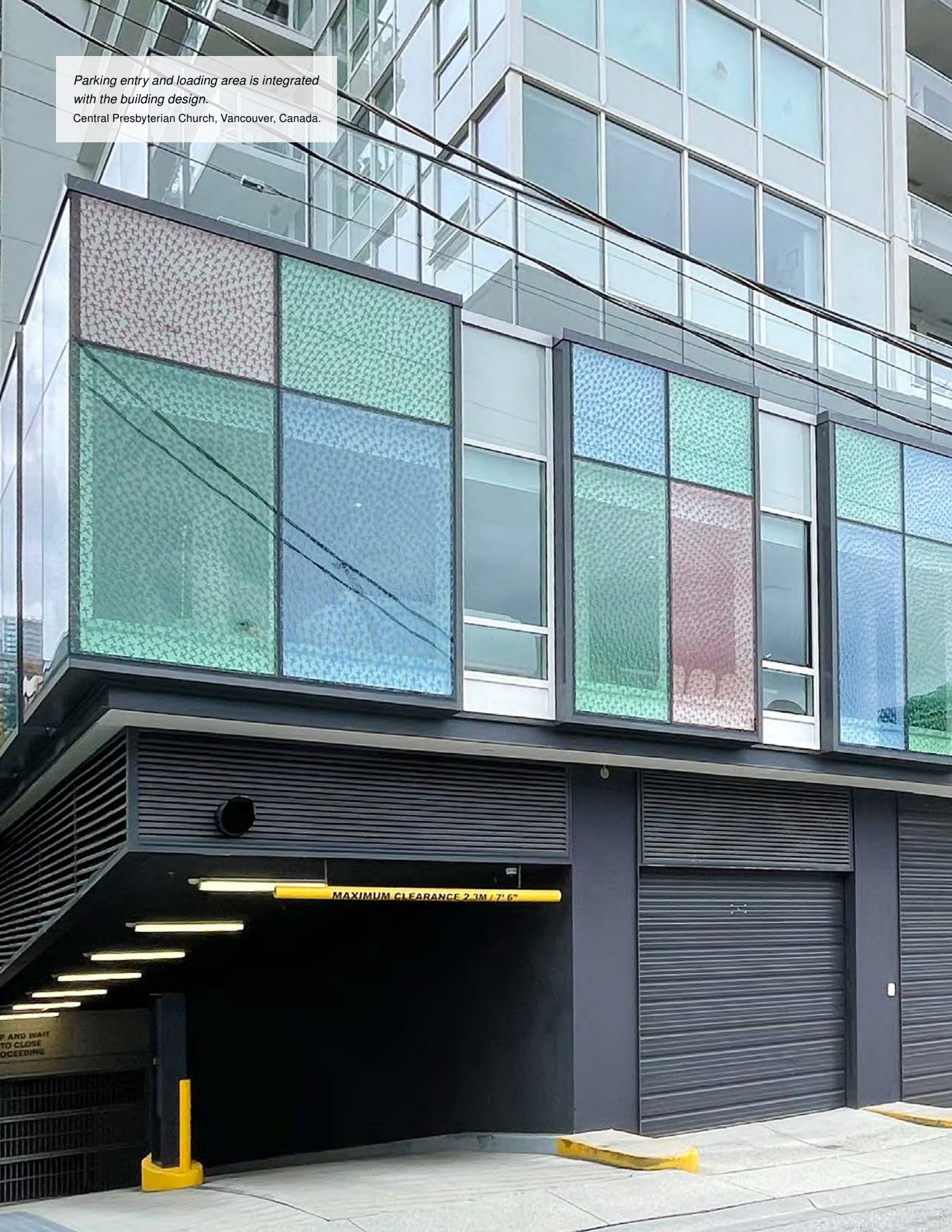
2.7.2 DP Passenger loading spaces, when required, should be provided on-site, at-grade, from the lane.

2.7.3 DP Surface parking should be screened with landscaping or trellises and incorporate permeable paving when not situated on-slab.

2.7.4 DP Parking entries, exit stairs, loading areas, and at-grade bike storage should be integrated with the building and site design, avoiding disruption to courtyards, rear yards, and *open space*.

2.7.5 DP Consider designing below grade parking structures with an angled slab edge and/or corner notches to provide additional space for tree root development.

2.7.6 DP Mechanical equipment and other building services should be appropriately screened and located away from residential units, *open space*s and the public sidewalk.



Parking entry and loading area is integrated with the building design.
Central Presbyterian Church, Vancouver, Canada.



Engaging ground floor design adds warmth and interest to the urban streetscape
Lululemon Flagship, Vancouver, Canada.

3 PUBLIC INTERFACE

Introduction

This section outlines key design considerations for the interface between buildings and the public realm. It addresses weather protection, residential and commercial ground floor design, and how development responds to adjacent parks and *open space*s.

Intent

Weather protection that:

- Provides shelter from rain, making it more comfortable to walk and spend time outside

Residential ground floors that:

- Create welcoming and lively streets while offering privacy and usable outdoor space for residents

Commercial ground floors that:

- Support foot traffic and help create active, people-friendly streets that encourage socializing and support local business

Park interfaces that:

- Respect and protect park spaces while offering active building edges and passive surveillance for safety

3.1 Incorporate effective and attractive weather protection

Standards

3.1.1 DP Canopies should be installed 3.0 - 5.0 m (10 - 16 ft.) above grade, with a depth-to-height ratio of approximately 7:10 to provide effective weather protection. Flexibility will be considered for sloped sites, civic buildings, heritage conservation, and awnings.

Guidelines

3.1.2 Continuous weather protection should be provided along ground floor commercial frontages on fronting and flanking streets.

3.1.3 Weather protection should be provided for common entrances and individual residential entrances.

3.1.4 Weather protection elements should be high-quality, integrated elements of the building and site design and contribute to neighbourhood character. This may be achieved by:

a) Enhancing soffits with careful detailing and high-quality materials;

b) Specifying canopies that reflect the unique qualities of the context, for instance, fabric awnings in historic areas or glass and steel canopies in business districts; and

c) Varying the mounting height and depth of canopies to break up long *facade*s.



Figure 10. Diagram of desired weather protection height and proportions.



Continuous weather protection providing generous coverage for building entrances and commercial patio.
Weather Protection, Vancouver, Canada.

3.2 Design a comfortable residential edge to the public realm

Guidelines

3.2.1 RZ DP Direct sight lines into living spaces should be minimized by design solutions such as incorporating setbacks, grade changes and/or window position and sizing.

3.2.2 DP Consider the use of recessed entries for shelter and to provide visual depth at grade.

3.2.3 DP Outdoor spaces should:

a) Provide appropriately sized outdoor space to support a range of activities including outdoor eating, cooking, play areas, and gardening;

b) Use fencing or other design elements to define private spaces and create safe outdoor areas for children and pets; and

c) Incorporate layered planting or hedges between private patios and the public streetscape to protect residents' privacy while maintaining visibility for safety.

3.2.4 RZ DP The front and back boulevard should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intensive planting or environmental design (e.g. bioswale or rain garden) is encouraged where appropriate. Refer to the City's Boulevard Gardening Guidelines.

3.2.5 DP Consider a small seating area at corner sites to offer public rest space and improve accessibility.

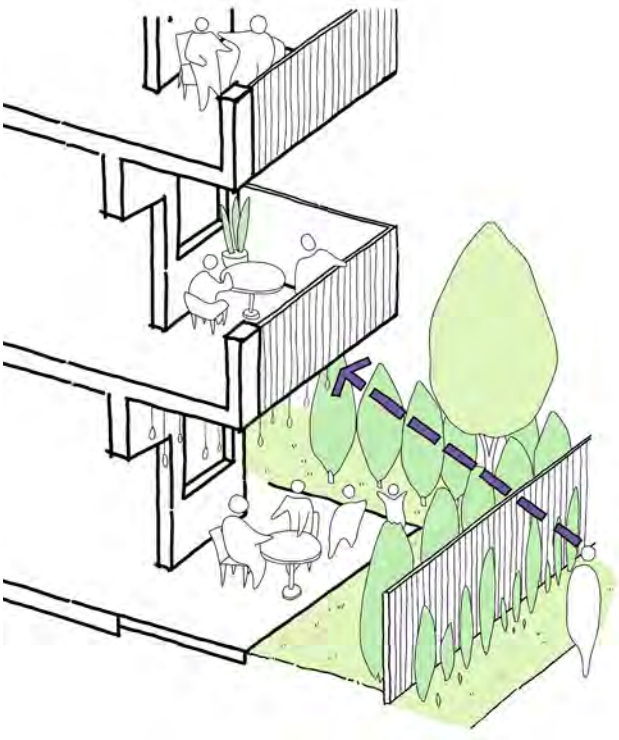


Figure 11. Fencing and layered planting provides privacy for interior living spaces and outdoor areas. Units may have direct access to the public sidewalk, but it's not required.



Fencing and layered planting define a generous private outdoor space and block direct sight lines into interior spaces.
Eastpark, Vancouver, Canada.

3.3 Design lively and people-friendly commercial ground floors

Standards

3.3.1 A minimum floor-to-floor height of 4.6 - 5.5 m
RZ DP (15 - 18 ft.) is encouraged for commercial spaces, unless significant site slope requires some areas of less than 4.6 m (15 ft.).

3.3.2 On high streets, the maximum unit frontage
RZ DP should be 15.3 m (50 ft.), except for grocery stores or other anchor retail.

Guidelines

3.3.3 Ground-floor commercial spaces should be
DP designed with ample glazing and street-facing entrances. Doorways to support future unit demising should also be considered.

3.3.4 Ground-floor commercial frontages should
DP include depth, articulation, and a sense of visual richness and avoid long expanses of floor to ceiling glazing. Structural bays may be used to reflect traditional storefront patterns.

3.3.5 Avoid the use of plastic film and tinted, opaque, or
DP high reflectivity glass which obscures views into interior spaces. Security features should maintain clear views into tenancies at night to support safety and animation.

3.3.6 Commercial entries should be separate, easily
RZ DP identifiable, and architecturally distinct from residential entries or lobbies.



Figure 12. Door and window frames and wood soffits provide depth, thickness and a sense of warmth that enhances the pedestrian experience.



Ground-floor commercial with ample glazing and an architecturally distinct residential lobby.
Habitat, Vancouver, Canada.

3.4 Create a sensitive park interface

Guidelines

3.4.1 RZ DP The interface between development sites and parks should enhance park integrity by:

a) Ensuring all above and below grade structures are sufficiently set back from the park so that construction and maintenance activities will occur entirely on-site and all park features, including trees, are protected and retained;

b) Differentiating between parkland and on-site outdoor space, for example through changes in elevation, material and/or landscape features;

c) Ensuring ground floor residential units and any other building exits link to collector paths on private property. Pathways from individual units leading directly into parkland are not supported; and

d) Minimizing park-facing blank walls. Buildings adjacent to parks should provide *active frontages* along at least 25% of the building edge facing the park, with screening required for any in*active frontage*.

3.4.2 RZ DP Parks should not be impacted by new development or its supporting infrastructure. For example, stormwater from development may not be directed into parkland, and groundwater management should be planned so as not to temporarily or permanently impact parkland.

3.4.3 RZ DP Placement of utilities, vents, and micromobility stations should not encroach on or obstruct parkland.



Clearly distinguishing parkland from private property through setbacks, pathways, and landscaping features.



Outdoor space that prioritizes green space for both people and nature.
The Apollo, Washington, US.

4 OPEN SPACE

Introduction

This section provides guidance on the design of *open space*s to ensure they are functional, attractive, and contribute to the overall livability and sustainability of a development.

Intent

***Open space* design** that:

- Prioritizes trees and green space that boosts health, well-being, biodiversity and resilience.
- Introduces *mid-block connection*s to improve walkability, break up large blocks, and create opportunities for landscaping and *open space*.
- Delivers *Privately Owned Public Space*s (*POPS*) that expand access to *open space*, foster social interaction, and support local businesses.

4.1 Design to support biodiversity and natural systems

Guidelines

4.1.1 RZ DP Where outdoor space is proposed over parking structures, soil depths should meet or exceed the Canadian Society of Landscape Architects (CSLA) Canadian Landscape Standard to provide sufficient soil depth to support a variety of landscape treatments including trees.

4.1.2 RZ DP In support of the City's tree canopy goals, new trees should be introduced to the greatest extent possible with a focus on the perimeter of the site.

4.1.3 RZ DP Where a development is adjacent to a site or corridor prioritized for ecological protection and restoration or a *blue-green systems*, consider providing additional above and below grade setbacks and ecological landscaping.

4.1.4 DP Landscapes should use diverse, non-invasive, drought-tolerant native or adapted plants and incorporate trees, shrubs, natural groundcovers, and grasses to create vertical vegetation and support wildlife habitats.

4.1.5 DP Landscapes should incorporate habitat features such as snags and downed wood, birdhouses, bat boxes, insect hotels, and birdbaths to provide for the needs of a variety of species including pollinators.

4.1.6 DP Artificial turf as a landscape material should be avoided except in a limited capacity for high-traffic areas like small dog runs.



Generous open space with layered planting incorporating trees, shrubs, and natural groundcovers.
Concord Gardens, Richmond, Canada.

4.2 Design comfortable *mid-block connections*

Guidelines

4.2.1 *Mid-block connections* should be:
RZ DP

a) Publicly accessible and appropriately secured through a pedestrian statutory right-of-way;

b) Safe, attractive, well lit and provide space for movement as well as pausing, particularly where it meets a sidewalk or public space;

c) Direct and provide clear line of sight from one end to the other;

d) Open to the sky except where canopies are provided for shade or weather protection;

e) Lined by *active frontages*; and

f) Landscaped with trees where possible.

4.2.2 *Mid-block connections* should have consistent, clear, visible and welcoming signage.
DP

4.2.3 *Mid-block connections* in the Cambie Corridor Public Realm Plan (referred to as 'Secondary Active Links') should be designed in accordance with the guidance provided in that document.
RZ DP

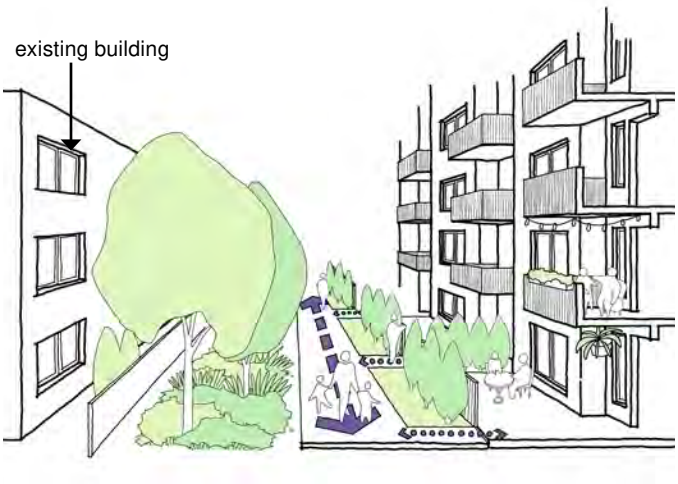


Figure 13. Illustrative example of a *mid-block connection* provided through an Enhanced Open Space Setback (EOSS) as part of a large, mid-block residential *tower development*.



Mid-block connection lined by active frontages and landscaped with trees Olympic Village, Vancouver, Canada.



Mid-block connection providing space for movement as well as pausing, with clear line of sight from one end to the other. Vancouver, Canada.

4.3 Design safe and attractive *POPS*

Guidelines

4.3.1 RZ DP *Privately Owned Public Space (POPS)* should be provided:

a) Where identified in a Public Realm Plan or Framework;

b) On Residential *Tower site*s with a frontage over 60.7 m (199 ft.); and

c) On Mixed-Use *Tower site*s with a frontage over 60.7 m (199 ft.).

4.3.2 RZ DP *POPS* should be:

a) Publicly accessible and appropriately secured through a statutory right-of-way;

b) Designed with a clear purpose (ie. gathering, green space, play, or a mix) and include design features to support that use (ie. seating, lawn, play features, etc);

c) Open to the sky;

d) Lined by *active frontage*s; and

e) Landscaped with trees for shade.

4.3.3 DP *POPS* should have consistent, clear, visible and welcoming signage.

4.3.4 RZ DP At-grade utilities, vents, building circulation and bike/scooter stations should not block access to or reduce the usability of the *POPS*.

4.3.5 RZ DP *POPS* in the Cambie Corridor Public Realm Plan (referred to as 'Minor Plazas', 'Sidewalk Plazas', and 'Enhanced Open Spaces') should be designed in accordance with the guidance provided in that document.



Figure 14. *POPS* with green space, trees, and seating, lined by active frontages.



POPS designed for comfort, usability and durability in a high density urban context.
Woodward's Redevelopment, Vancouver, Canada.

B. BUILDING TYPES

This Chapter provides specific design guidance tailored to different building types, offering more detailed direction beyond the general guidance outlined in Chapter A.

The guidance in this Chapter recognizes the unique spatial, functional, and contextual requirements of various building types and aims to ensure that each contributes positively to the public realm, urban fabric, and overall livability of the city.

Applicants and staff only need to reference the Section relevant to their specific building type.

5 BUILDING TYPES

Standards and guidelines in this section are categorized based on the following building types:

5.1 Residential Low-Rise

(apartment and mixed-use residential building in the R3 districts)

5.2 Residential Tower

(mid-rise and high-rise apartment and mixed-use residential building in the R4 and R5 districts)

5.3 Mixed-Use Low-Rise

5.4 Mixed-Use Tower

5.5 Mixed Employment / Industrial

5.6 Groundwater Protection Area

5.7 Heritage Low-Rise

5.8 Heritage Tower



5.1 Residential Low-Rise

The Residential *Low-Rise building* type includes:

- *Low-Rise Apartment*, and
- *Low-Rise Mixed-Use Residential Building*

These buildings are generally up to 6 storeys in height (8 storeys for 100% social housing buildings, or eligible developments within Transit-Oriented Areas. See Section 5.1.5 Development Scenarios), and may include non-residential uses, such as retail or community space, but this is not required.

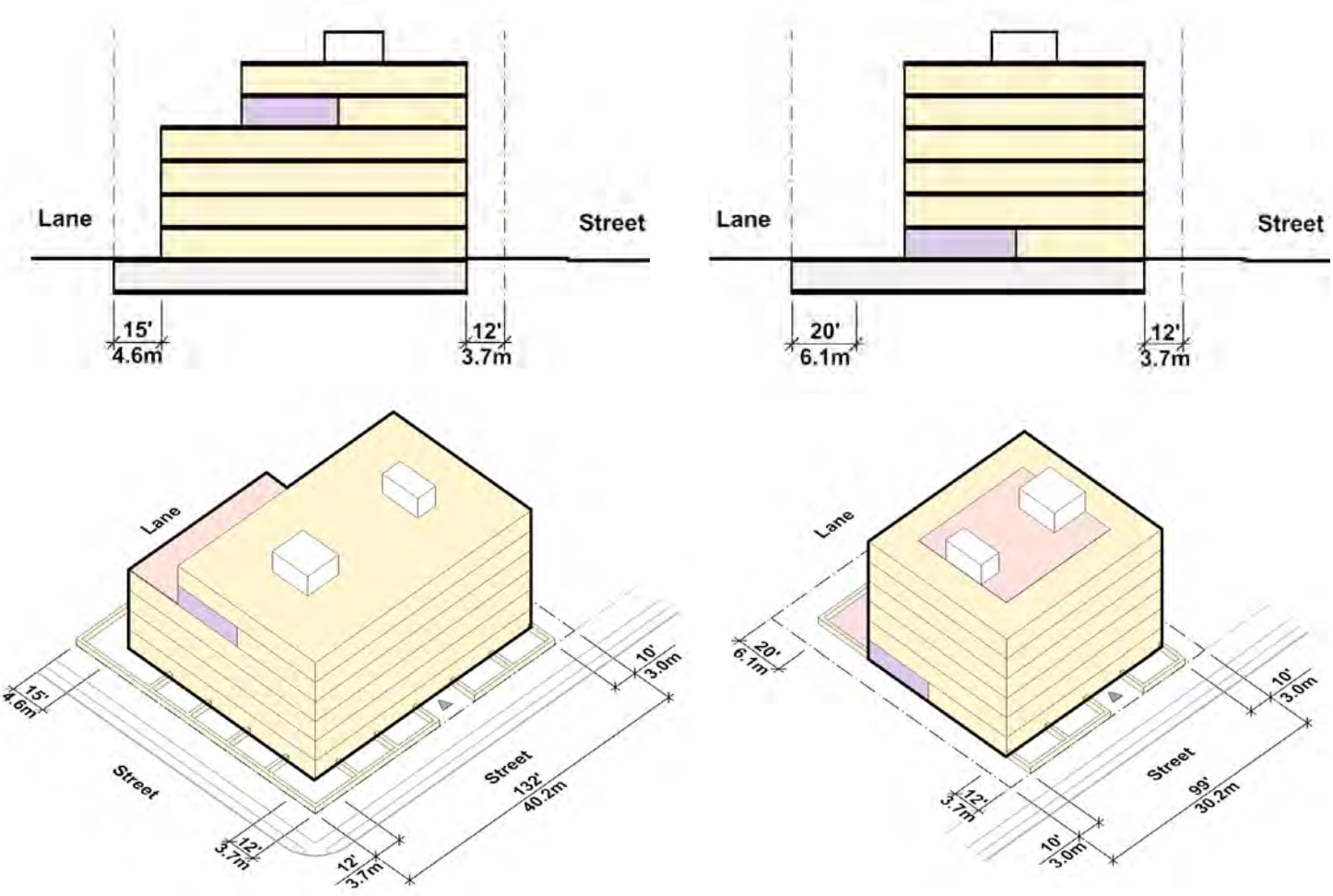


Table 1: Summary of Key Residential Low-Rise Regulations and Standards

Legend:

Regulations Standards

Standards								Reference
Density FSR	Typical Sites		1.45	1.75	2.20	2.40 **(3)**	-	Relevant District Schedule or Area Plan
	Corner **(1)** or Shallow **(2)** Sites		1.45	2.00	2.70		3.00 **(4)**	
Building Height	Expected Number of Storeys		4	4	5	6	8 **(4)**	n/a
	Maximum (Numeric)	Residential and Mixed-Use	23.0 m (75 ft.)				27.5 m (90 ft.) **(4)**	Relevant District Schedule or Area Plan
		Townhouse at Rear	10.7 m (35 ft.)					
Site (Minimum)		Site Area	460 m² (4,950 sq.ft.)	613 m² (6,600 sq.ft.)		920 m² (9,900 sq.ft.)	1,470 m² (15,823 sq.ft.)	Relevant District Schedule or Area Plan
		Site Frontage	13.7 m (45 ft)	20.1 m (66 ft.)		30.1 m (99 ft.)	40.2 m (132 ft.)	DDG 5.1.1 Density and Site Requirements
Yards (Minimum)		Front/Exterior Side Yard	3.7 m (12 ft.)					Relevant District Schedule or Area Plan
		Side Yard	1.8 m (6 ft.)			3.1 m (10 ft.)		DDG 5.1.3 Yards and Building Separation
		Rear Yard	Varies					
Building Depth (Maximum)			22.9 m (75 ft.)					DDG 5.1.2 Building Depth
Underground Setbacks (Minimum)		Front/Exterior Side Yard	3.7 m (12 ft.)					Relevant District Schedule or Area Plan DDG 5.1.4 Underground Setbacks
Amenity (Suggested Minimum)		Indoor Amenity	1.2 m² of space per dwelling unit					DDG 2.4 Indoor and Outdoor Amenity
		Outdoor Amenity	2.0 m² of space per dwelling unit					
Private Open Space (Minimum)			4.5 m² (48.4 sq. ft.) per dwelling unit					DDG 2.5 Balconies and Patios
Dwelling Unit Design		Unit Depth	Maximum 12.2 m (40 ft.) if single aspect with exterior wall					DDG 2.3 Dwelling Unit Design
		Floor-to-floor Height	2.7 - 3.3 m (9 - 11 ft.)					

(1) Corner sites with a *minimum site frontage* of 40.2 m (132 ft.) and a minimum site area of 1,470 m² (15,823 sq. ft.) are eligible.

(2) Shallow sites with a maximum site depth of 33.5 m (110 ft.) are eligible.

(3) 2.70 FSR for buildings where all residential floor area is developed as social housing.

(4) For 100% social housing, and sites within defined Transit-Oriented Areas (TOA), where tenure is secured as residential rental, development will be considered up to 8 storeys and 3.0 FSR for developments including a minimum of 20% below market rental.

5.1.1 Density and Site Requirements

Intent: Align building scale with surrounding context by tailoring site requirements to the allowable density, ensuring setbacks, yards, and other parameters are met.

Maximum allowable density and the associated site requirements are set out in the relevant rezoning policy, area plan, or District Schedule, and are summarized in Table 1.

Guidelines Pertaining to the ZDBL

5.1.1.1 The Director of Planning may allow more than one principal building on a site where site dimensions allow and building separation can be maintained.
DP

Standards

5.1.1.2 To support the intended building form, sites should meet the following minimum depths:
RZ DP

a) 30.5 m (100 ft.) for low-rise apartments;

b) 41.2 m (135 ft.) for low-rise apartments with rear townhouses; and

c) 53.3 m (175 ft.) for double fronting sites with a second low-rise apartment at the rear.

5.1.1.3 Flexibility may be considered for shallower lots where privacy concerns can be addressed.
RZ DP

Guidelines

5.1.1.4 Where a development site is not accessible from a lane or street at the rear of the site, lane *dedication* may be necessary.
RZ DP

5.1.1.5 In cases where a lane *dedication* is required as a condition of a development approval, yards and setbacks are measured from the property line after accounting for *dedication*s; whereas, the allowable density is based on the site area before *dedication*s.
RZ DP

5.1.2 Building Depth

Intent: Enhance natural light, ventilation, and privacy for building occupants and improve compatibility with adjacent homes.

Standards

5.1.2.1 In double-loaded corridor buildings the maximum depth at any point should be no more than 22.8 m (75 ft.).
RZ DP

Guidelines

5.1.2.2 On corner sites with a minimum frontage of 40.0 m (132 ft.), buildings may wrap the corner with an “L” or “C” configuration. Applicants are encouraged to step building height down at the rear to create a more sensitive transition at the lane and to allow for private or shared roof terraces. See Section 5.1.5 Development Scenarios for conceptual illustrations.
RZ DP

5.1.3 Yards and Building Separation

Intent: Create smoother transitions to smaller-scale homes, improve access to light and air, provide space for landscaping and outdoor use, enhance the street and lane interface, and help maintain privacy between buildings.

Guidelines Pertaining to the ZDBL

5.1.3.1 DP The Director of Planning may decrease the minimum separation between buildings to accommodate irregularly shaped sites.

5.1.3.2 DP The Director of Planning may decrease the minimum separation between apartments located side by side on a site frontage from 7.3 m (24 ft.) to 4.9 m (16 ft.) to improve efficiency, allow for more design flexibility, accommodate various site conditions, and/or enable *high-value tree* retention.

5.1.3.3 DP The Director of Planning may decrease the minimum front yard depth and side yard width to accommodate irregularly shaped sites or *high-value tree* retention.

5.1.3.4 DP The Director of Planning may allow projections into yards for architectural details (such as fins or frames) or for patios on sloped lots (patios over 0.6 m (2 ft.) above adjacent grade) provided such features do not compromise the open space within yards.

5.1.3.5 DP Where new development is proposing continuous retail at grade and is adjacent to a site zoned for required at-grade commercial uses, the minimum yards for the entire building may be reduced to create a complementary interface.

Standards

5.1.3.6 RZ DP Where site conditions allow, larger front and exterior side yards are encouraged.

5.1.3.7 RZ DP For sites with frontage of 30.1 m (99 ft.) or greater, the minimum side yard should be 3.0 m (10 ft.).

5.1.3.8 RZ DP The minimum rear yard should be:

a) 3.1 m (10 ft.) if building height at the rear is 3 storeys;

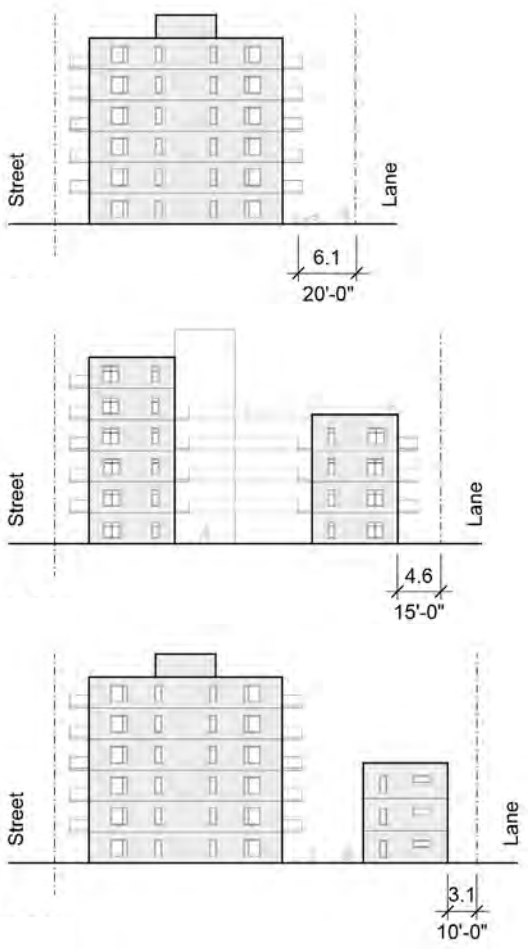


Figure 15. Rear yards should respond to the height of the building at the rear.

b) 4.6 m (15 ft.) if building height at the rear is 4-5 storeys; and

c) 6.1 m (20 ft.) if building height at the rear is 6 storeys. See Figure 16.

5.1.3.9 RZ DP The minimum building separation between two apartments positioned face-to-face should be 15.2 m (50 ft.).

5.1.3.10 RZ DP In single-loaded courtyard apartments with exterior circulation, the minimum courtyard width should be 7.3 m (24 ft.).

5.1.4 Underground Setbacks

Intent: Setting underground structures back from the property line is intended to support:

a) A healthier urban tree canopy:

- Protecting street trees by allowing space to retain large street trees during redevelopment and providing more soil volume for better long-term outcomes.
- Retaining high value trees on-site by creating room for meaningful retention strategies.
- Providing space for new on-site and street tree planting off slab. Trees planted off-slab generally live longer and perform better.

b) Natural water and soil systems:

- Underground setbacks leave room for rainwater to soak into the ground, replenishing aquifers and reducing runoff.
- Avoiding 100% parkade site coverage improves opportunities for groundwater to flow around underground structures.

Guidelines Pertaining to the ZDBL

5.1.4.1 DP As set out in the District Schedule, underground structures must not project into the front and exterior side yard, which is set at 3.7 m (12 ft.). However, where roughly equivalent site area is provided, the Director of Planning may consider alternative configurations of the underground setback to better support *high-value tree* retention or on-site planting—provided they do not negatively impact street trees or GRI in the public right-of-way.

Guidelines

5.1.4.2 RZ DP Decreased underground setbacks may be considered for corner sites with a site area less than 1,470 m² (15,823 sq. ft.), or where the development demonstrates exceptional support for the urban tree canopy and rainwater management. This is contingent on the development addressing any potential impacts on street trees.

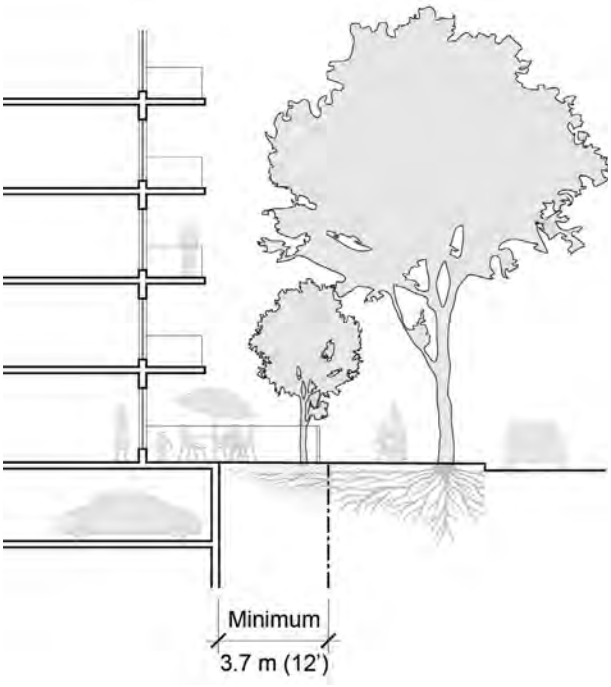


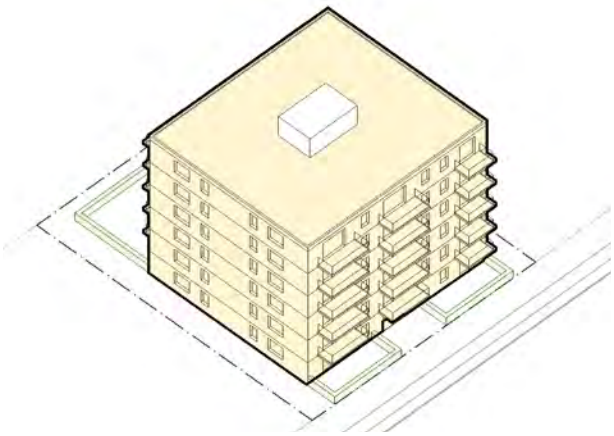
Figure 16. Underground setbacks to support tree retention and long-term tree health

5.1.5 Development Scenarios

This section provides a brief introduction to the expected residential low-rise typologies and elaborates on various development scenarios. Low-rise apartment buildings typically consist of 4 to 6 storeys of stacked apartment units. Below are three suggested baseline typologies. Other innovative typologies may be considered relative to the intent of the relevant rezoning policy and all applicable Council policies and guidelines.

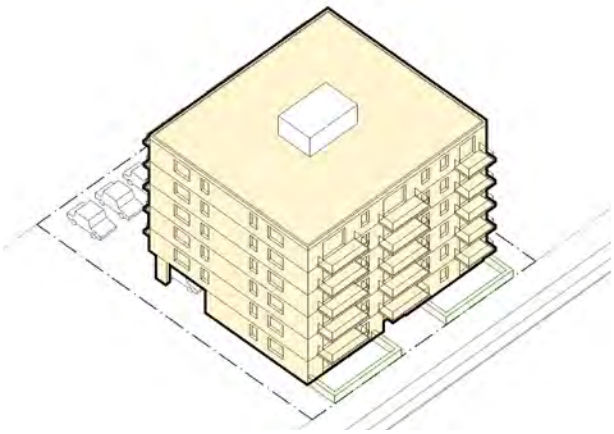
Double-Loaded Apartment

Apartment building with a double-loaded corridor is a common typology suitable for shallow and regular sites. All units except corner units have one aspect with an exterior wall.



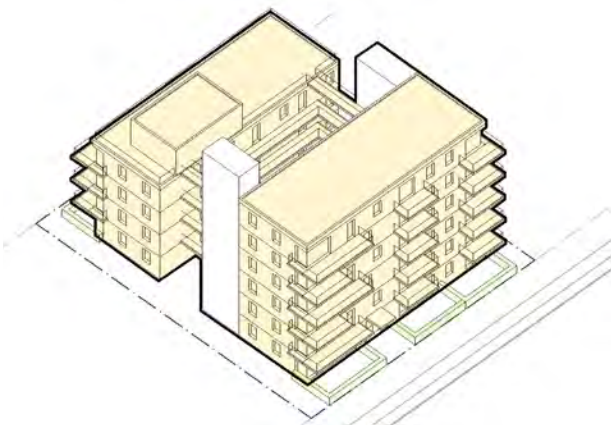
Tuck Under Parking

Tuck under parking extends at grade vehicle parking under the building to maximize surface parking efficiency.



Courtyard Apartment with Exterior Circulation

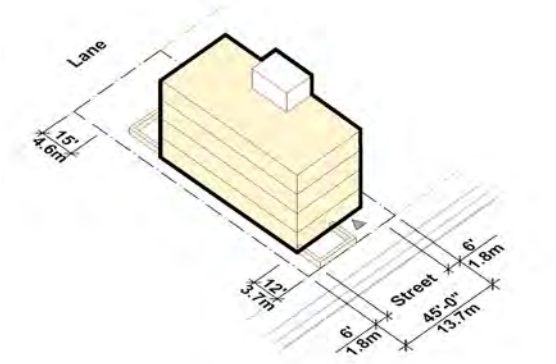
Courtyard apartment with single-loaded exterior corridor allows the majority of units to have minimum of two aspects with exterior wall (one facing the central courtyard, and at least one facing the street or rear), achieving cross ventilation, access to natural light, and climate resilience.

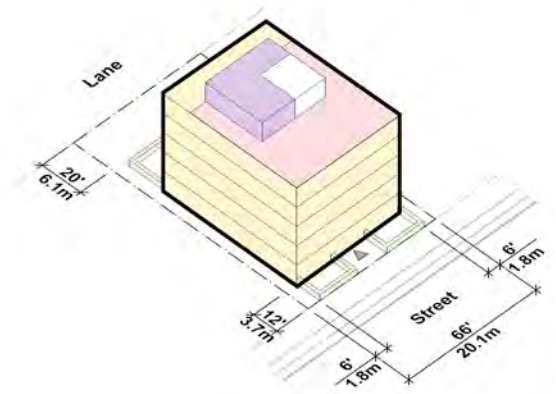


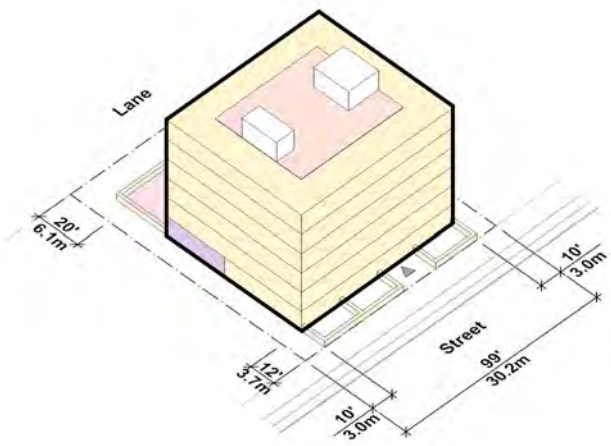
Double-Loaded Apartment

Mid-Block

Mid-block sites will typically accommodate a single principal building with a double-loaded corridor arrangement.



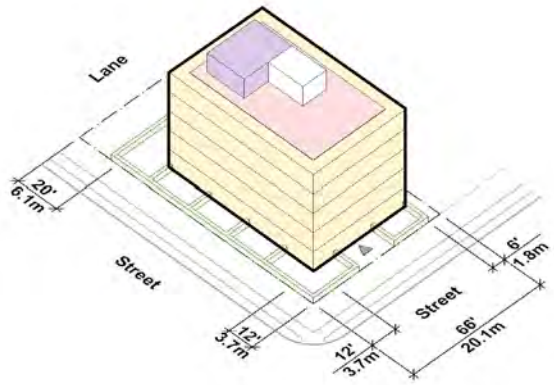


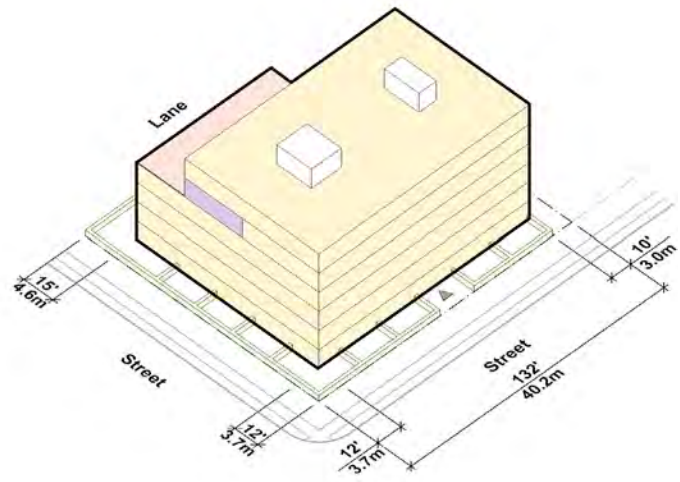


Double-Loaded Apartment

Corner

Corner sites present a unique opportunity for low-rise apartments to activate both the fronting and flanking streets, enhancing the public realm and creating a more pedestrian-friendly environment. Their dual frontage also allows for increased density while maintaining a sensitive transition to adjacent properties.





Residential | Indoor Amenity | Outdoor Amenity | Parking

Double-Loaded Apartment

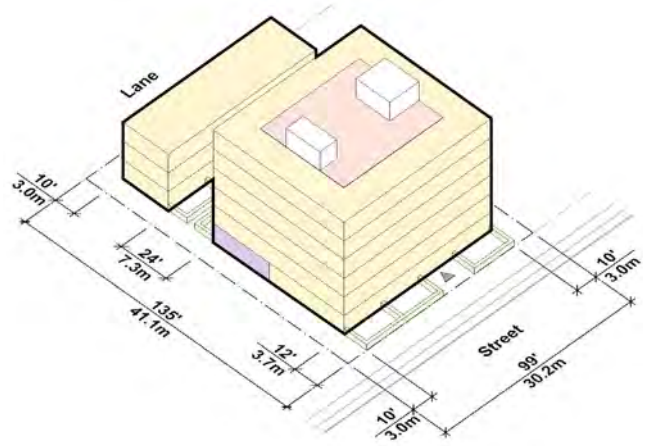
Deep Sites

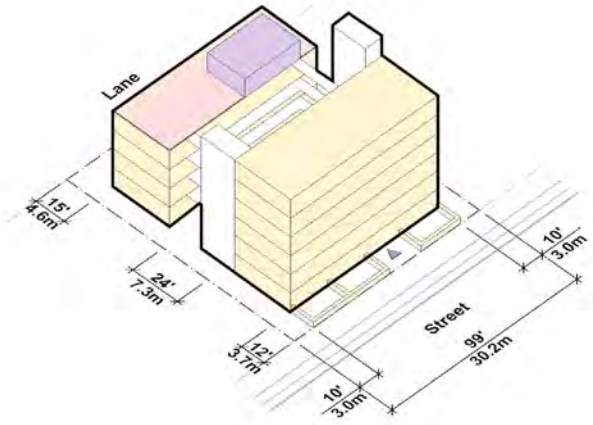
Deep sites offer the opportunity to accommodate multiple buildings, allowing for a more efficient use of space while creating varied housing options. This configuration can enhance livability by incorporating shared courtyards, improved access to light and air, and better transitions to surrounding properties.

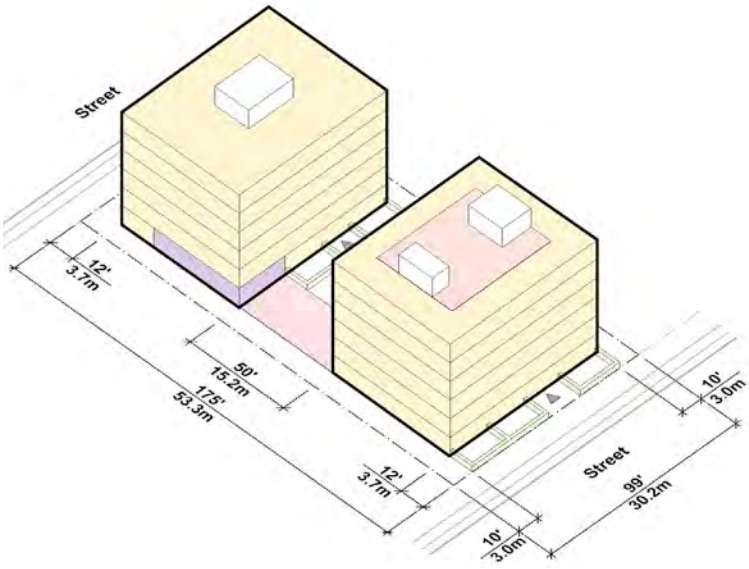
Courtyard Apartment

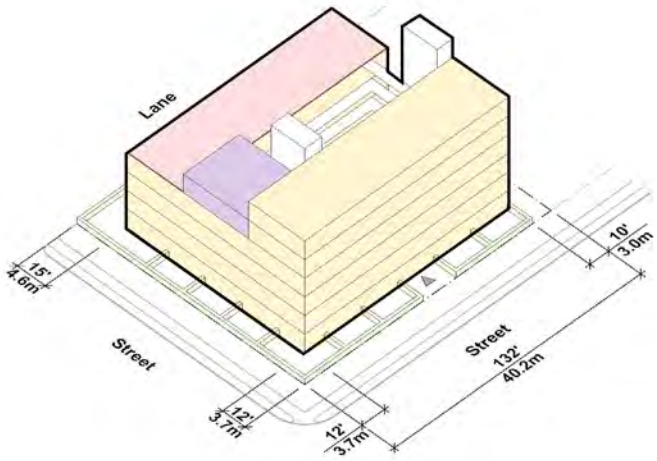
Mid-Block (top) and Corner (bottom)

The courtyard apartment typology is well-suited to larger sites that can accommodate the central courtyard.







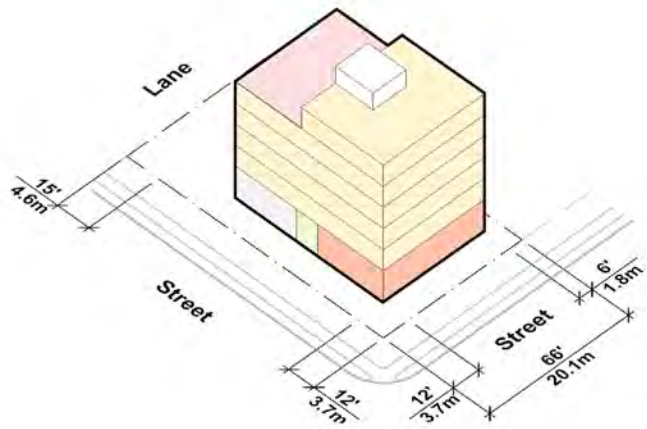


Residential | Indoor Amenity | Outdoor Amenity | Parking

Mixed-Use Residential

Corner

Mixed-use residential low-rise typologies are intended to integrate into both existing and future residential neighbourhoods, providing retail and services that support the local community. See Section 3.3 for guidance on commercial ground floor design.

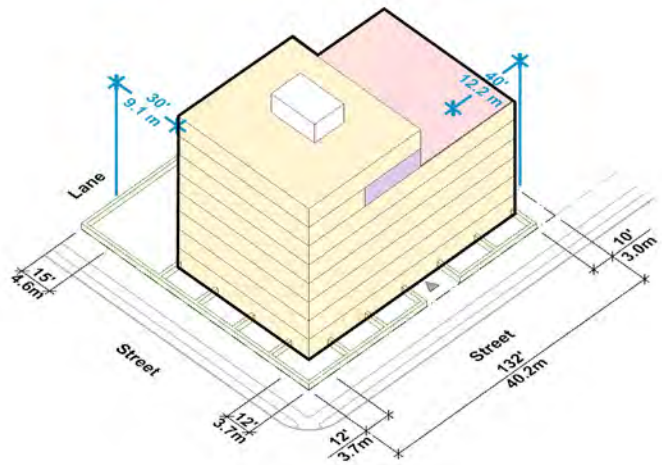


100% Social Housing and TOA

Corner

Height of 8 storeys is available if 100% of the residential floor area is developed as social housing, or within TOA areas if the form of tenure is secured as residential rental tenure, and a minimum of 20% of the residential floor area is secured as below-market rental dwelling units.

The seventh and eight storeys are considered *tower elements*, and should follow the guidelines in Section 5.2.3 Tower Setbacks and Separation.



Residential | Indoor Amenity | Outdoor Amenity | Parking

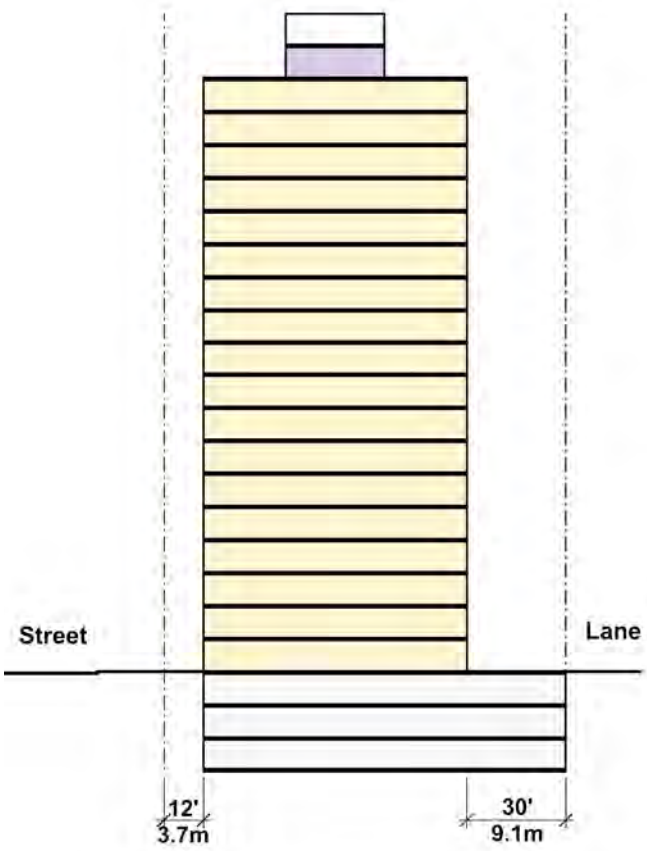


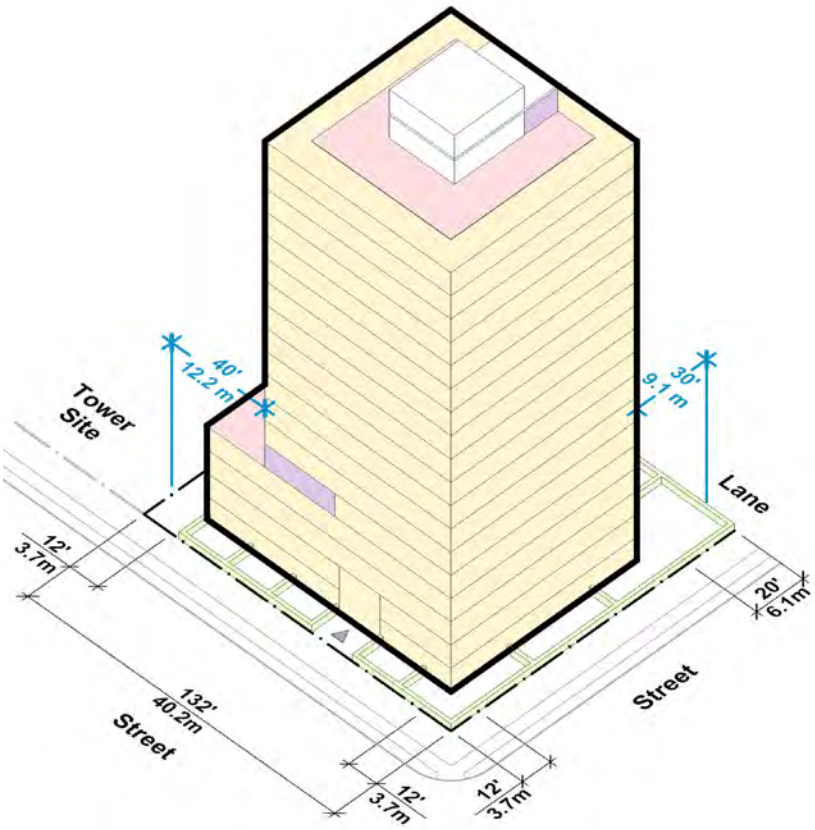
5.2 Residential Tower

The Residential Tower building type includes:

- *Mid-Rise Apartment*,
- *Mid-Rise Mixed-Use Residential Building*,
- *High-Rise Apartment*, and
- *High-Rise Mixed-Use Residential Building*

These residential buildings are over 6 storeys in height (8 storeys for 100% social housing buildings) and may include non-residential uses, such as retail or community space, but this is not required.





Residential
Indoor Amenity
Outdoor Amenity
Parking

Table 2: Summary of Key Residential Tower Regulations and Standards

Legend:

Regulations Standards

		Standards	Reference
Site (minimum)	Site Area	Corner: 1,348 m² (14,520 sq. ft.) Mid-block: 1,532 m² (16,500 sq. ft.)	Relevant District Schedule or Area Plan DDG 5.2.1 Density and Site Requirements
	Site Frontage	Corner: 40.0 m (132 ft.) Mid-block: 45.7 m (150 ft.)	
	Site Depth	33.5 m (110 ft.).	
Building Height (maximum)	Overall	Varies	Relevant District Schedule or Area Plan DDG 5.2.2 Building Height
	Podium	15.2 m (50 ft.) - 4 storeys	
Podium Depth (maximum)		22.9 m (75 ft.) For alignment with tower: 24.4 m (80 ft.)	DDG 5.2.6 Podium Depth
Yards (minimum)	Front and Exterior Side Yard	3.7 m (12 ft.)	Relevant District Schedule or Area Plan DDG 5.2.5 Yards
	Side Yard	3.7 m (12 ft.)	
	Rear Yard	6.1 m (20 ft.)	
	Enhanced Open Space Setback	20% of the site width for sites with a frontage exceeding 60.7 m (199 ft.)	DDG 5.2.8 EOSS, *POPS* and Mid-Block Connections
Tower Setbacks (minimum)	Front and Exterior Side Property Line	3.7 m (12 ft.)	DDG 5.2.3 Tower Setbacks and Separation
	Side Property Line	12.2 m (40 ft.)	
	Rear Property Line	9.1 m (30 ft.)	
Tower Separation (minimum)		Minimum tower separation: • Residential to Residential: 24.4 m (80 ft.) • Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.) • Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.)	
Tower Floor Plate	Floor plate area (Maximum)	Varies	DDG 5.2.4 Tower Floor Plates
	Dimension (Maximum)	29.0 m (95 ft.)	
Underground Setbacks	Front and Exterior Side Yard	3.7 m (12 ft.)	DDG 5.2.7 Underground Setbacks
Amenity (minimum)	Indoor Amenity	Minimum 1.2 m² of space per dwelling unit	DDG 2.4 Indoor and Outdoor Amenity
	Outdoor Amenity	Minimum 2.0 m² of space per dwelling unit	
Private Open Space (minimum)		Minimum 4.5 m² (48.4 sq. ft.) per dwelling unit	DDG 2.5 Balconies and Patios
Dwelling Unit Design	Unit Depth	Maximum 12.2 m (40 ft.) if single aspect with exterior wall	DDG 2.3 Dwelling Unit Design
	Floor-to-floor Height	2.7 - 3.3 m (9 - 11 ft.)	

5.2.1 Density and Site Requirements

Intent: Align building scale with surrounding context by tailoring site requirements to the allowable density, ensuring setbacks, yards, and other parameters are met.

Maximum allowable density and the associated site requirements are set out in the relevant rezoning policy, area plan, or District Schedule.

Guidelines Pertaining to the ZDBL

5.2.1.1 The minimum frontage for a *tower development* as set out in the District Schedule is 40.2 m (132 ft.) for corner sites and 45.7 m (150 ft.) for mid-block sites. The Director of Planning may vary the minimum frontage and site area required for a corner site where:

DP

a) The site is within R4-1, R5-2, R5-3 and R5-4;

b) The site has a minimum frontage of 30.2 m (99 ft.);

c) The project satisfies all applicable Council policies and guidelines; and

d) The applicant demonstrates through a *block study* that the development would not impose unreasonable development limitations on adjacent sites.

5.2.1.2 The maximum site frontage for *tower site*s as set out in the District Schedule is 60.7 m (199 ft.). Sites with a frontage exceeding 60.7 m (199 ft.) should provide an above grade Enhanced Open Space Setback (EOSS). See Section 5.2.8 EOSS, POPS and Mid-Block Connections.

DP

5.2.1.3 The Director of Planning may allow more than one principal building on a site where site dimensions allow and building separation can be maintained.

DP

Standards

5.2.1.4 *Tower site*s should have a lot depth of at least 33.5 m (110 ft.) after *dedication*s. Shallower sites may be considered if they meet or exceed design expectations.

RZ DP

Guidelines

5.2.1.5 Where a development site is not accessible from a lane or street at the rear of the site, lane *dedication* may be necessary.

RZ DP

5.2.1.6 In cases where a lane *dedication* is required as a condition of a development approval, yards and setbacks are measured from the ultimate property line which is the property line after accounting for *dedication*s; whereas, the allowable density is based on the site area before *dedication*s.

RZ DP



5.2.2 Building Height

Intent: Ensure a smoother transition between towers and lower-scale buildings, enhance the pedestrian experience, and preserve solar access.

Maximum building heights vary by policy area and are set out in the relevant rezoning policy, area plan, or District Schedule.

Standards

5.2.2.1 RZ DP Where podiums are provided, they should not exceed 4 storeys (approximately 15.2 m (50 ft.))

5.2.2.2 RZ DP Podium heights of up to 6 storeys (approximately 21.3 m (70 ft.)) may be considered:

a) For non-profit or government-initiated projects with non-market housing, or

b) On sites with a frontage greater than 60.7 m (199 ft.), provided public at-grade *open space* is included. See Section 5.2.8 EOSS, POPS and Mid-Block Connections.

Guidelines

5.2.2.3 RZ DP Standard buildings on typical assemblies will not need the maximum overall building height to achieve the maximum floor space ratio. Increases in density and/or floor-to-floor heights to reach the maximum building height are not supported.

5.2.3 Tower Setbacks and Separation

Intent: Ensure access to natural light, air, and views, protect privacy, reduce shadowing on homes and *open space*s, and support a healthy, livable urban environment.

Standards

5.2.3.1 RZ DP Tower size and placement should demonstrate a minimum *tower separation* between existing towers and potential future towers as follows:

a) Residential to Residential: 24.4 m (80 ft.);

b) Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.); and

c) Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.).

5.2.3.2 RZ DP Tower setbacks are designed so each site provides half of the expected *tower separation*, while also meeting front and exterior side yard requirements. This typically results in the following minimum setbacks:

a) Front/exterior side property line: 3.7 m (12 ft.);

b) Interior side property line: 12.2 m (40 ft.);

c) Rear property line with typical rear lane: 9.1 m (30 ft.); and

d) Rear property line without typical rear lane: 12.2 m (40 ft.).

5.2.3.3 RZ DP Tower setbacks from the interior side property line may be reduced to 6.1 m (20 ft.) if the adjacent site is a *non-tower site*. See Figure 18.

5.2.3.4 RZ DP If a neighbouring tower is closer than 12.2 m (40 ft.) to the property line, an increased on-site tower setback beyond 12.2 m (40 ft.) is expected to ensure adequate *tower separation*.

Guidelines

5.2.3.5 RZ DP Tower setbacks should be measured from the ultimate property line after accounting for *dedication*s.

5.2.3.6 RZ DP A *block study* may be necessary to demonstrate that a *tower development* can meet its expected *tower separation*.

5.2.3.7 RZ DP Minor encroachments into the separation distance, such as for balconies or building articulation, may be considered provided the impacts on views, privacy, light and *open space* are minimal.

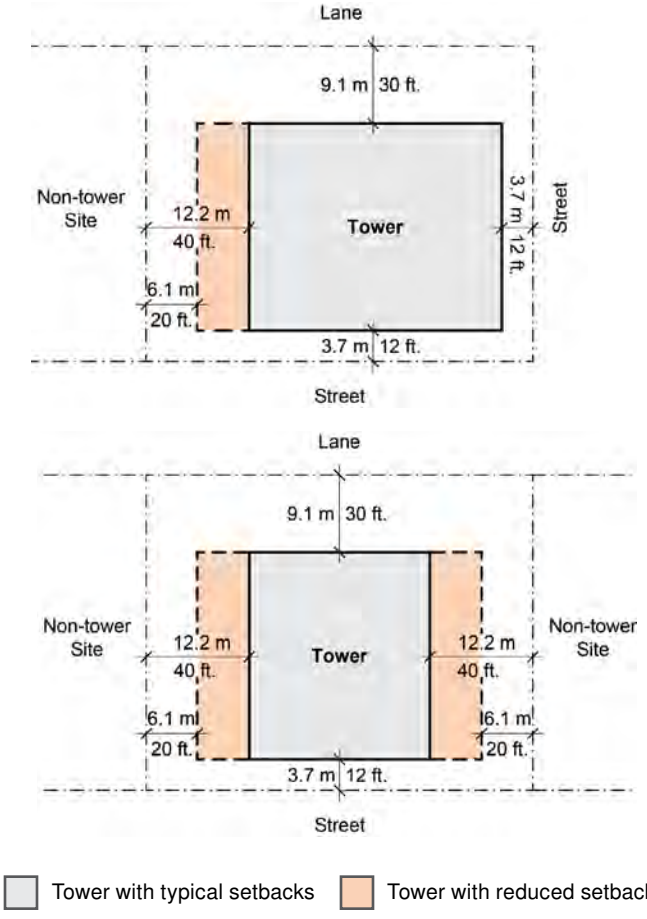


Figure 17. Plan diagrams illustrating tower setbacks and supported reductions on a corner site (top) and mid-block site (bottom).

5.2.4 Tower Floor Plates

Intent: Support access to natural light, air, and views for occupants, preserve solar access and views in the broader neighbourhood, and ensure adjacent sites remain unencumbered to enable efficient development and review.

Standards

5.2.4.1 Developments should generally comply with the limits outlined in Table 3 and 4.
RZ DP

Guidelines

5.2.4.2 *Tower floor plate*s up to 743 m² (8,000 sq. ft) may be considered for *mass timber building*s and non-profit or government-initiated projects with non-market housing, despite potential for constraints on adjacent development parcels.
RZ DP

5.2.4.3 To meet technical requirements, such as additional elevators, tower floor plates up to 745m² (8,000 sq. ft.) may also be considered for towers exceeding 40 storeys in height. This is contingent on the development aligning with urban design and livability expectations, and demonstrating that it does not negatively constrain adjacent development parcels.
RZ DP

5.2.4.4 Achieving the maximum *tower floor plate* outlined in Table 3 and 4 may not be feasible for all developments depending on site size and adjacencies.
RZ DP

5.2.4.5 Residential *tower floor plates* should not exceed 29.0 m (95 ft.) in either direction to minimize the visual and solar access impacts of the tower.
RZ DP

Table 3: Tower Floor Plate Limits (Corner Development Site)

Site Adjacent to Subject Site	Subject Site Frontage		
	30.2 m (99 ft.)	40 m (132 ft.)	Greater than or equal to 45.7 m (150 ft.)
Non-tower site	511 m² (5,500 sq. ft.)	669 m² (7,200 sq. ft.)	669 m² (7,200 sq. ft.)
Tower site	372 m² (4,000 sq. ft.)	604 m² (6,500 sq. ft.)	

Table 4: Tower Floor Plate Limits (Mid-block Site)

Site Adjacent to Subject Site	Subject Site Frontage		
	45.7 m (150 ft.)	50.3 m (165 ft.)	Greater than or equal to 61 m (200 ft.)
Two non-tower sites	669 m² (7,200 sq. ft.)	669 m² (7,200 sq. ft.)	669 m² (7,200 sq. ft.)
One tower site, one non-tower site	604 m² (6,500 sq. ft.)		
Two tower sites	511 m² (5,500 sq. ft.)	604 m² (6,500 sq. ft.)	

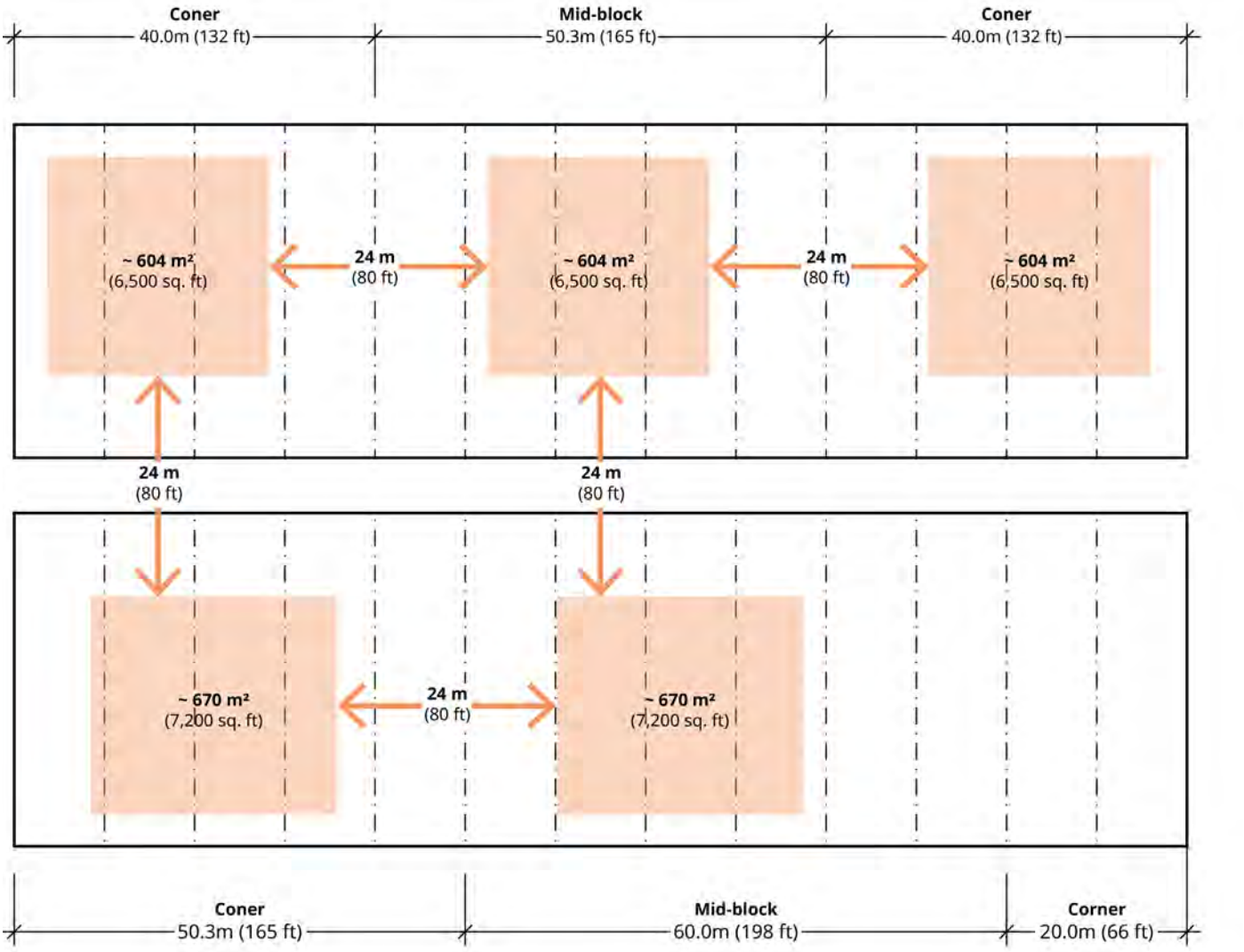


Figure 18. Example *tower development* scenarios on a typical Vancouver block.

5.2.5 Yards

Intent: Create smoother transitions to smaller-scale homes, improve access to light and air, provide space for landscaping and outdoor use, enhance the street and lane interface, and help maintain privacy between buildings.

Yards are measured from the ultimate property line (i.e. after any *dedication*).

Guidelines Pertaining to the ZDBL

5.2.5.1 When a street *dedication* or statutory right-of-way is required at the front of the site a decrease in the front yard to a minimum of 3.1 m (10 ft.) may be considered.
DP

5.2.5.2 The Director of Planning may decrease the minimum rear yard depth and side yard width to accommodate irregularly shaped sites or *high-value tree* retention.
DP

5.2.5.3 The Director of Planning may allow projections into yards for architectural details (such as fins or frames) or for patios on sloped lots (patios over 2ft. above adjacent grade) provided such features do not compromise the *open space* within yards.
DP

5.2.5.4 Where new development is proposing continuous retail at grade and is adjacent to a site zoned for required at-grade commercial uses, the minimum yards for the entire building may be reduced to create a complementary interface.
DP

Guidelines

5.2.5.5 Where site conditions allow, larger front and exterior side yards are encouraged.
RZ DP

5.2.5.6 For corner sites where the flanking street is part of the *Blue-Green System* or an Ecological Corridor, a larger exterior side yard setback is encouraged.
RZ DP

5.2.6 Podium Depth

Intent: Enhance natural light, ventilation, and privacy for building occupants and improve neighbourhood compatibility.

Standards

5.2.6.1 Podium depth should not exceed 22.8 m (75 ft.), except for the portion of the podium beneath the tower element. Podium depth may be increased to approximately 24.4 m (80 ft.) for the entire podium to facilitate tower and podium alignment, provided unit depths do not exceed 12.2 m (40 ft.) for units that have one aspect with exterior wall.
RZ DP

5.2.7 Underground Setbacks

Intent: Setting underground structures back from the property line is intended to support:

a) A healthier urban tree canopy:

- Protecting street trees by allowing space to retain large street trees during redevelopment and providing more soil volume for better long-term outcomes.
- Retaining high value trees on-site by creating room for meaningful retention strategies.
- Providing space for new on-site and street tree planting off slab. Trees planted off-slab generally live longer and perform better.

b) Natural water and soil systems:

- Underground setbacks leave room for rainwater to soak into the ground, replenishing aquifers and reducing runoff.
- Avoiding 100% parkade site coverage improves opportunities for groundwater to flow around underground structures.

Guidelines Pertaining to the ZDBL

5.2.7.1 DP As set out in the District Schedule, underground structures must not project into the required front or exterior side yard, which is set at 3.7 m (12 ft.). However, where roughly equivalent site area is provided, the Director of Planning may consider alternative configurations of the underground setback to better support *high-value tree* retention or on-site planting—provided they do not negatively impact street trees or GRI in the public right-of-way.

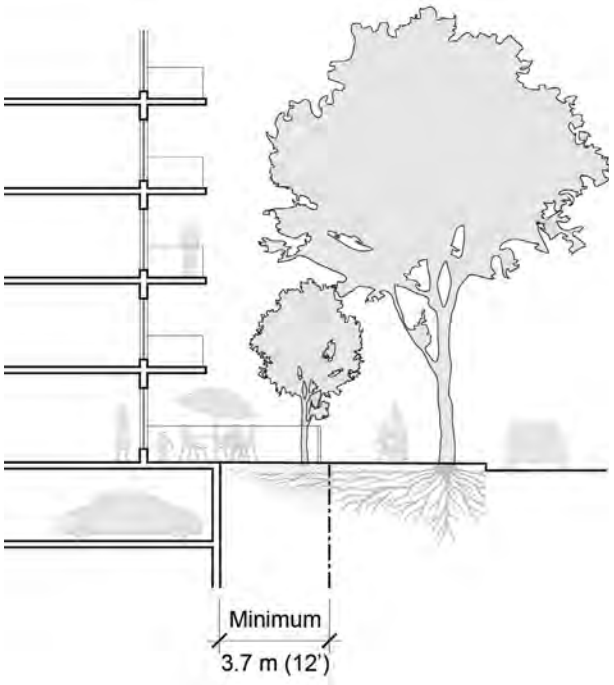


Figure 19. Underground structures aligned with the required front and exterior side yards.

Guidelines

5.2.7.2 RZ DP Reduced underground setbacks may be considered for sites with a lot depth of less than 33.5 m (110 ft.), or where the development demonstrates exceptional support for the urban tree canopy and rainwater management. This is contingent on the development addressing any potential impacts on street trees.



5.2.8 EOSS, *POPS* and Mid-Block Connections

Intent: Create inviting, public *open space*s while supporting tree retention and replacement, ecology and green rainwater infrastructure.

Standards

5.2.8.1 RZ DP Sites with a frontage exceeding 60.7 m (199 ft.) should provide an above grade Enhanced Open Space Setback (EOSS) equal to 20% of the frontage that extends the full depth of the site.

5.2.8.2 RZ DP Underground structures on these sites should take up no more than 80% of the site area and be located to prioritize existing *high-value tree* retention and future on-site tree planting.

5.2.8.3 RZ DP At least 50% of the EOSS should be planted area and prioritize medium to large tree species.

Guidelines

5.2.8.4 RZ DP The EOSS is primarily intended for public use and should be secured through a statutory right-of-way.

5.2.8.5 RZ DP Private *open space* uses are generally not expected within the EOSS, except for:

a) Outdoor space associated with a public childcare facility; and

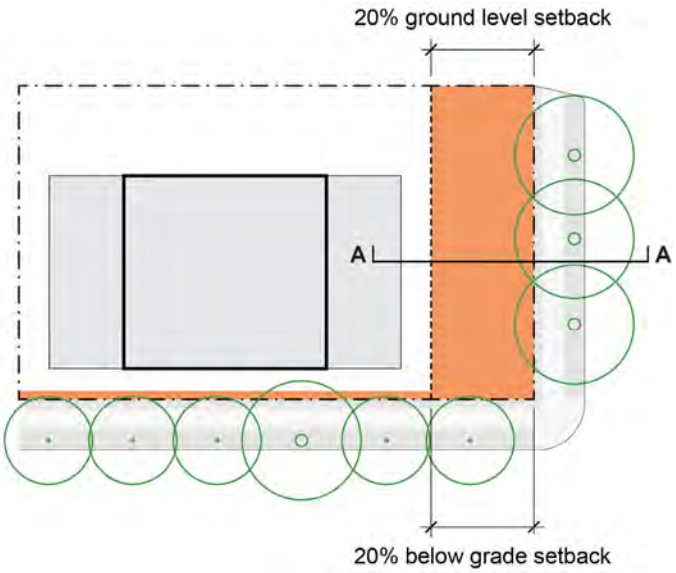
b) Modest encroachments for other uses if they support the intended use and function of the space.

5.2.8.6 DP Design features in the EOSS should support public use with elements like planting, seating, play features, or pathways, while respecting the residential context and focusing on quieter activities.

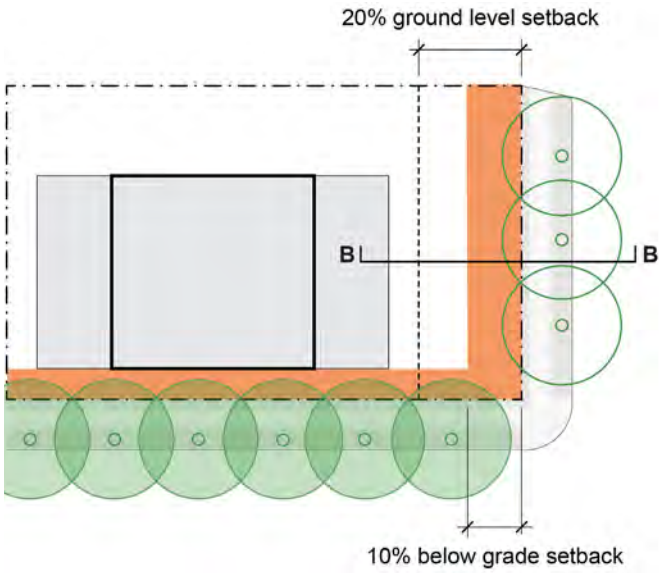
5.2.8.7 RZ DP For non-profit or government-initiated projects with non-market housing, the design expectations in this section should be interpreted with flexibility.

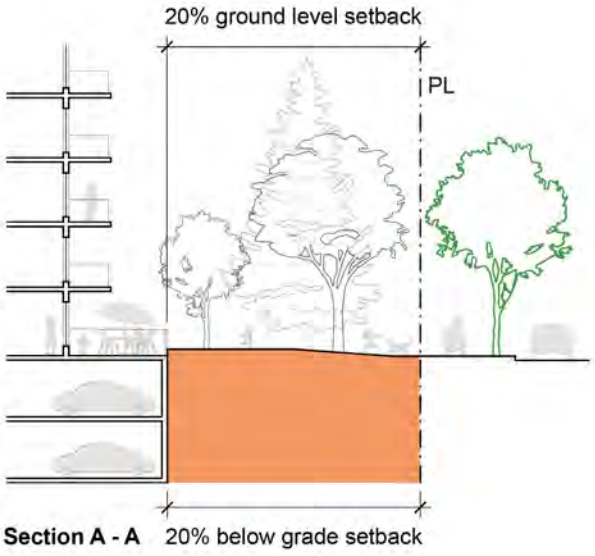
5.2.8.8 DP See Section 4.2, and Section 4.3 for additional guidance on the design of *mid-block connection*s and *POPS*.

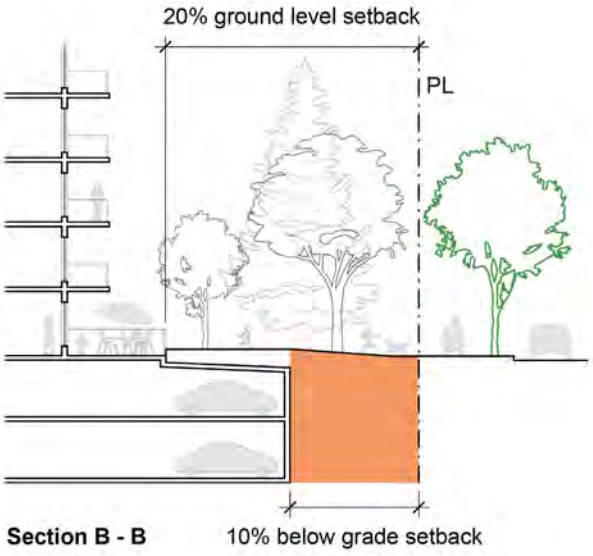
Option A



Option B







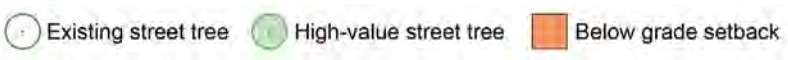


Figure 20. Option A (left) aligns above and below grade setbacks in the EOSS together with a decreased front yard underground setback. Option B (right) provides front and exterior side yard setbacks to balance high-value street tree retention on the fronting street with support for new tree planting in the EOSS.

Corner EOSS and *POPS*

The corner EOSS design supports and responds to building program and site context, inviting the public to spend time within the space. Residential patios face the public space for a more active edge, but are located outside of the EOSS. These yards are buffered with a wide planted area for residents' privacy. Pedestrian circulation within the EOSS is consolidated and simplified, so as not to fragment otherwise contiguous public space.

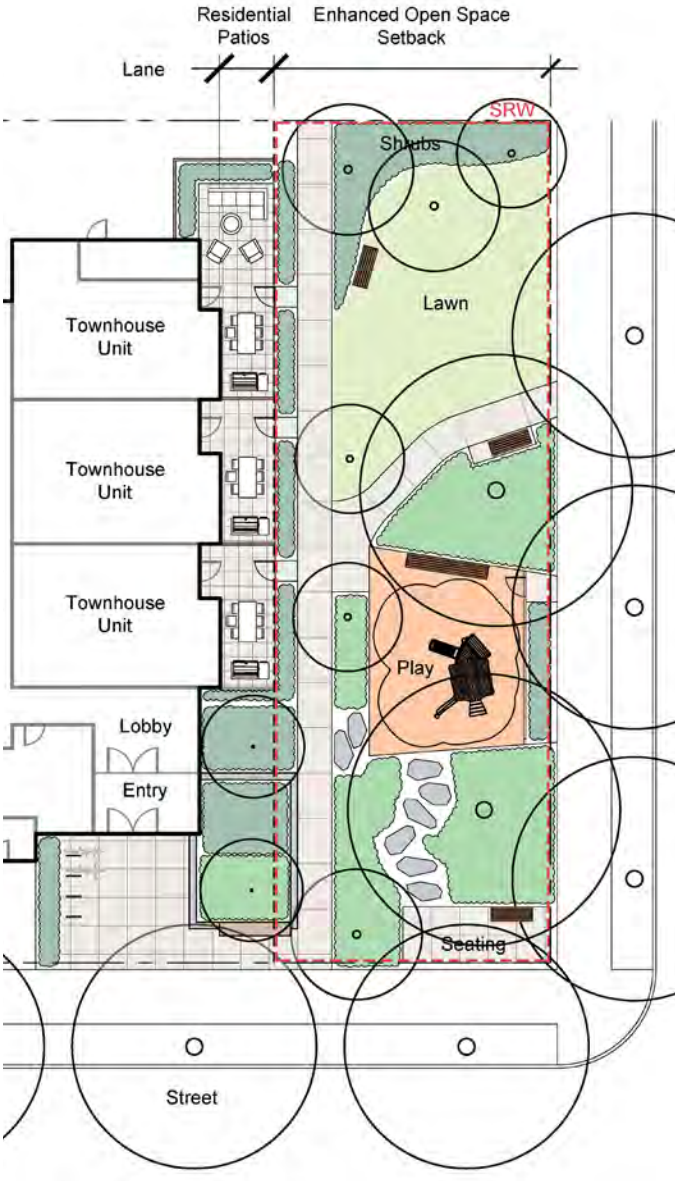


Figure 21. Corner EOSS and *POPS* in a residential development.

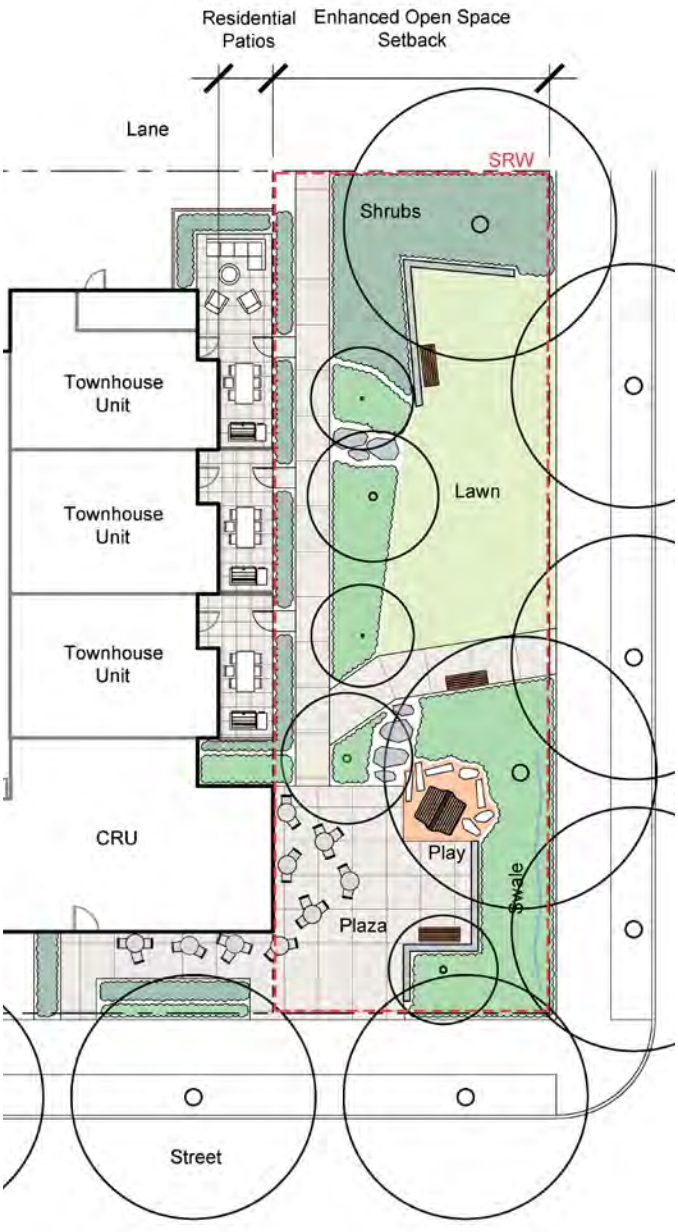


Figure 22. Corner EOSS and *POPS* in a mixed-use residential development.

Mid-Block Connections

The mid-block EOSS design supports and responds to building program and site context by creating mid-block pedestrian connections, inviting the public to pass through the space. Residential yards face the EOSS for a more active interface. The yards are buffered with a wide planted area for residents' privacy.

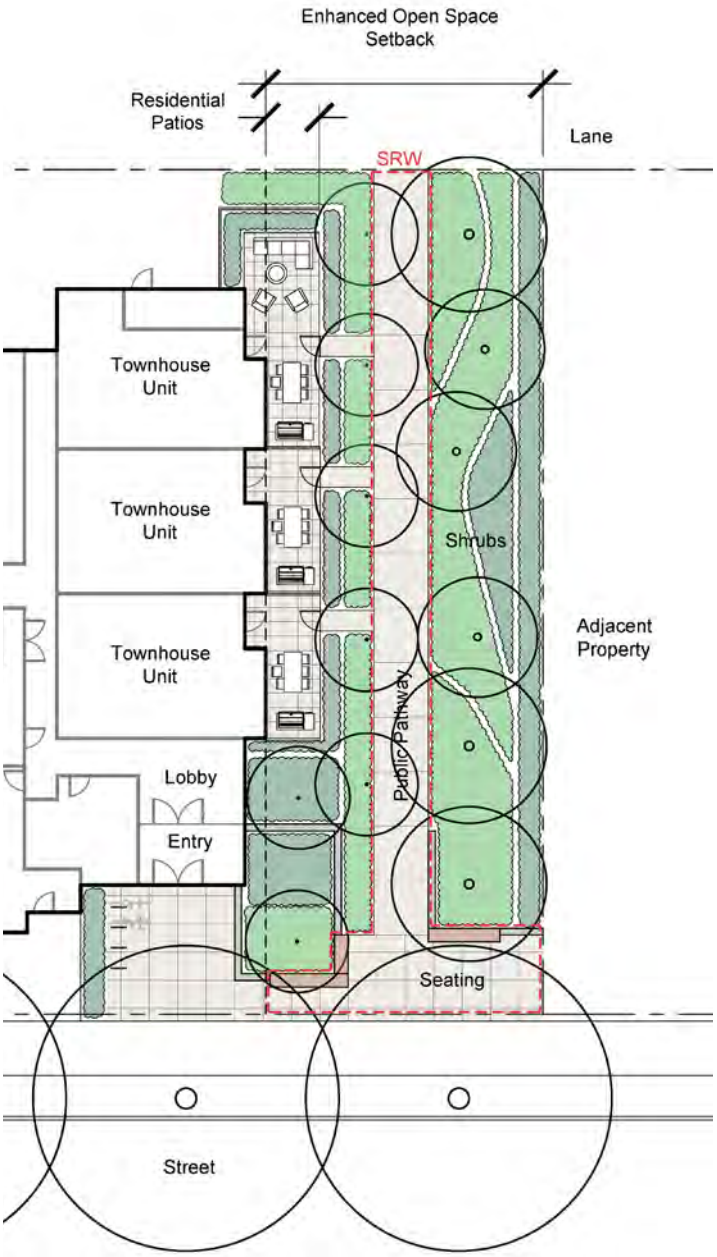


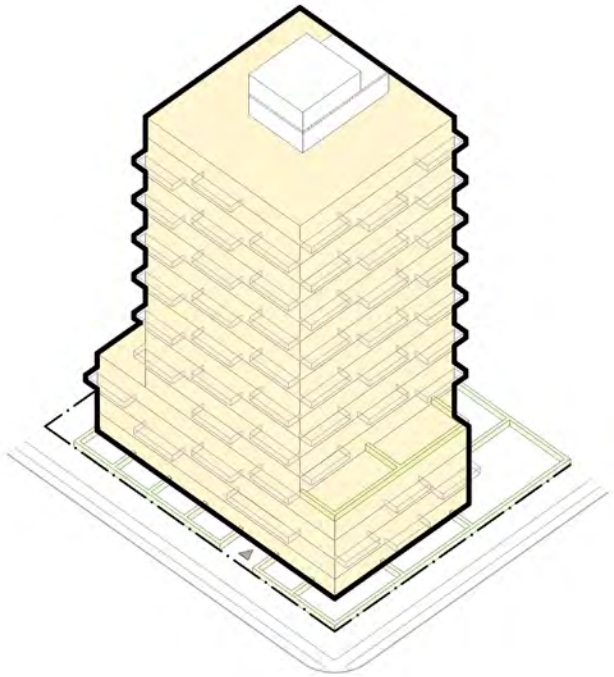
Figure 23. Mid-block EOSS and *POPS* in a residential development.

5.2.9 Development Scenarios

This section provides a brief introduction to the expected Residential Tower typologies and elaborates on various development scenarios. Below are two suggested baseline typologies. Other innovative typologies may be considered relative to the intent of the relevant rezoning policy and all applicable Council policies and guidelines.

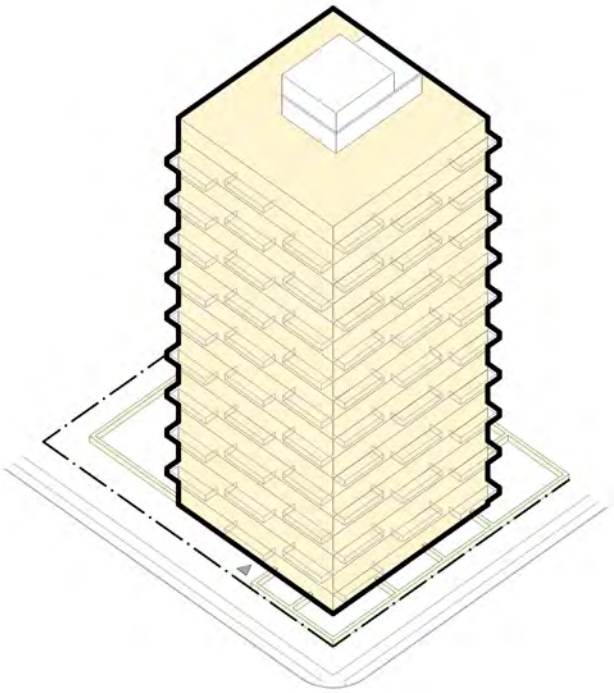
Tower On Podium

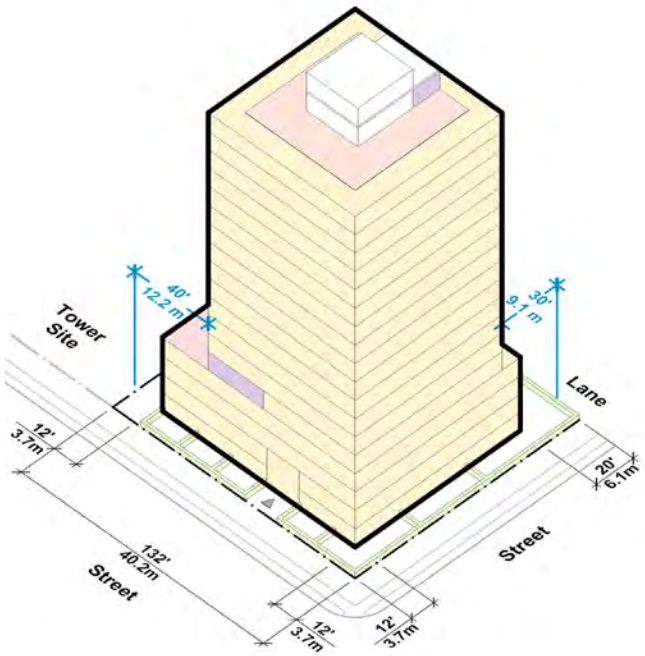
Towers on podiums include a 4-storey base along the main frontage, with a tower rising above it. This typology aims to create a vibrant street edge with inviting private outdoor spaces for each ground-level unit, while also providing outdoor areas on the podium level.



Tower In *Open Space*

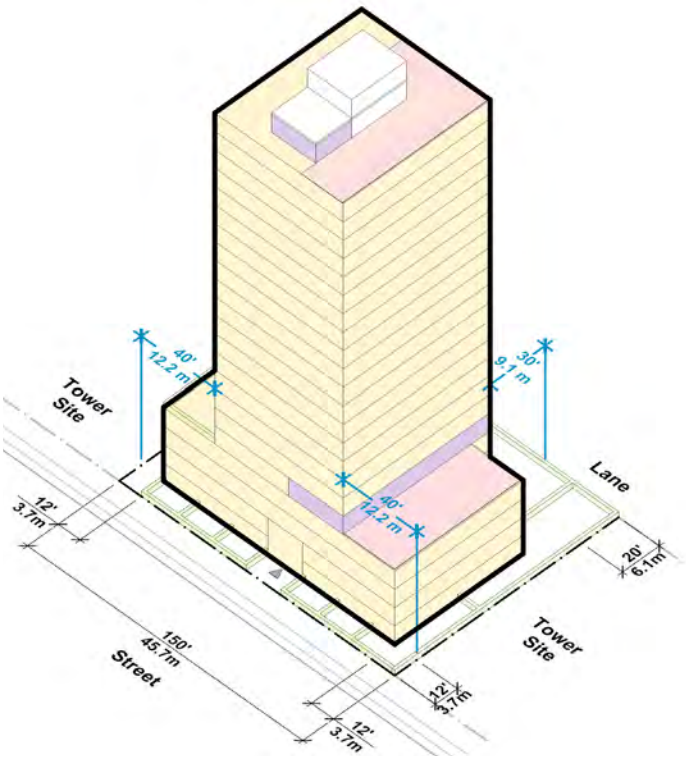
Towers in *open space* offer residents larger, usable shared *open space*s at ground level while also creating an active and visually appealing street edge.





Corner Development

Corner sites present a unique opportunity for residential towers to activate both the fronting and flanking streets, enhancing the public realm and creating a more pedestrian-friendly environment. Their dual frontage also allows for smaller site frontages while maintaining *tower separation* and sensitive transitions to adjacent properties.



Mid-Block Development

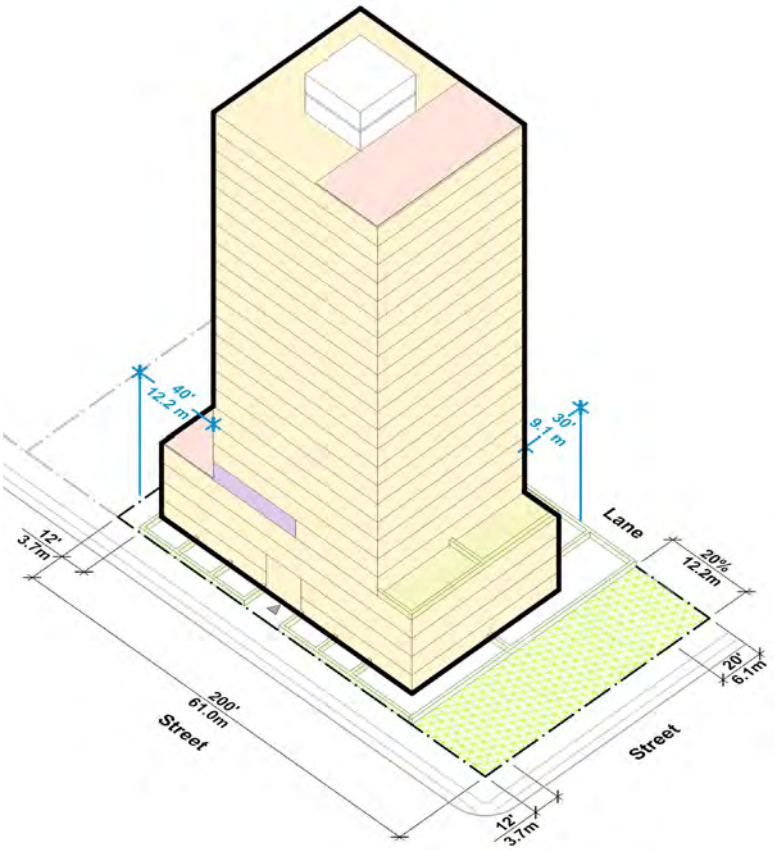
Mid-block sites integrate into existing residential neighbourhoods while maintaining *tower separation* and sensitive transitions to adjacent properties.

Residential Indoor Amenity Outdoor Amenity

Large Site Frontage

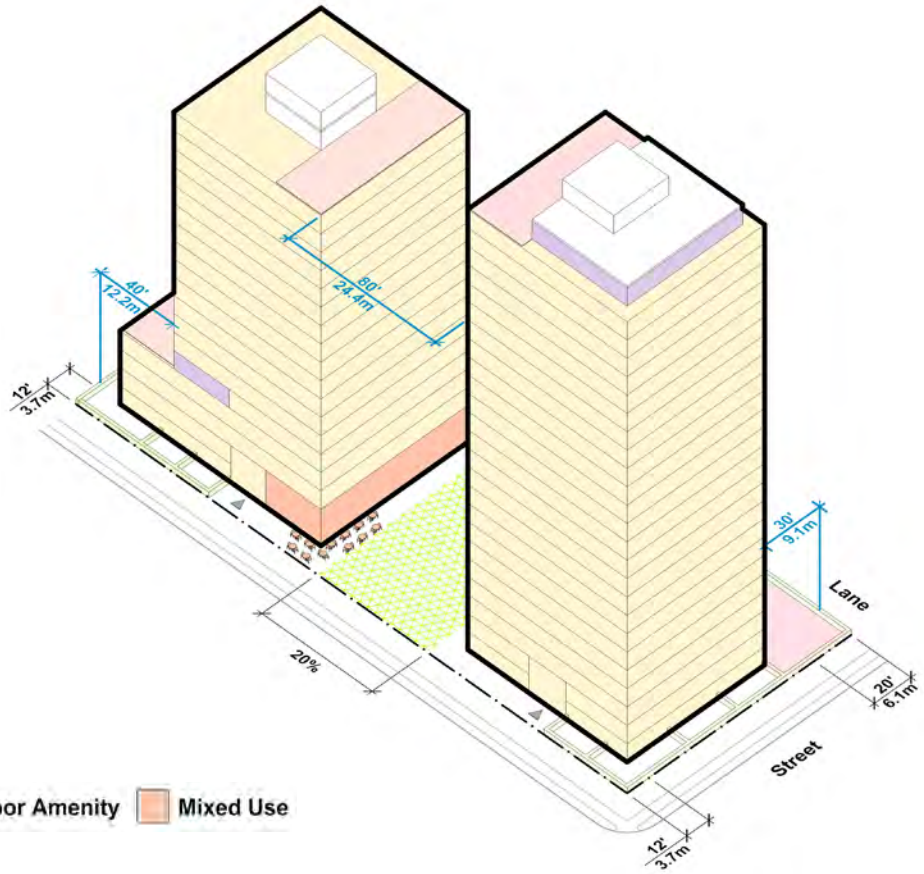
Frontage greater than 60.7 m (199 ft.)

Sites with a frontage greater than 60.7 m (199 ft.) that can accommodate one tower, deliver Enhanced Open Space Setback (EOSS) and *Privately Owned Public Space (POPS)* along the exterior side property line on corner sites, or along either interior side property line on mid-block sites. See Section 5.2.8 EOSS, POPS and Mid-Block Connections for design guidance.



Multiple Tower Sites: Frontage greater than 90.5 m (297 ft.)

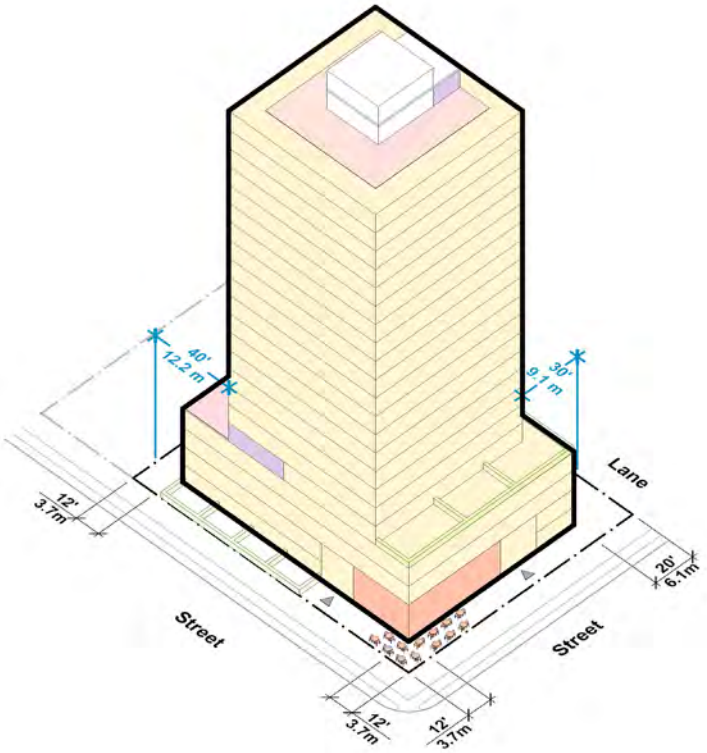
Multiple tower sites typically have a frontage greater than or equal to 90.5 m (297 ft.), and deliver Enhanced Open Space Setback (EOSS) and *Privately Owned Public Space (POPS)* in between towers at grade to break up the expanse of the building and to facilitate required *tower separation*. See Section 5.2.8 EOSS, POPS and Mid-Block Connections for design guidance.



Mixed-Use Residential

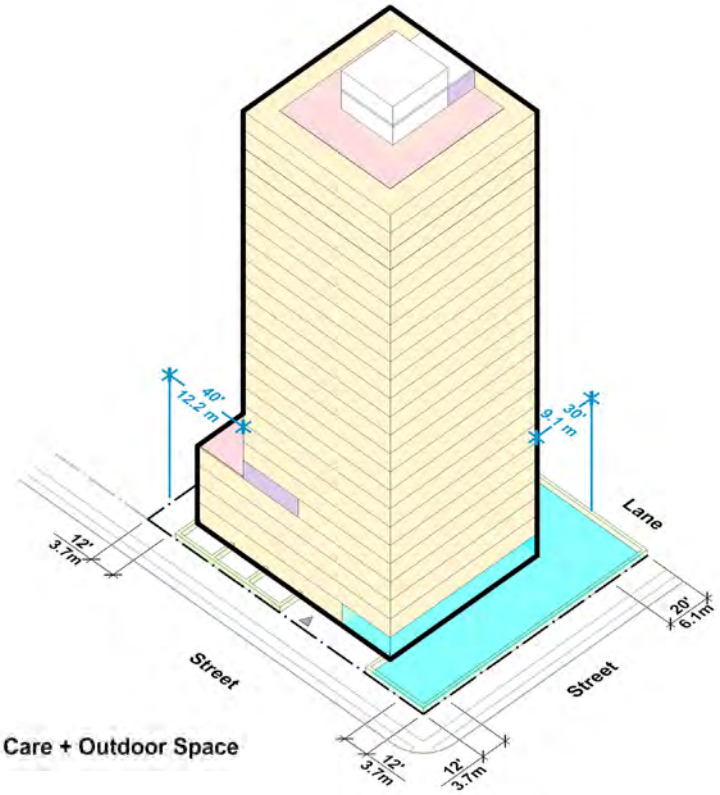
Mixed-Use Residential Tower

Where retail, service, and office uses are integrated into mixed-use residential buildings, it enhances access to daily necessities and to support local economic growth through job creation.



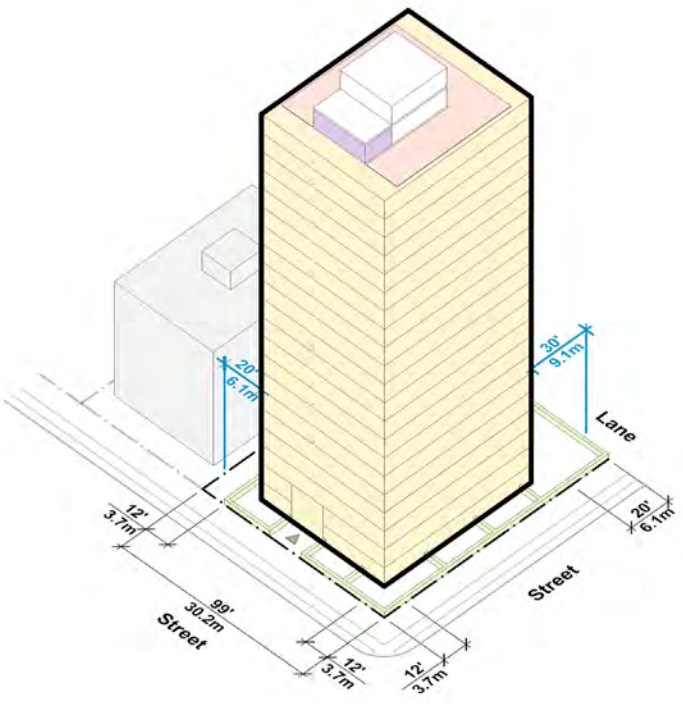
Child Day Care Facility

A child day care facility may be integrated into new *tower developments* to contribute to the delivery and renewal of childcare infrastructure and support equitable access to quality childcare.



Residential | Indoor Amenity | Outdoor Amenity | Day Care + Outdoor Space

Small Tower Sites



Site Frontage of 30.1 m (99 ft.)

Sites with a frontage of less than 45.7 m (150 ft.) for mid-block sites and 40.2 m (132 ft.) for corner sites are typically not considered tower sites. However, within the Broadway Plan Area, in rare cases the minimum site frontage for a tower form may decrease to a minimum of 30.1 m (99 ft.). See Section 5.2.1 Density and Site Requirements. Such developments are highly conditional and will be carefully assessed for impacts on development potential of adjacent sites through a block study, as well as compliance with all applicable Council policies and guidelines.

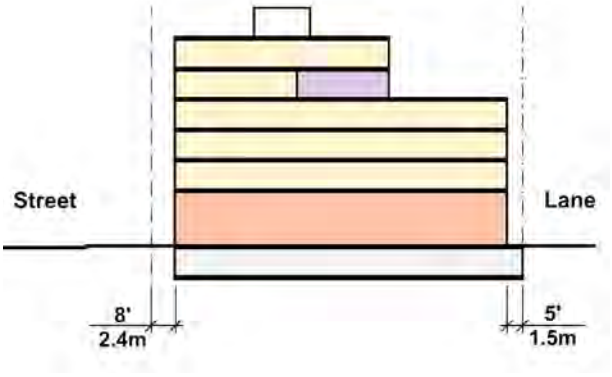
Residential Indoor Amenity Outdoor Amenity

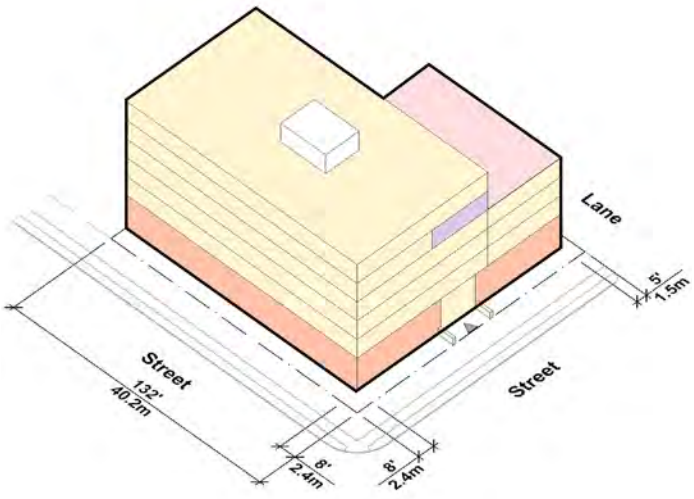
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3065
W. BROADWAY
image

5.3 Mixed-Use Low-Rise

Mixed-use *low-rise buildings* include required commercial at grade. Form of development should follow the C-2 District Schedule and associated design guidelines. They are not subject to the Standards and Guidelines in this document.



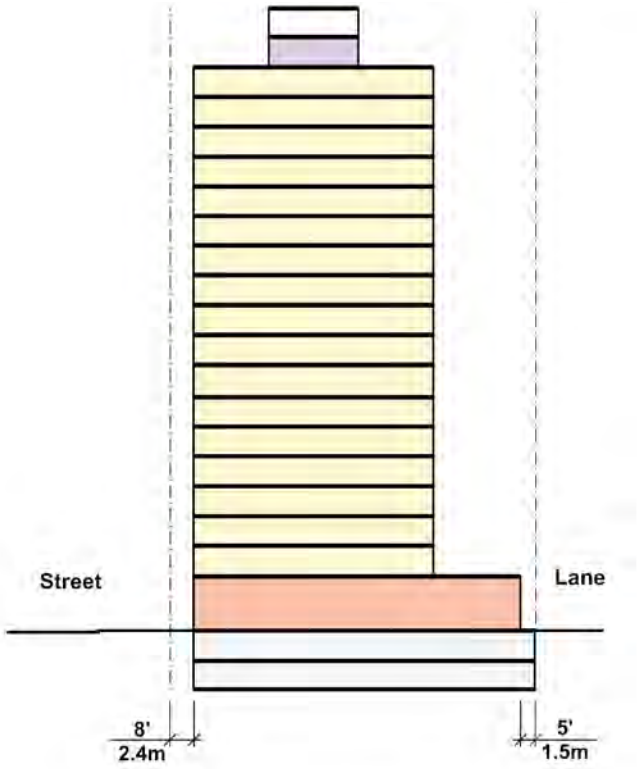


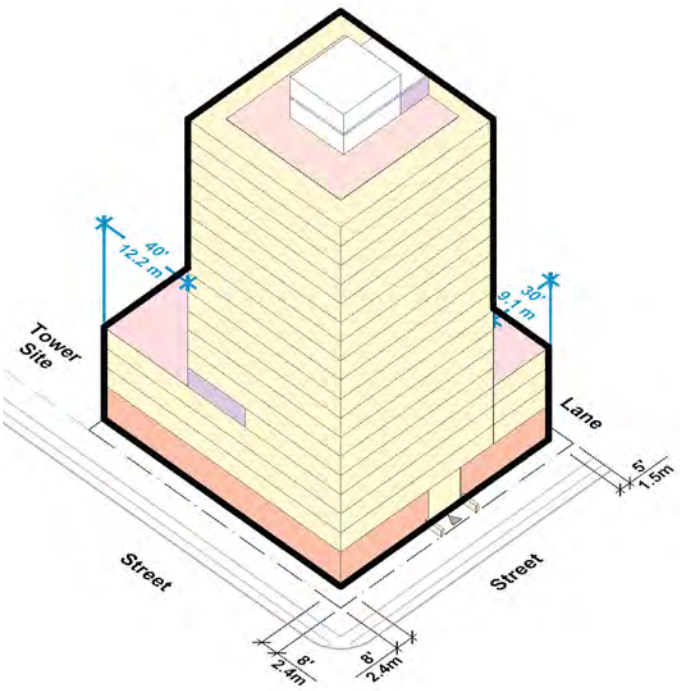
Residential | Indoor Amenity | Outdoor Amenity | Commercial | Parking


MATCHSTICK

5.4 Mixed-Use Tower

Mixed-use towers include required commercial at grade and support commercial streets and/or districts that are welcoming and enjoyable places for people to experience. They will provide an appropriate street scale and pedestrian interest/comfort.





- Residential
- Indoor Amenity
- Outdoor Amenity
- Commercial
- Parking

Table 5: Summary of Key Mixed-Use Tower Standards

		Standards	Reference
Site (minimum)	Site Area	Corner: 1,348 m² (14,520 sq. ft.) Mid-block: 1,532 m² (16,500 sq. ft.)	DDG 5.4.1 Density and Site Requirements
	Site Frontage	Corner: 40.0 m (132 ft.) Mid-block: 45.7 m (150 ft.)	
	Site Depth	33.5 m (110 ft.).	
Building Height (maximum)	Overall	Varies	DDG 5.4.3 Podiums and Building Height
	Podium	15.2 m (50 ft.) - 4 storeys	
Residential Podium Depth (maximum)		22.9 m (75 ft.) For alignment with tower: 24.4 m (80 ft.)	
Yards (minimum)	Front Yard	2.5 m (8 ft.)	DDG 5.4.4 Yards
	Exterior Side Yard	3.7 m (12 ft.)	
	Side Yard	Not required	
	Rear Yard	9.1 m (5 ft.)	
Tower Setbacks (minimum)	Front Property Line	2.5 m (8 ft.)	DDG 5.2.3 Tower Setbacks and Separation
	Exterior Side Property Line	3.7 m (12 ft.)	
	Side Property Line	12.2 m (40 ft.)	
	Rear Property Line	9.1 m (30 ft.)	
Tower Separation (minimum)		Minimum tower separation: • Residential to Residential: 24.4 m (80 ft.) • Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.) • Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.)	
Tower Floor plate	Floor plate area (Maximum)	Varies	DDG 5.2.4 Tower Floor Plates
	Dimension (Maximum)	29.0 m (95 ft.)	
Underground Setbacks	Front Property Line	2.5 m (8 ft.)	DDG 5.4.5 Underground Setbacks
	Exterior Property Line	3.7 m (12 ft.)	
Amenity (minimum)	Indoor Amenity	Minimum 1.2 m² of space per dwelling unit	DDG 2.4 Indoor and Outdoor Amenity
	Outdoor Amenity	Minimum 2.0 m² of space per dwelling unit	
Private Open Space		Minimum 4.5 m² (48.4 sq. ft.) per dwelling unit	DDG 2.5 Balconies, Patios and Roofdecks
Dwelling Unit Design	Unit Depth	10.7 - 12.2 m (35 - 40 ft.) if single aspect with exterior wall	DDG 2.3 Dwelling Unit Design
	Floor-to-floor height	2.7 - 3.3 m (9 - 11 ft.)	
Commercial Ground Floor	Weather Protection	Mounted between 2.7-4.9 m (9-16 ft.) Depth-to-height ratio of 7:10	DDG 3.1 Weather Protection
	Floor-to-floor height (Preferred)	4.6 - 5.5 m (15 - 18 ft.)	DDG 3.3 Commercial Ground Floor
	Unit frontage (maximum)	15.3 m (50 ft.) on high-streets with the exception of grocery stores or other anchor retail uses.	

5.4.1 Density and Site Requirements

Intent: Align building scale with surrounding context by tailoring site requirements to the allowable density, ensuring setbacks, yards, and other parameters are met.

Maximum allowable density and the associated site requirements are set out in the relevant rezoning policy or area plan, and are summarized in Table 5.

Standards

5.4.1.1 RZ DP The minimum frontage for a mixed-use *tower development* is typically 40.2 m (132 ft.) for corner sites and 45.7 m (150 ft.) for mid-block sites.

5.4.1.2 RZ DP Mixed-use *tower site*s should have a lot depth of at least 33.5 m (110 ft.) after *dedication*s. Shallower sites may be considered if they meet or exceed design expectations.

Guidelines

5.4.1.3 RZ DP Where a development site is not accessible from a lane or street at the rear of the site, land *dedication*s may be necessary for provision of a future lane.

5.4.1.4 RZ DP In cases where a lane *dedication* is required as a condition of a development approval, yards and setbacks are measured from the ultimate property line which is the property line after accounting for *dedication*s; whereas, the allowable density is based on the site area before *dedication*s.

5.4.2 Tower Parameters

For guidance on tower parameters see:

- 5.2.3 Tower Setbacks and Separation
- 5.2.4 Tower Floor Plates

5.4.3 Podiums and Building Height

Intent: Ensure a smoother transition between towers and lower-scale buildings, enhance the pedestrian experience, and preserve solar access.

Maximum building heights vary by policy area and are set out in the relevant rezoning policy or area plan.

Standards

5.4.3.1 RZ DP Podium heights of up to 4 storeys (approximately 15.2 m (50 ft.)) should be provided to create a consistent street wall that is compatible with existing neighbourhood character and preserves solar access across the street.

5.4.3.2 RZ DP Podium heights of up to 6 storeys (approximately 21.3 m (70 ft.)) may be considered for non-profit or government-initiated projects with non-market housing.

5.4.3.3 RZ DP Podium width should not exceed 60.7 m (199 ft.). Where podium width exceeds 45.7 m (150 ft.) their visual impact should be mitigated by breaking up the *facade* through visual breaks and articulation.

5.4.3.4 RZ DP Residential podium depth should not exceed 22.8 m (75 ft.), except for the portion of the podium beneath the tower element. Residential podium depth may be increased to approximately 24.4 m (80 ft.) for the entire podium to facilitate tower and podium alignment, provided unit depths do not exceed 12.2 m (40 ft.) for units that have one aspect with exterior wall.

Guidelines

5.4.3.5 RZ DP Standard buildings on typical assemblies will not need the maximum building height to achieve the maximum floor space ratio. Increases in density and/or floor-to-floor heights to reach the maximum building height are not supported.

5.4.4 Yards

Intent: Accommodate widened sidewalk zones to support comfortable and vibrant streets for public life at commercial frontages, enhance the lane interface, and help maintain privacy between buildings.

Standards

5.4.4.1 RZ DP Mixed-use *tower developments* should follow the minimum yards below:

a) Front yard: 2.5 m (8 ft.);

b) Exterior side yard: 3.7 m (12 ft.);

c) Side yard: not required; and

d) Rear yard: 9.1 m (5 ft.).

Guidelines

5.4.4.2 RZ DP The front yard is intended as both a setback and "build-to" line for non-residential uses. Flexibility is intended to allow for cornices, overhangs, and bays at the upper storeys.

5.4.4.3 RZ DP The front and exterior side yard are intended to accommodate engineering asks (*dedications* or statutory rights-of-way) for sidewalk zone widening as well as space for high value street tree retention. A decrease in the front and/or exterior side yards may be considered where there is no engineering ask for sidewalk widening, and/or the setback does not accommodate high value street tree retention.

5.4.4.4 RZ DP An increased front yard may be considered:

a) for features benefiting public life such as plazas, planting, seating and retail patios;

b) to permit a transition to a larger neighbouring front yard; and

c) to accommodate building articulation and balconies.

5.4.4.5 RZ DP Side yard setbacks are generally not required; however, a 3.7 m (12 ft.) interior side yard should be provided for sites adjacent to R zoned sites, without an intervening lane, that do not have a rezoning policy requiring at-grade commercial.

5.4.5 Underground Setbacks

Intent: Setting underground structures back from the property line for mixed use towers is intended to:

a) support retention of high value street trees; and

b) accommodate Green Rainwater Infrastructure (GRI) in public rights-of-way.

Standards

5.4.5.1 RZ DP Where underground parking is provided, it should be set back 2.5 m (8 ft.) from the front property line and 3.7 m (12 ft.) from the exterior side property line.

Guidelines

5.4.5.1 RZ DP A decrease in the underground setback may be considered where it would not support retention of high value street trees or GRI in the public right-of-way or where it would result in a parkade depth of less than 33.5 m (110 ft.).

Sidewalk zone (typically 5.5 m)
Green Rainwater Infrastructure (GRI)
GRI Setback
Root Protection Area

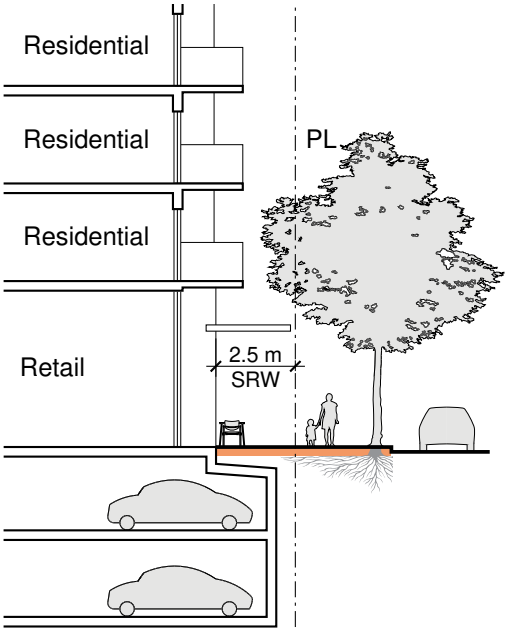


Figure 24. Underground parking setbacks may be decreased where they do not support high value street tree retention or GRI in the public right-of way.

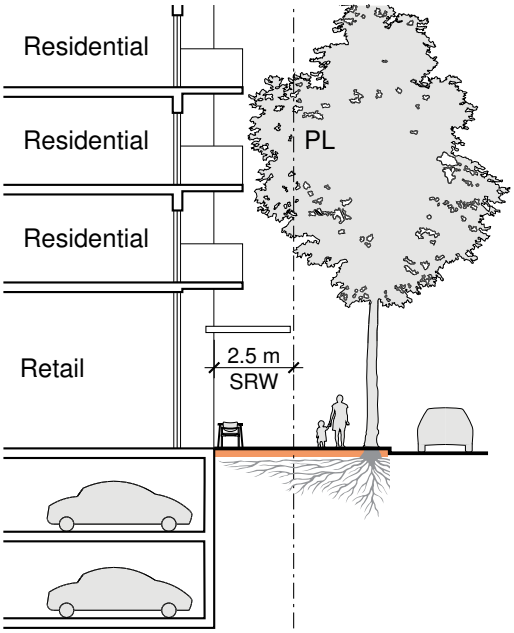


Figure 25. The front yard is intended to accommodate a statutory right-of-way for sidewalk widening. Underground parkades are set back to retain existing high value street trees.

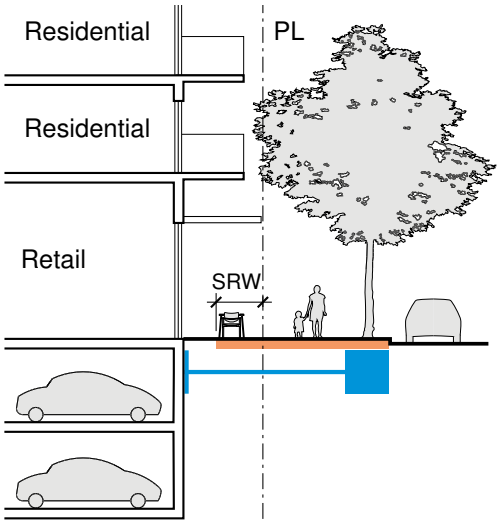


Figure 26. The front yard accommodates a statutory right-of-way for sidewalk widening and underground parkades are set back to accommodate GRI in the public right-of-way.

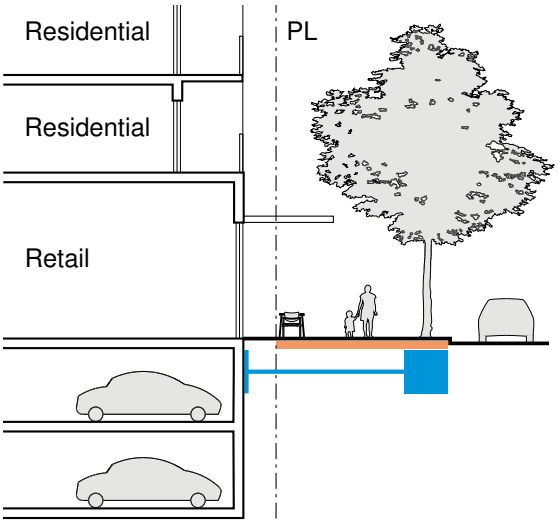


Figure 27. A decreased front yard may be considered where the sidewalk zone is already accommodated in the public street right-of-way (with or without *dedication*) and GRI setbacks are maintained.

5.4.6 Privately Owned Public Space

Intent: Create inviting public *open space*s in mixed use areas to benefit the occupants of the building, but also residents and workers in the neighbouring areas.

Standards

5.4.6.1 Sites with a frontage exceeding 60.7 m (199 ft.) should provide a *Privately Owned Public Space (POPS)*, secured through a statutory right-of-way, equal to approximately 20% of the site area.
RZ DP

Guidelines

5.4.6.2 More than one *POPS* on site may be appropriate where at least one space of a minimum size of 300 m² (3,230 sq. ft.) and a *mid-block connection* is desired.
RZ DP

5.4.6.3 *POPS* should generally have a proportion of 1:1 or 1:2 length to width to create comfortable, usable public spaces.
RZ DP

5.4.6.4 For non-profit or government-initiated projects with non-market housing, the design expectations in this section should be interpreted with flexibility to accommodate project needs.
RZ DP

5.4.6.5 See Sections 1.3, 4.2 and 4.3 for additional guidance on the placement and design of these spaces.
RZ DP

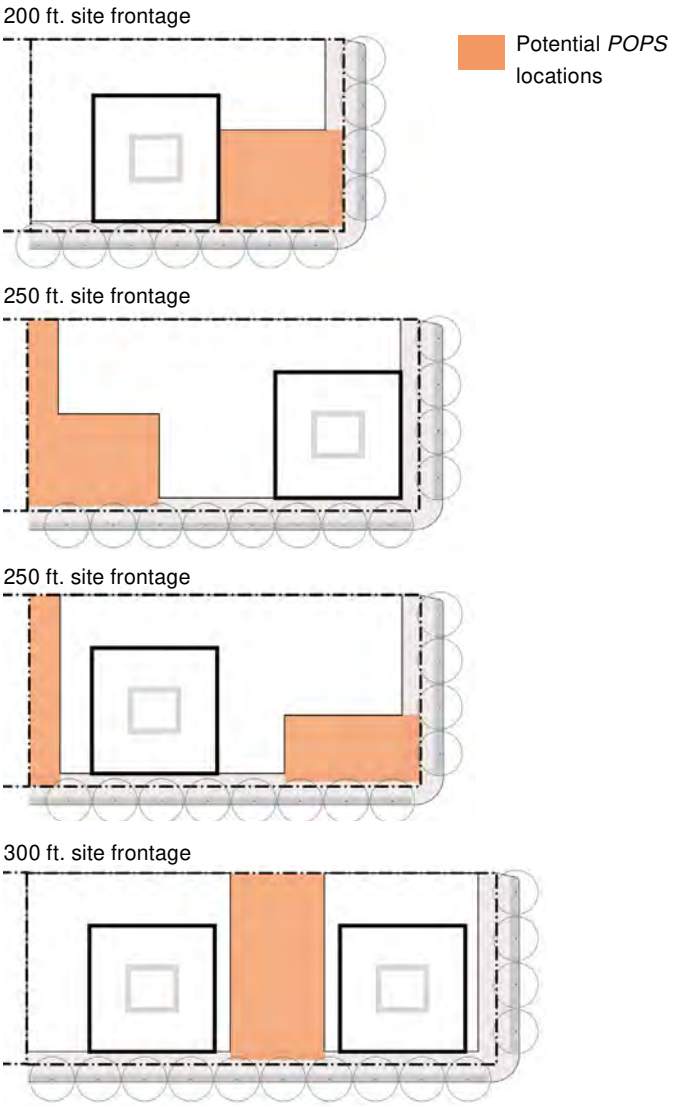


Figure 28. Illustration of potential *POPS* configurations on various mixed-use *tower site*s.

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IRONWORKS
7

5.5 Mixed Employment / Light Industrial

Mixed Employment/Light Industrial developments will expand, intensify and modernize employment areas while providing flexibility to ensure buildings can adapt to changing economic and production trends.

The following guidelines should be read in conjunction with the relevant District Schedules, By-laws, Council policies and guidelines, especially the City's Industrial Spaces Guidelines.

Table 6: Summary of Key Mixed Employment/Light Industrial Standards

		Standards	Reference
Building Height (maximum)	Overall	Varies	DDG 5.5.1 Building Height
	Podium	24.4 m (80 ft.) - 4 storeys	DDG 5.5.1 Building Height
	Side Yard	**(a)** Adjoins a site located in any RM district, without the intervention of a lane:1.5 m (5 ft.) **(b)** Adjoins a site located in any R1, RT or RA district, without the intervention of a lane:0.9 m (3 ft.) **(c)** Does not adjoin a site located in an R district: not required	District Schedules, Zoning and Development Bylaw Schedule C
	Rear Yard	3.1 m (10 ft.)	
Tower Separation (minimum)		Minimum tower separation: • Commercial to Commercial: 15.2 m (50 ft.) • Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.) • Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.)	DDG 5.2.3 Tower Setbacks and Separation
Tower Floor Plate Area (Maximum)		1,390 m^2 (15,000 sq. ft.)	

5.5.1 Height and Massing

Maximum building heights vary by policy area and can be found in the relevant rezoning policy or District Schedule.

5.5.1.1 Podium elements are permissible up to 4 storeys
RZ **DP** (24.4 m (80 ft.)).

5.5.1.2 High ceilings are encouraged to accommodate
RZ **DP** a variety of industrial and non-industrial uses on the same floor.

5.5.1.3 Buildings should consider vertical stacking of
RZ **DP** industrial and non-industrial uses.

5.5.1.4 Buildings should avoid generic "Big Box"
DP designs that exhibit little facade interests and transparency to the street.

5.5.2 Tower Parameters

5.5.2.1 Tower size and placement should demonstrate
RZ **DP** a minimum *tower separation* between existing towers and potential future towers as follows:

a) Commercial to Commercial: 15.2 m (50 ft.);

b) Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.); and

c) Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.).

5.5.2.1 Maximum *tower floor plate*s should be: 1,390 m²
RZ **DP** (15,000 sq. ft.).

5.5.3 Building Interface

5.5.3.1 Where feasible, provide engaging and *active*
DP *uses* at grade. Emphasize attractive, well-functioning and welcoming frontages that showcase workspaces. Strategies include visually permeable frontages, openable window walls or roll-up doors that introduce opportunities for outdoor workspaces. See Section 3.3 Commercial Ground Floor for additional design guidance.

5.5.4 Outdoor Spaces

5.5.4.1 Refer to the relevant Public Realm Plan or
RZ **DP** Framework for guidance on the location of *mid-block connection*s and *Privately Owned Public Spaces (POPS)*.

5.5.4.2 See Section 4.2 and Section 4.3 for further
RZ **DP** design guidance on *mid-block connection*s and *POPS*.

5.5.4.3 Where provided, *POPS* should be located
RZ **DP** alongside active ground floor retail or commercial edges.

5.5.4.4 Consider providing indoor and outdoor amenity
RZ **DP** spaces on the rooftops or podiums of industrial and mixed-employment buildings to allow for a range of activities and amenities to support health workspaces.

5.5.5 Access and Servicing

5.5.5.1 Consider opportunities for shared driveways
RZ **DP** or parking facilities with adjacent properties to maximize pedestrian safety and minimize impervious surfaces.

5.5.5.2 Main building entries should be clearly
DP identifiable, transparent and accessible from the street level.

5.5.5.3 If the building has industrial and non-industrial
RZ **DP** uses, each use should have its separate and distinctive entrance.

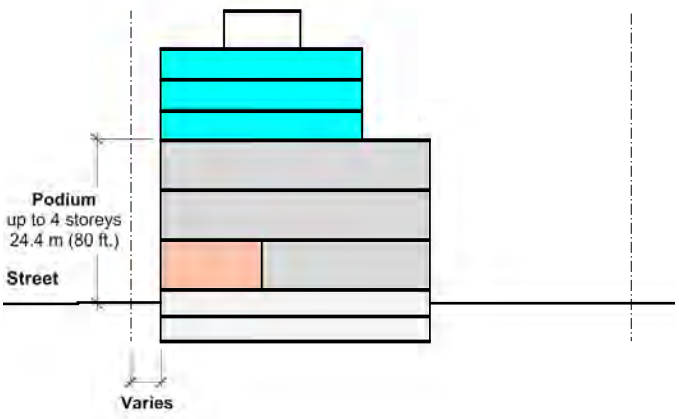
5.5.5.4 If mixed-employment buildings contain industrial
DP and non-industrial uses, a separate freight elevator and a separate dedicated passenger elevator should be provided.

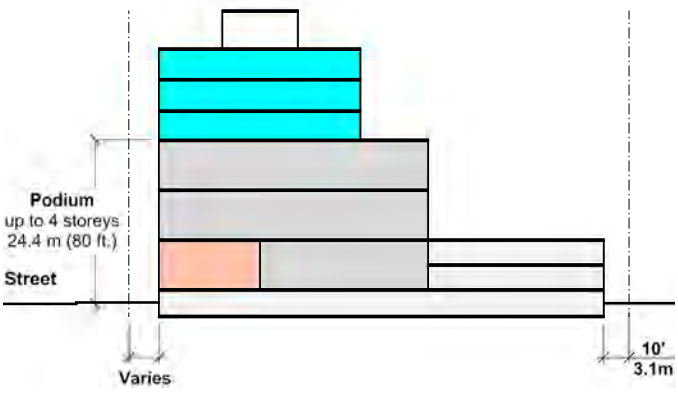
5.5.6 Development Scenarios

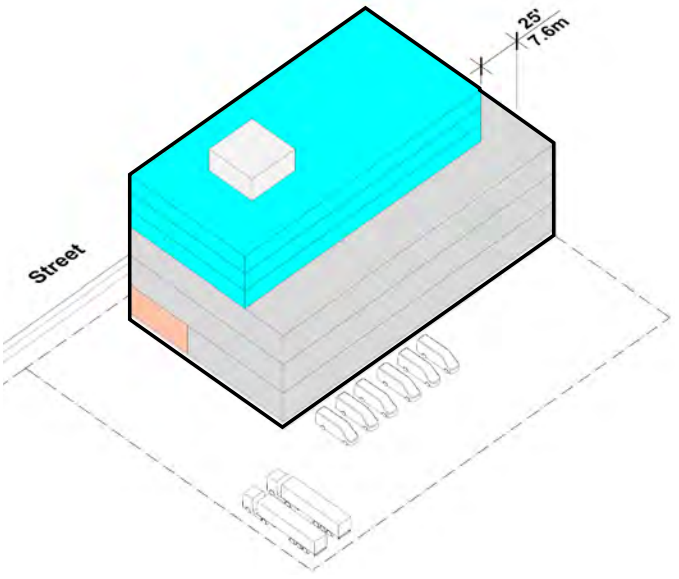
This section provides a brief introduction to several expected mixed employment and light industrial building typologies. These typologies are provided as high-level suggestions, with the expected typology for each site likely to be unique given the wide variety of parcel sizes, physical and environmental constraints, and adjacencies.

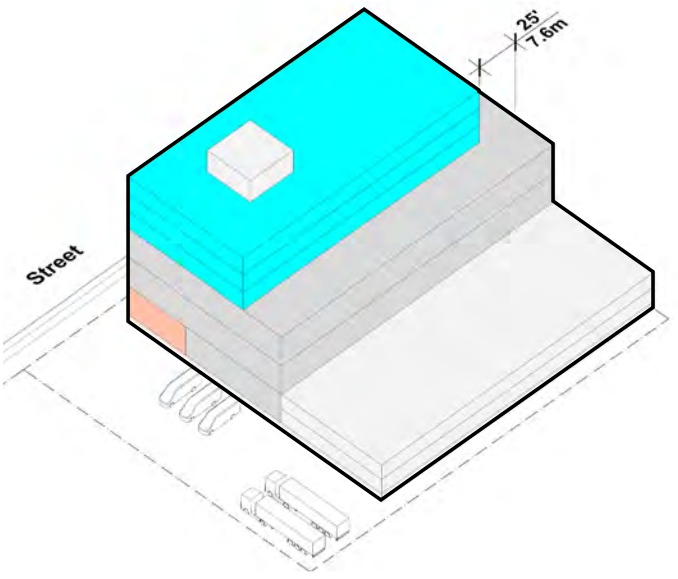
Low-Rise Light Industrial

Built form should follow the I-2 district schedule, with additional requirements for flood construction levels (FCL) and restriction on underground parking for sites within a Groundwater Protection Area. The development scenario to the left illustrates a low-rise light industrial building typology with underground parking while the development scenario to the right illustrates a low-rise light industrial building typology with structured above-grade parking.





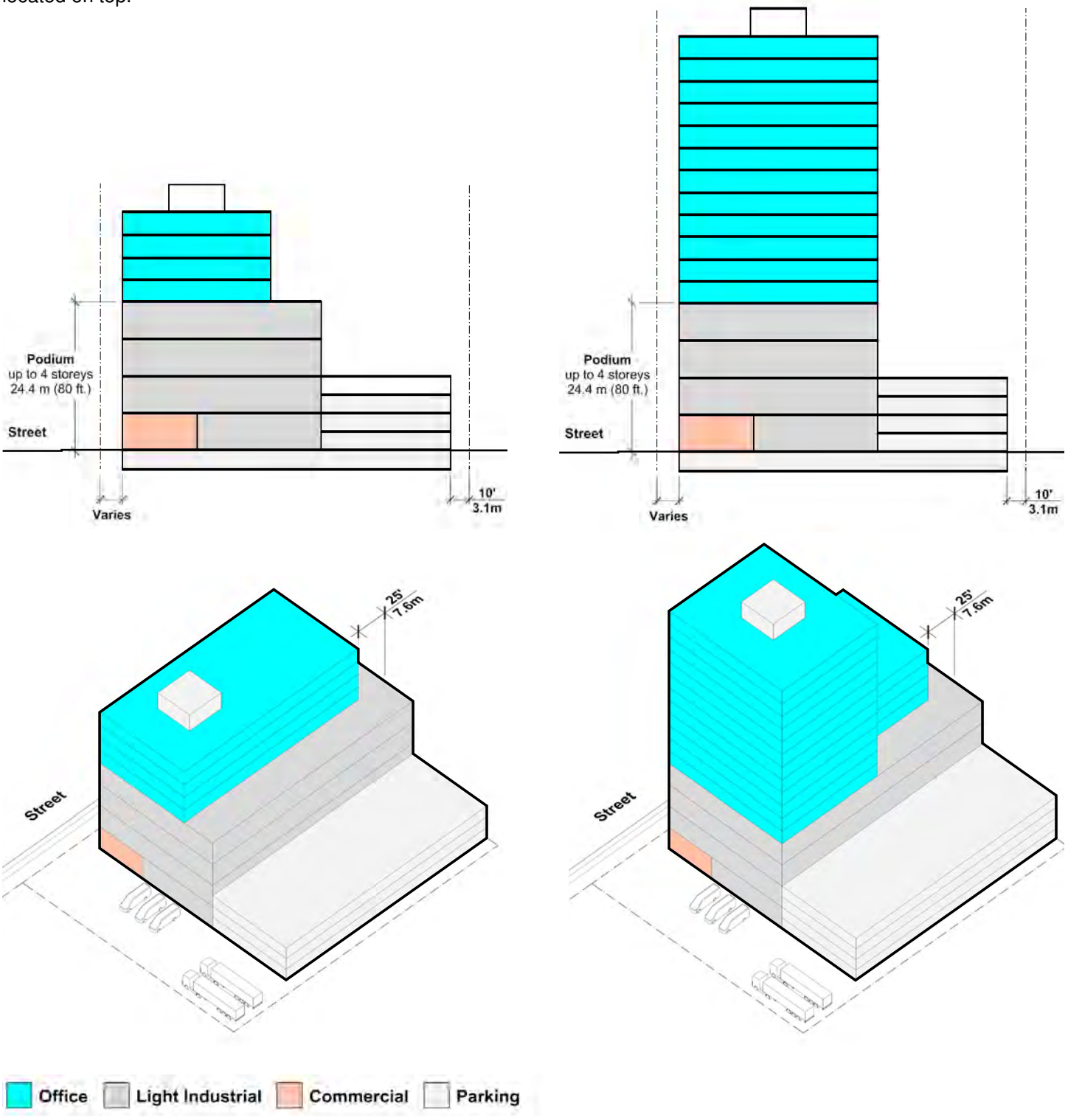




Office Light Industrial Commercial Parking

Mid- to High-Rise Light Industrial and Mixed-Employment

Light industrial and retail (including large-format retail) to be provided in the podium, while office uses can be located on top.



5.6 Groundwater Protection Area

Groundwater Protection Areas (GPAs) designate specific parcels where underground structures, such as parkades, are restricted. The following section provides design guidance and illustrates development options for **residential and mixed-use** sites within a Groundwater Protection Area. While development will generally follow the relevant Building Type standards and guidelines, the GPA-specific guidelines below will take precedence where applicable.

5.6.1 Groundwater Protection Area Guidelines

Guidelines

5.6.1.1 RZ DP Up to two levels of structured above-grade parking may be integrated at the rear of the building. The number of above-grade parking levels is measured from the street.

5.6.1.2 RZ DP Additional building height (up to one storey) may be considered to compensate for residential floor area displaced by above-grade structured parking.

5.6.1.3 RZ DP *Active uses*, with a minimum recommended depth of 9.1 m (30 ft.), should be located on the ground floor facing the street to ensure an active and engaging interface that visually connects to the street. On corner sites, *active uses* should be located on the ground floor along both street frontages.

5.6.1.4 RZ DP Structured above-grade parking should adhere to the same side yards as the main building, while the rear yard may be reduced to a minimum of 1.5 m (5 ft). Yards should be heavily landscaped to help mitigate the visual impact of structured above-grade parking.

5.6.1.5 RZ DP Ground floor commercial uses have a minimum floor-to-floor height of 4.6 m (15 ft.). A reduction may be considered to support ramping to above grade parking levels.

5.6.1.6 DP *Facade* treatments for above-grade parking levels should minimize light pollution particularly when adjacent to residential land uses. This may require full enclosure of above-grade parking.

5.6.1.7 DP Blank walls associated with above-grade parking are often unavoidable and should be mitigated through screening, landscaping, public art, special materials, or other solutions to make them more visually interesting.

5.6.1.8 RZ DP Parkade rooftops should be prioritized for uses that would otherwise have been provided at grade such as private outdoor space, common outdoor amenity space, and landscaping.

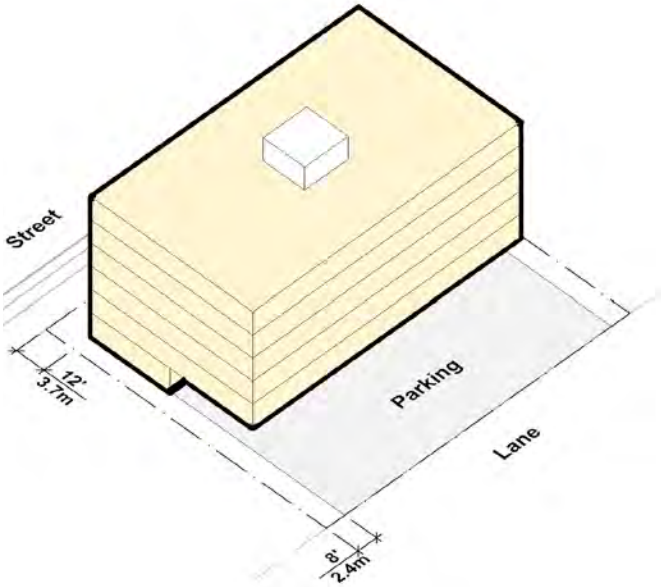
5.6.1.9 RZ DP Where mezzanine bike parking typologies are pursued, additional floor-to-floor height may be provided at ground level to accommodate a mezzanine level for bicycle parking.

5.6.1.10 RZ DP Where site slopes present challenges for parkade ramping and efficiency, multiple parkade access points along the lane may be considered.

5.6.2 Development Scenarios

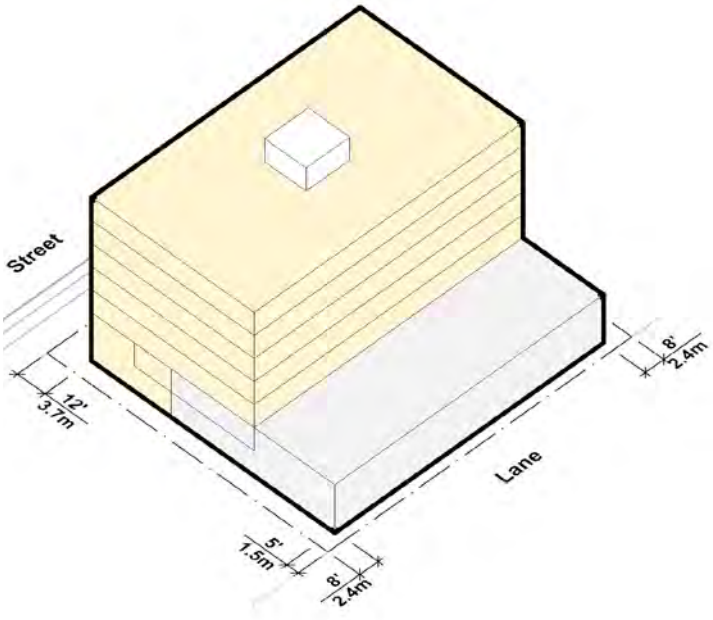
Groundwater Protection Area Residential Low-Rise

Form of development will generally follow the standards and guidelines in Chapter A and Section 5.1 Residential Low-Rise, except where the Groundwater Protection Area guidelines in Section 5.6.1 take precedence. There are two typical above grade parking building typologies for low-rise residential apartments in the Groundwater Protection Area: tuck-under and bike mezzanine.



Tuck Under Parking

This typology extends at grade vehicle parking under the building to maximize surface parking efficiency. In this configuration bike parking can be provided at grade or can be integrated into the permitted development envelope.

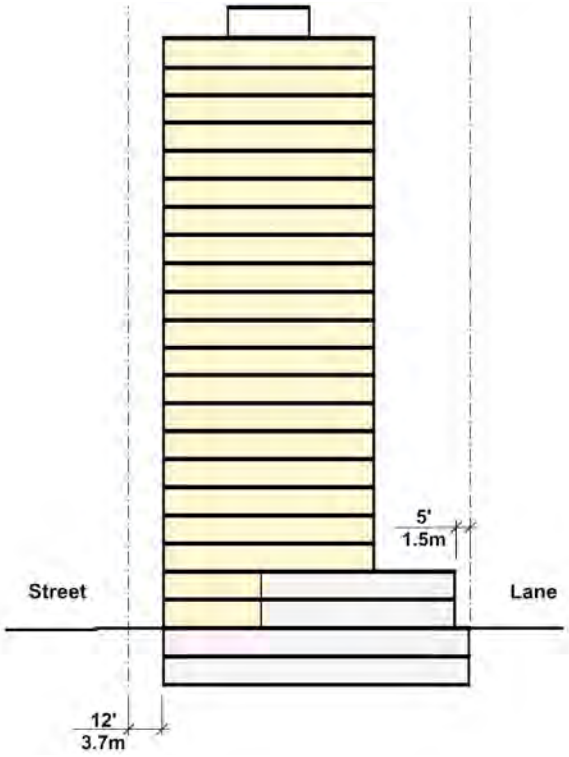


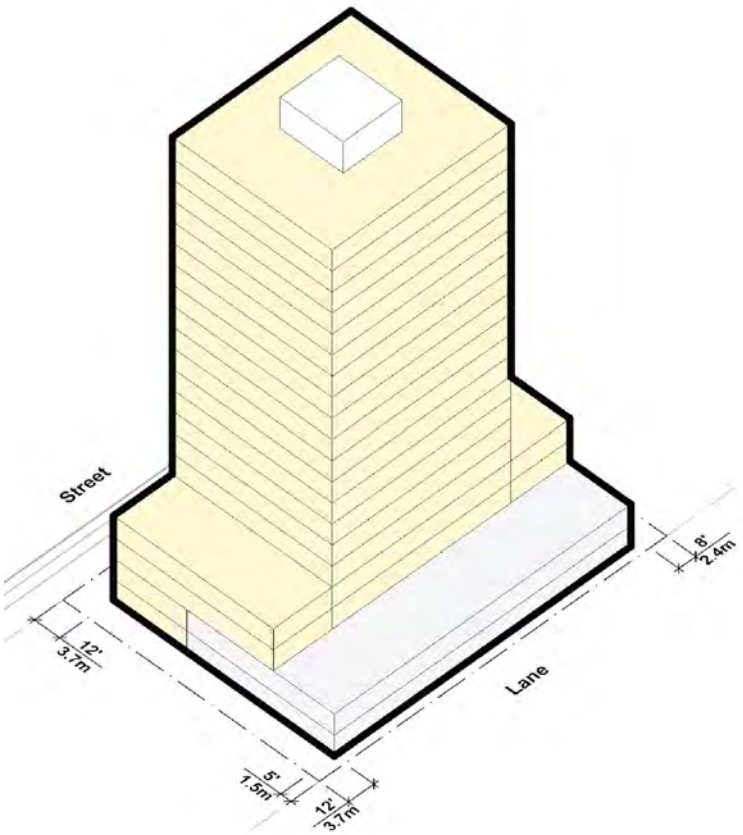
Mezzanine Bike Parking

This typology elevates bicycle parking to an intermediate floor, optimizing ground-level space for efficient parking. The mezzanine can be integrated into the structured at-grade parking, providing access for cyclists through ramps or elevators.

Groundwater Protection Area Residential Tower

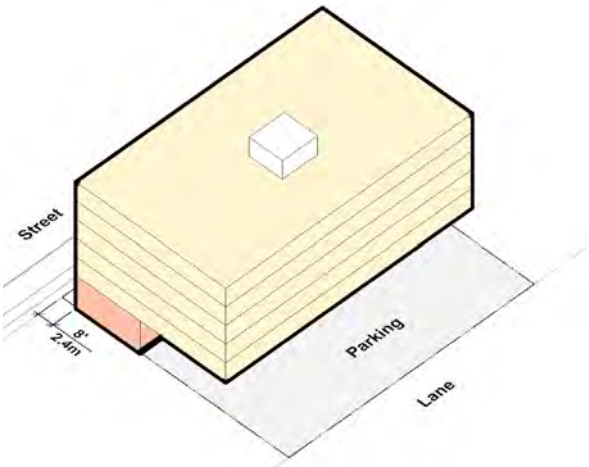
Form of development will generally follow the standards and guidelines in Chapter A and Section 5.2 Residential Tower, except where the Groundwater Protection Area guidelines in Section 5.6.1 take precedence.





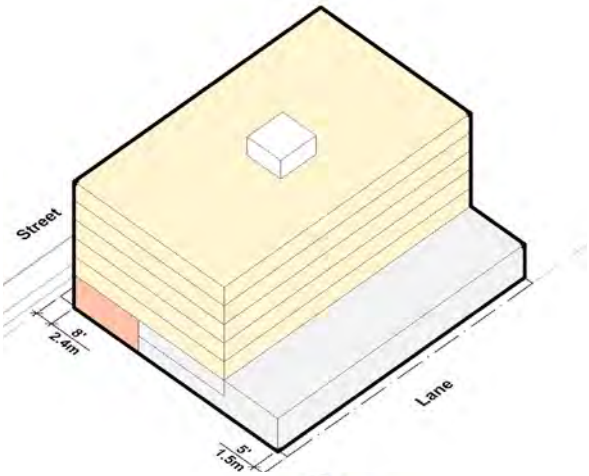
Groundwater Protection Area Mixed-Use Low-Rise

Form of development will follow the C-2 District Schedule and associated design guidelines, except where the Groundwater Protection Area guidelines in Section 5.6.1 take precedence. There are three typical above grade parking building typologies for mixed-use *low-rise building*s.



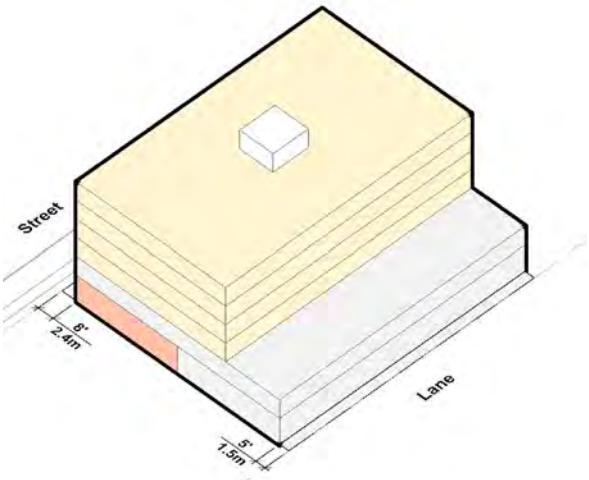
Tuck Under Parking

Extends at grade vehicle parking under the building to maximize surface parking efficiency.



Mezzanine Bike Parking

Elevates bicycle parking to an intermediate floor, optimizing ground-level space for efficient parking.

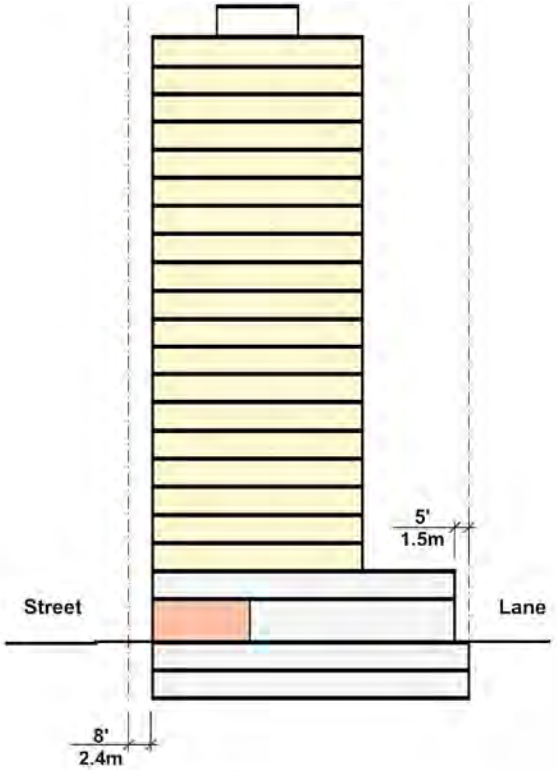


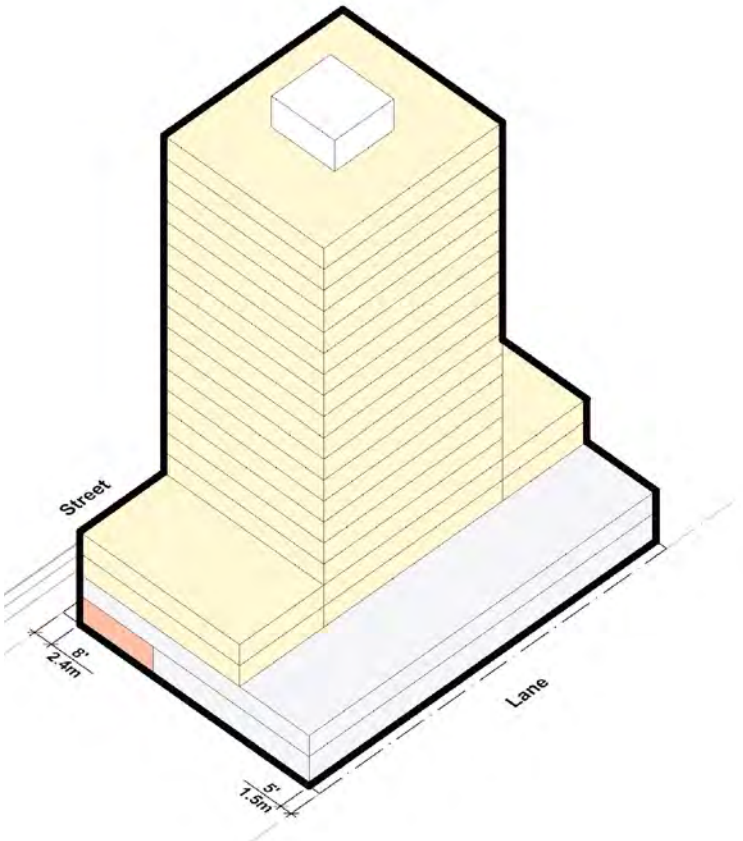
Structured Above Grade

Provides elevated parking level that extend to the front of the building, while maintaining active ground commercial uses on fronting street.

Groundwater Protection Area Mixed-Use Tower

Form of development will generally follow the standards and guidelines in Chapter A and Section 5.4 Mixed-use Tower, except where the Groundwater Protection Area guidelines in Section 5.6.1 take precedence.






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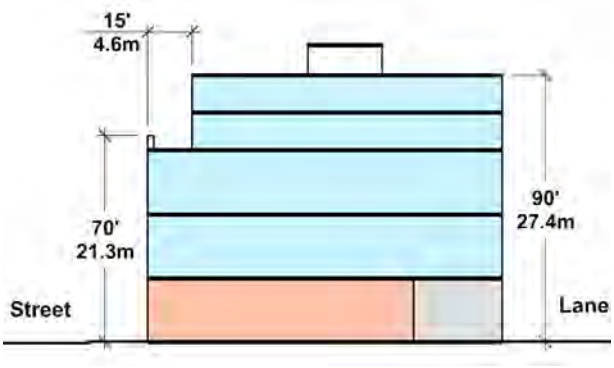
5.7 Heritage Low-Rise

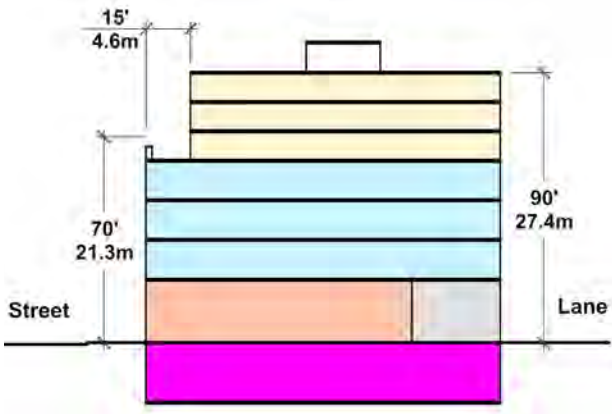
The Heritage Low-Rise typology refers to the conservation and improvement of a heritage property of a low-rise building form. This typically includes up to 2 storey rooftop addition to the heritage building.

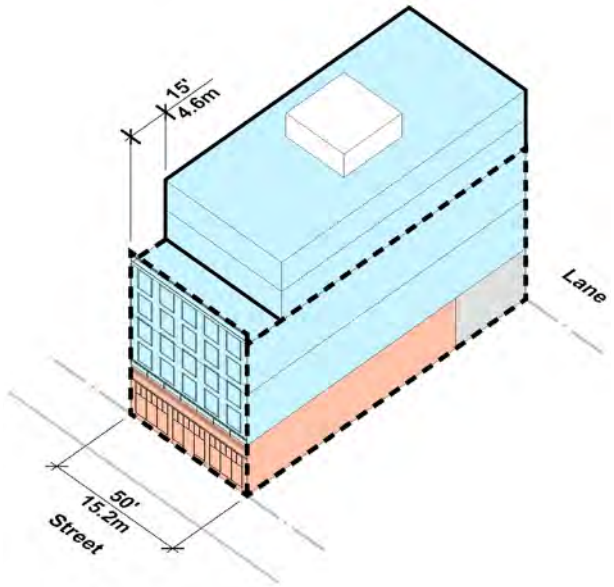
New low rise buildings or additions to a heritage property should maintain the historic sawtooth streetscape profile and relate to character-defining elements of the adjacent heritage properties, particularly their scale, massing, and historic form of development.

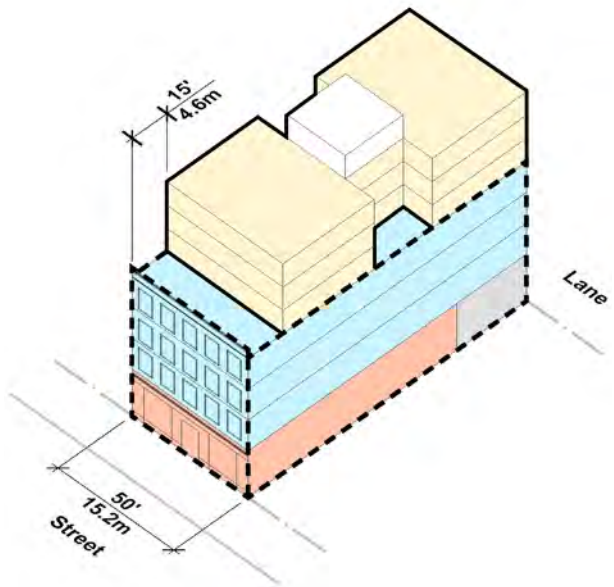
Rooftop additions should be set back. New structures should be designed to prioritize conservation and structural retention of an existing heritage property. Streetwall heights are limited to 21.3 m (70 ft.) to reflect the historic pattern of development.

Low rise development options are for sites that do not pursue a tower form. Form of development should follow the Downtown ODP.









Residential | Commercial: Hotel and/or Office | Commercial: Retail | Cultural Space | Parking | Heritage



5.8 Heritage Tower

The Heritage Tower typology refers to the conservation and improvement of a heritage property of a tower building form, which could include more than 2 storey rooftop addition to the heritage building.

New high rise developments aim to add new opportunities for commercial, cultural space, and in some cases, housing. New high-rise structures on sites occupied by a heritage property should consider heritage conservation and structural retention levels of the heritage property.

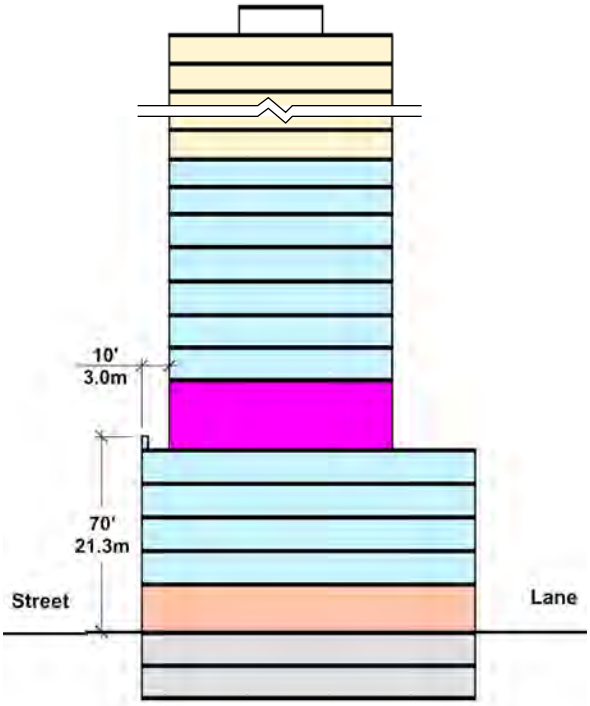
Form of development should follow the Granville Street Plan.

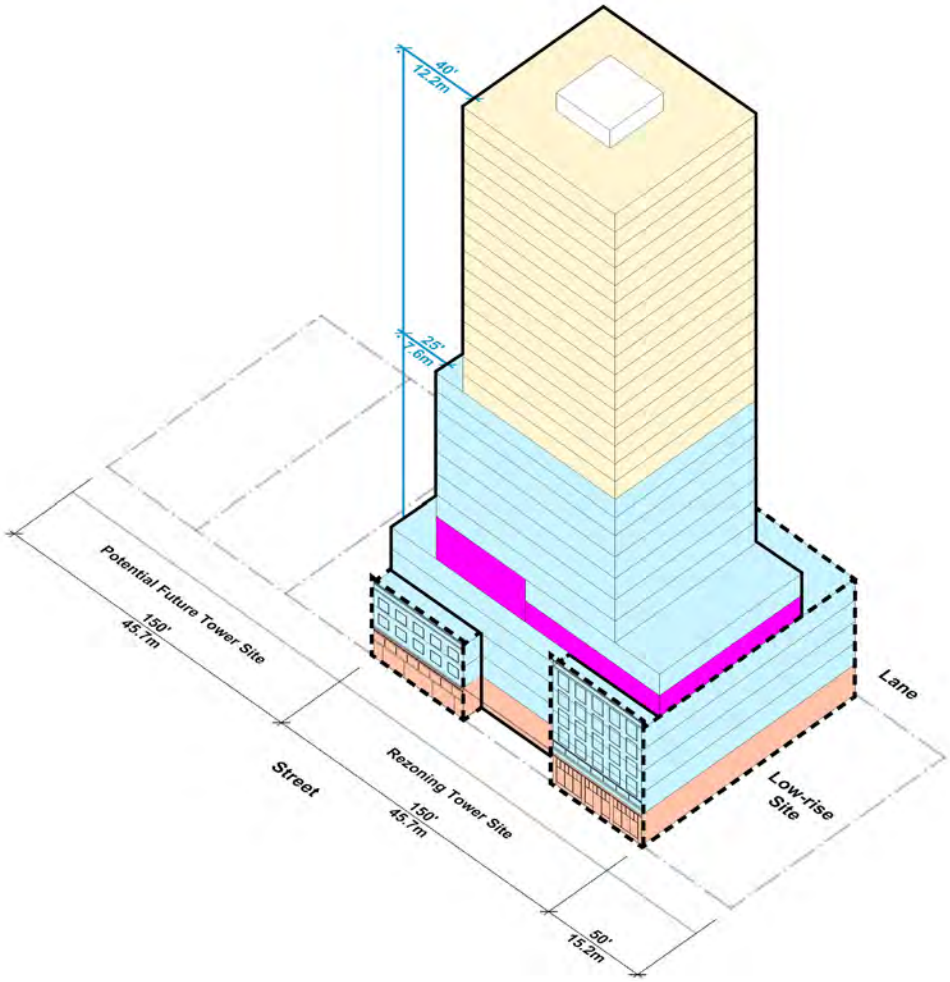
Table 7: Summary of Built Heritage High Rise Tower Standards

Standards			Reference
Site (minimum)	Site Frontage	Corner: 38.1 m (125 ft.) Mid-block: 45.7 m (150 ft.)	Downtown Rezoning Policy
Building Height (maximum)	Overall	Varies	Downtown Rezoning Policy
	Podium	21.3 m (70 ft.)	
Upper Level Setbacks (minimum)	Front Property Line	3.0 m (10 ft.)	
Tower Separation (minimum)		Minimum tower separation: • Commercial to Commercial (including hotel): 15.2 m (50 ft.) • Residential to Commercial (including hotel): 18.3 m (60 ft.) • Residential to Residential: 24.4 m (80 ft.)	DDG 5.2.3 Tower Setbacks and Separation
Amenity (minimum)	Indoor Amenity	Minimum 1.2 m^2 of space per dwelling unit	DDG 2.4 Indoor and Outdoor Amenity
	Outdoor Amenity	Minimum 2.0 m^2 of space per dwelling unit	
Private Open Space		Minimum 4.5 m^2 (48.4 sq. ft.) per dwelling unit	DDG 2.5 Balconies and Patios

Mid-Block Development

Mid-block sites maintain *tower separation* and accommodate sensitive transitions to adjacent properties.

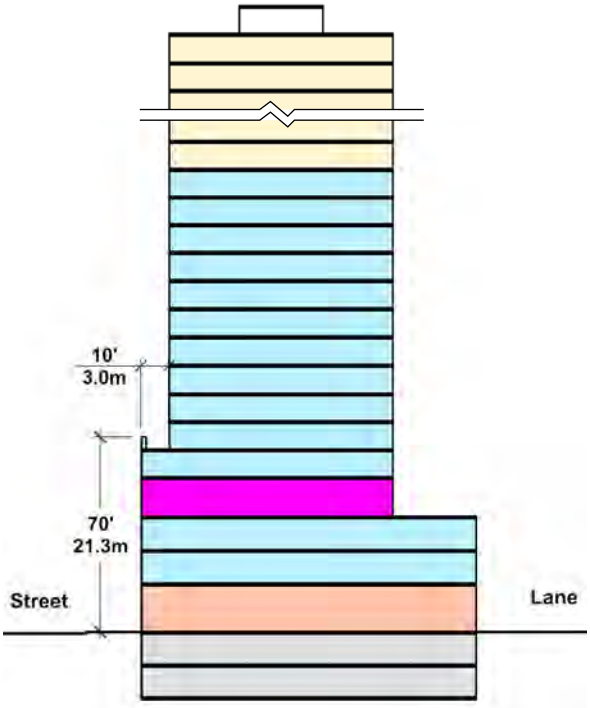


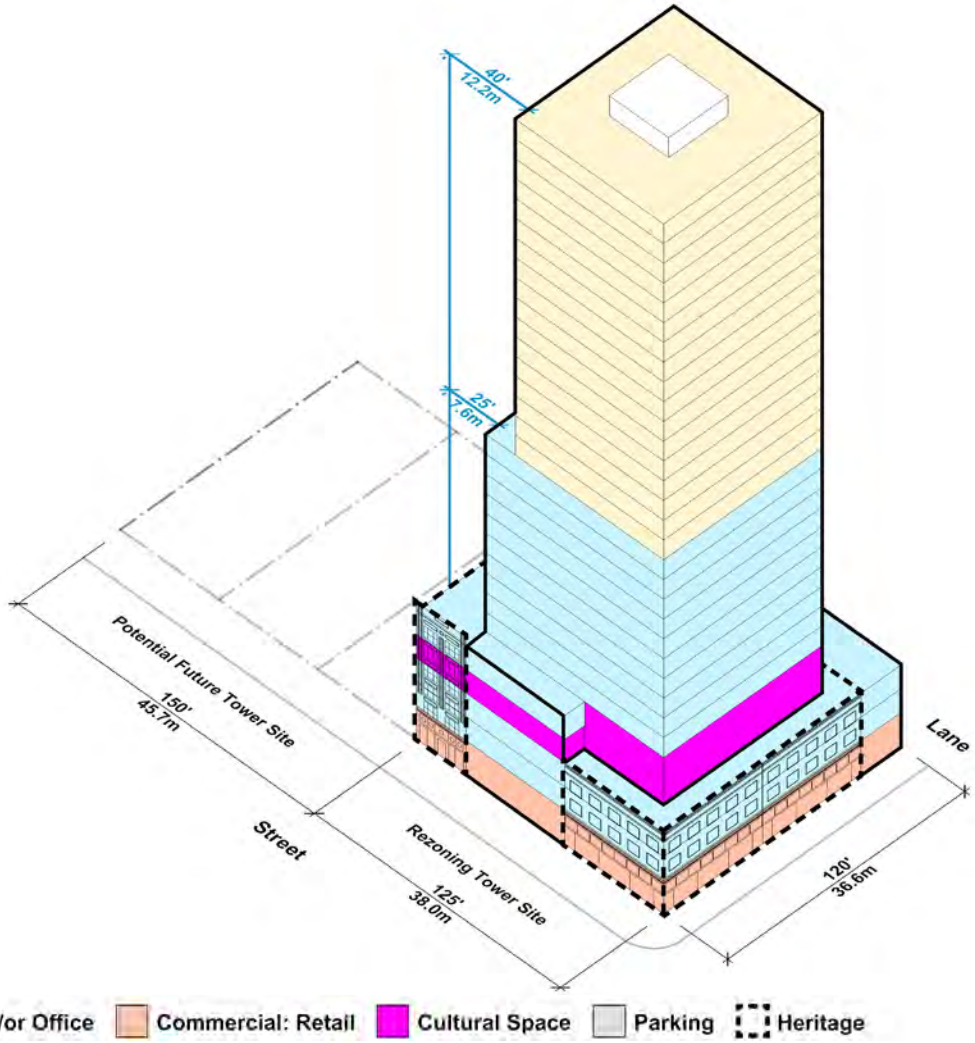


Residential | Commercial: Hotel and/or Office | Commercial: Retail | Cultural Space | Parking | Heritage

Corner Development

Corner sites present a unique opportunity for activating both the fronting and flanking streets, enhancing the public realm and creating a more pedestrian-friendly environment.





C. SPECIAL DESIGN DISTRICTS



Granville Street

Special Design District Guidelines

CITY OF VANCOUVER



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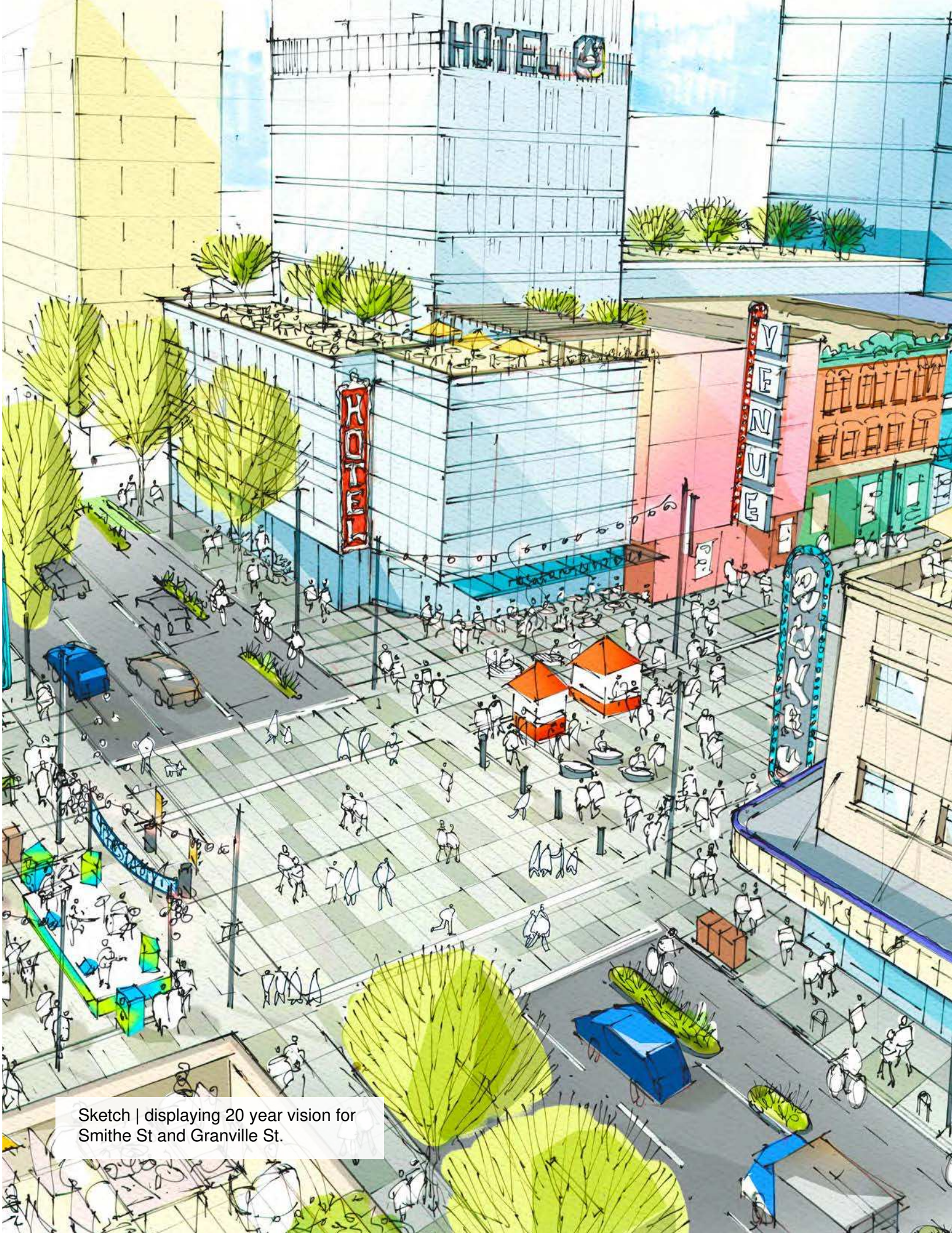
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Sketch | displaying 20 year vision for Smithe St and Granville St.

Introduction

Granville Street Entertainment District

Vision

Located in the heart of downtown, Granville Street will be transformed into a welcoming, safe, diverse and vibrant entertainment district. It will come alive with activity day and night, all year round, evolving into a premier cultural destination for live performances, dining, civic life and celebrations.

Granville Street Context

Due to the historical development patterns in Downtown, the area around Granville Street is densely populated with high-rise buildings that were not originally designed to accommodate or anticipate future towers along the Granville corridor.

Therefore, new projects must take this unique context into account while employing design strategies that satisfy the Granville Street Special Design District Guidelines and demonstrate that they reasonably mitigates development limitations on adjacent properties.

Why Good Design Matters

Granville Street's attractiveness to businesses, residents and visitors is in large part derived from the unique design of its buildings, the streets, and features like the large neon signs and marquees. Capturing and enhancing these foundational design elements should help shape a distinct design district that strengthens its character and solidifies its role as the city's cultural and entertainment hub.

The Design and Development Guidelines, including the area-specific guidance provided by the Granville Street Special Design District Guidelines (the 'Granville Guidelines'), sets minimum standards and raises expectations of design quality for development in the area.

The Granville Guidelines aim to influence development on Granville Street by focusing on the key components of design that contribute to a lively and successful street and experience of the area. A particular emphasis is placed on how buildings respond to their specific context, and contribute to Granville Street's vibrancy, economy and urban quality for decades to come.

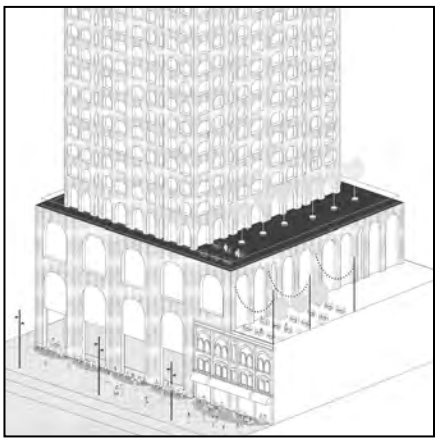
Principles



Introduction

Development within the Granville Street Entertainment District should align with the intent of the design principles.

The design response should address aspects of all principles, rather than selecting some, to ensure a comprehensive contribution to the overarching vision.



24/7 destination where people play, stay, work and live. Where culture, performance, and creativity are celebrated.

Granville Street should be a vibrant, 24/7 destination that blends living, working, tourism, and entertainment. Flexible spaces, year-round events, and a focus on culture and diversity will create an inclusive, energetic hub day and night.



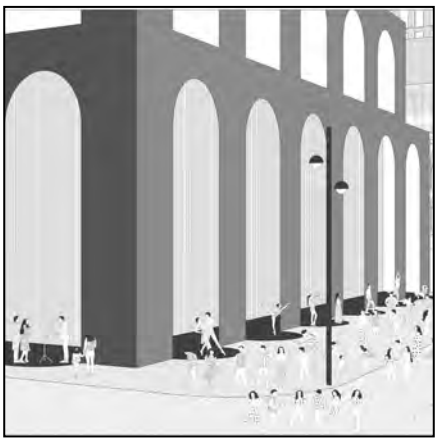
A curated fusion of heritage and innovation are celebrated.

As Granville Street evolves, preserving its rich heritage while embracing bold, modern design will create a distinctive, balanced sense of place.



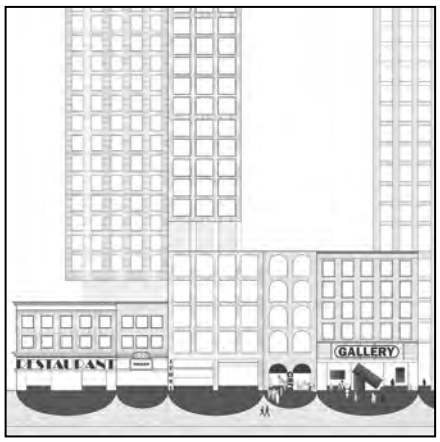
Welcoming, safe, inclusive, and equitable.

Granville Street should be designed with safety, inclusivity, and equity at its core. It should smoothly transition from a bustling daytime destination to a vibrant nighttime hub. Designs should prioritize universal accessibility by incorporating thoughtful lighting, clear sight lines and inclusive features. Places to pause will help ease congestion while preserving the lively energy that defines the street.



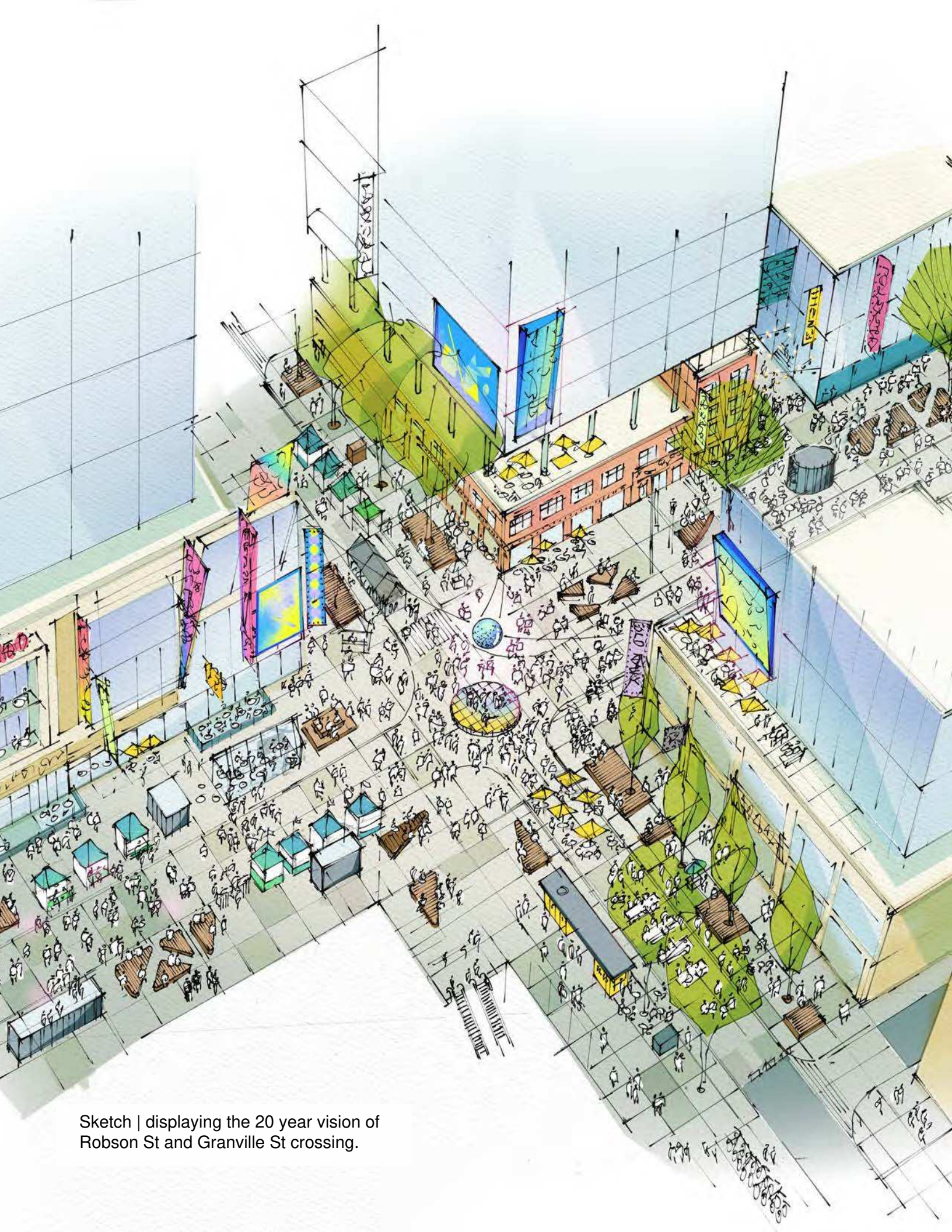
A venue for hosting large celebrations and a street filled with a generosity of daily public life.

Granville Street is a dynamic cultural hub in Downtown Vancouver, supporting both large events and everyday activities. Developments should create adaptable spaces and improve transit access while enhancing pedestrian flow with well-designed thoroughfares, queuing areas, and resting spots, all while maintaining the street's vibrant energy.



A mixture of large scale, high density buildings and fine grain human scale experiences.

Developments on Granville Street should balance high-density buildings and the intimate, human-scale experience that gives the street its distinct character. At street level, podiums should actively engage pedestrians, offering inviting spaces for shops, cafés and cultural activities. Above, building massing should rise thoughtfully, respecting the street's historic context and ensuring that taller structures complement rather than overshadow the finer grain of the streetscape.



Sketch | displaying the 20 year vision of Robson St and Granville St crossing.

1 URBAN STRUCTURE

Introduction

Special Character Area

The Special Character Area of Granville Street has significant heritage value, including, but not limited to:

- its importance to the cultural, artistic, and societal development of a variety of communities;
- its role as the heart of the region's entertainment district; and,
- its variety of existing buildings that compose its characteristic 'sawtooth' streetscape profile.

Future Pedestrianization

At the heart of the plan is a long-term move towards a year-round pedestrian zone along Granville Street that spans the downtown peninsula from Granville Bridge to Waterfront Station.

Intent

A **future year-round pedestrianized Granville Street** that:

- Upholds the heritage value of the area's arts and cultural venues and characteristic historic form, scale and massing of existing buildings.
- Reinforces its role within the larger transportation network and as a vital cultural corridor that connects to surrounding cultural hubs.
- Responds to the unique character of the each of the sub areas to deliver a high quality, safe, attractive and welcoming street.
- Creates flexible public spaces by supporting large gatherings, celebrations, and street performances and contributes to a dynamic urban environment.

Does the development reinforce the cultural heritage significance of Granville Street, and strengthen the public realm to support arts and cultural events 24/7?

1.1 Reinforce the historic character of Granville Street

Standards

[Gr 1.1.1] For site with a heritage property, heritage conservation with substantial structural retention and seismic upgrading is required. Façade-only retention is not considered heritage conservation.

[Gr 1.1.2] Rehabilitation of a heritage property through adaptive re-use is most effective when a compatible use is selected, whether by retaining the existing use or changing to the original or an alternative within the same category of uses.

[Gr 1.1.3] Any addition or new development adjacent to a heritage property must be physically and visually compatible with, subordinate to, and distinguishable from the heritage property.

[Gr 1.1.4] Contemporary buildings should reinforce the historic form, scale, and massing present in the eclectic historic streetscape of Granville Street, as related to all existing buildings, particularly heritage properties.

Guidelines

[Gr 1.1.5] Understand the historic construction, assemblies, and systems of a heritage property before intervening, recognizing their contribution to Granville Street's cultural heritage.

[Gr 1.1.6] Use a minimal intervention approach to protect and maintain the heritage property.

[Gr 1.1.7] When replacing missing or heavily deteriorated character-defining elements of a heritage property, restore them based on documentary evidence; if no evidence exists, reconstruct or redesign them in a historically compatible manner.

[Gr 1.1.8] Retention and rehabilitation of existing historic buildings other than heritage properties is encouraged but not required.

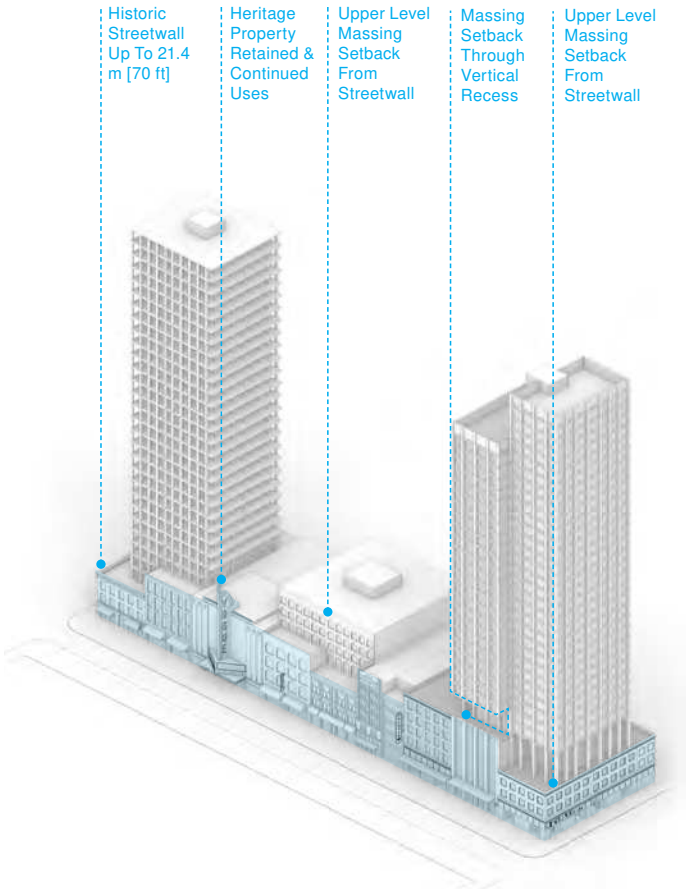
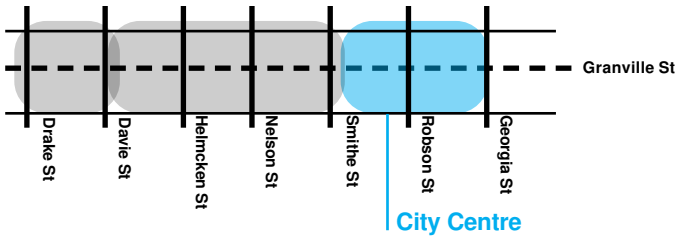


Figure 1: Highlighting strategies for preserving heritage properties, respecting historic form, and integrating contemporary design elements that complement Granville Street's cultural heritage and architectural integrity.



Image | Wythe Boutique Hotel Williamsburg, Brooklyn | New York



1.2 Mark the City Centre

Guidelines

[Gr1.2.1] New mixed-use residential developments on large sites should feature taller buildings that shape the city center's skyline.

[Gr1.2.2] Incorporate transit entries and connections into new developments to improve legibility and reinforce the area's role as a key transit hub.

[Gr1.2.3] Sites adjacent to the future public plaza at the intersection of Granville and Robson should be designed to support civic gatherings and celebrations.

[Gr1.2.4] Buildings at the intersection of Robson and Granville should incorporate large video screens into the design of the podium.

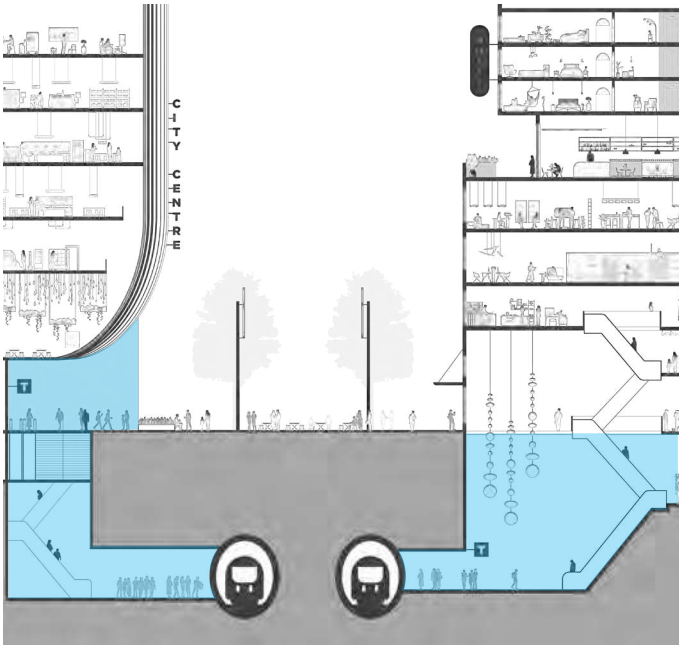
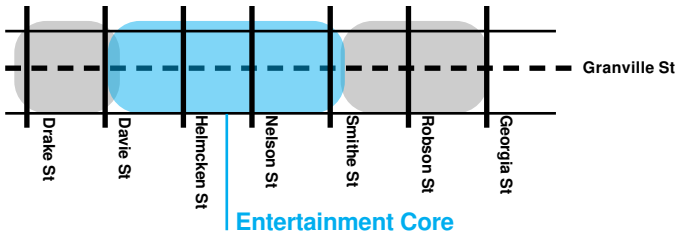


Figure 2: Section | illustrating design strategies for integrating transit connections into new developments, supporting cultural and civic gatherings at key intersections on Granville Street.



Image | The Fulton Centre | New York City



1.3 Define the Entertainment Core

Guidelines

[Gr1.3.1] Ground level uses should complement the entertainment focus of the street and future pedestrianization.

[Gr1.3.2] Ground level entrances to venues should be large and legible features of the streetscape.

[Gr1.3.3] Existing neon signage and marquees should be retained and incorporated into new development. See Section 4.1.

[Gr1.3.4] Development should integrate new neon signage to clearly identify cultural and entertainment venues and other important elements. See Section 4.1.

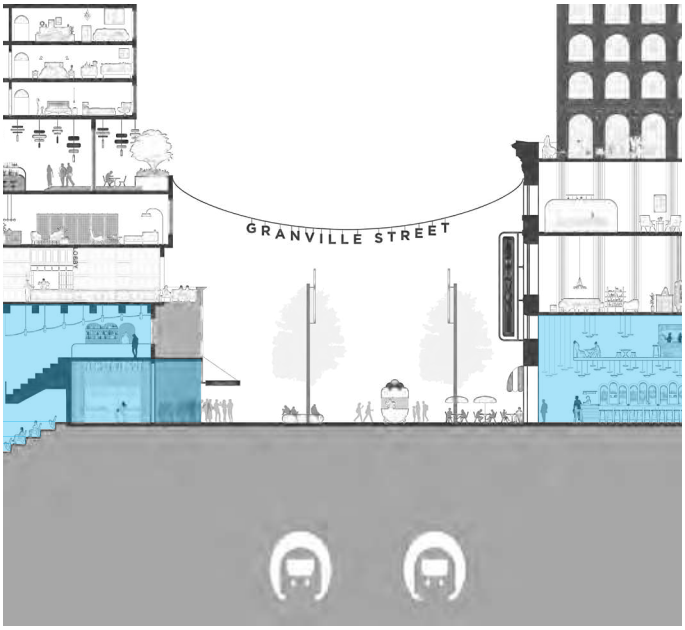
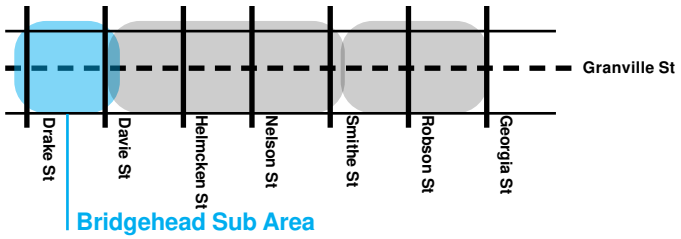


Figure 3: Section | showing strategies for vibrant ground-level uses, flexible performance spaces, and iconic neon signage to enhance Granville Street's entertainment atmosphere.



Image | Nashville's Honky Tonk Highway | Tennessee



1.4 Deliver a sociable and connected neighbourhood at the Bridgehead

Guidelines

[Gr1.4.1] Frontage improvements should prioritize creating a quieter commercial street experience that balances the area's active commercial aspects while transitioning to more peaceful residential zones.

[Gr1.4.2] To provide separation between the residential uses and the busy street level, the podium levels of mixed-use buildings should be designated for commercial uses.

[Gr1.4.3] Residential towers should be setback from the street with balconies and landscaped terraces incorporated into the building design.

[Gr1.4.4] Common residential amenity terraces and courtyards above the podium (commercial zones) should be considered to provide quieter open spaces for residents.



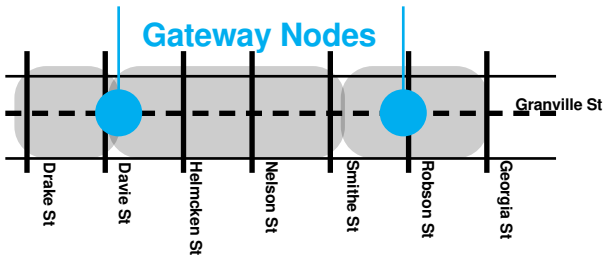
Figure 4: Section | illustrating strategies for balancing active commercial areas with peaceful residential zones, including frontage improvements, noise shielding in mixed-use developments, and social interaction terraces above podiums for quieter, community-focused spaces.



Image | MO*town Track 8 | Amsterdam

1.5 Create distinctive nodes at key intersections

Guidelines



[Gr1.5.1] Design all parts of a corner development, including architectural treatments and programming, to reinforce the placemaking role of corners and intersections.

[Gr1.5.2] Reinforce through celebratory design the importance of the Gateway Nodes at Robson Street and Davie Street as symbolic entrances to Granville Street.

[Gr1.5.3] Provide additional activity at podium, parapet, balcony, or rooftop levels to enhance corner locations.

[Gr1.5.4] Corner buildings should be public-facing, supporting entertainment, food, beverage, cultural, and arts uses.

[Gr1.5.5] Provide space for patios and flexible programming at corner interfaces, with insets or relief to enhance pedestrian movement and public realm activities.

[Gr1.5.6] Avoid back-of-house and utility uses within 30.5 m (100 ft.) of intersection corners.

[Gr1.5.7] Include signature signage, lighting, and architectural elements at corner sites to anchor the block and create a pedestrian gateway.



Image | Jameson House | Vancouver



Sketch | displaying 20 year vision for Davie St and Granville St.

2 SITE LAYOUT & BUILDING PROGRAM

Introduction

The Site Layout & Building Program chapter addresses the configuration of spaces and building design to create a public realm that reflects the unique character of Granville Street. It emphasizes the integration of flexible, pedestrian-friendly connections, active frontages, and well-defined interfaces that enhance the vibrancy of the district while minimizing vehicular impact on the pedestrian experience.

Intent

A **Site layout** that:

- Reinforces the valued characteristics of the Granville street and delivers a well-defined public realm.
- Alleviates pedestrian congestion.

A **building program** that:

- Delivers safe and high-quality interfaces between the public and private realm.
- Maximizes activation of the public realm through integrated and flexible connections.
- Delivers a variety of uses at different levels to provide daytime and nighttime activity and entertainment.
- Promotes a strong physical and visual connection between cultural and entertainment uses within the building and the street, while designing flexible spaces for performance arts, live music, and other cultural activities.

Vehicle entries and building services that:

- Minimize impacts on the public realm.
- Do not undermine the attractiveness or safety of the pedestrian experience.

Does the configuration of the ground level spaces ensure a high-quality public realm that reflects a unique entertainment district?

2.1 Deliver a well-defined public realm

Guidelines

[Gr2.1.1] Building should be aligned to the street at ground level unless they provide a well defined publicly accessible open space.

[Gr2.1.2] New buildings may be set back to reinforce the form, scale and massing of existing heritage properties.

[Gr2.1.3] Setbacks for plazas should respond to the internal building program by managing pedestrian volumes and providing onsite room to queue for venues.

[Gr2.1.4] Where buildings are set back or blocks are broken, exposed walls should be used to provide art, lighting, etc., to enhance the experience.

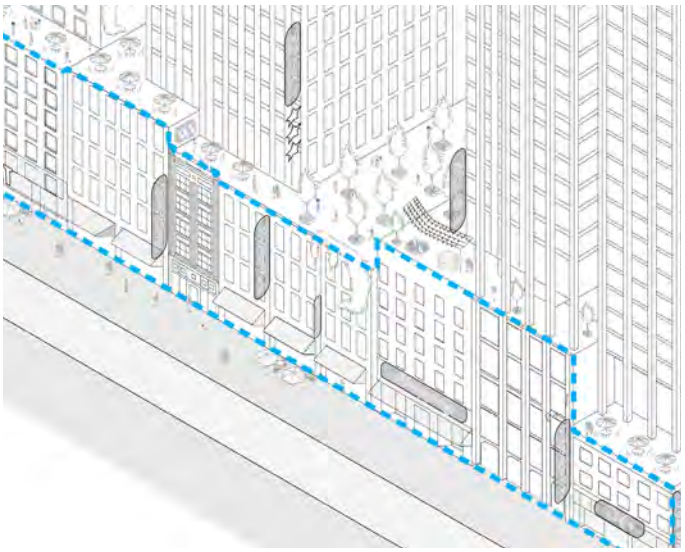


Figure 5: The streetwall is a key feature of Granville Street, defining the unique character of the historic district.



Image | Covent Garden | London

2.2 Locate and layer uses to support activity and entertainment day and night

Guidelines

[Gr2.2.1] Street frontages should be lined with activating uses that offer strong physical and visual connections, particularly at grade and upper podium levels.

[Gr2.2.2] Podium-rooftop patios, cultural spaces and event spaces should be visible from the street to maximize interaction with the public realm.

[Gr2.2.3] Entertainment uses should be located above the first storey or below ground to maximize daytime activity on the ground floors and street level.

[Gr2.2.4] Egress from venues should not adversely impact the continuity of the public realm and does not visually dominate street frontages.

[Gr2.2.5] Large floorplate tenancies should be sleeved with smaller tenancies at ground level.

[Gr2.2.6] Ground floor tenancies should be configured so that they do not rely on queuing in the public realm, except where this occurs on an on-site pedestrian connection.

[Gr2.2.7] Entrances should be located at corners or mid-block to maximize visibility, legibility and accessibility.

[Gr2.2.8] Consider operable facades to enhance public experience and increase transparency of interior program.

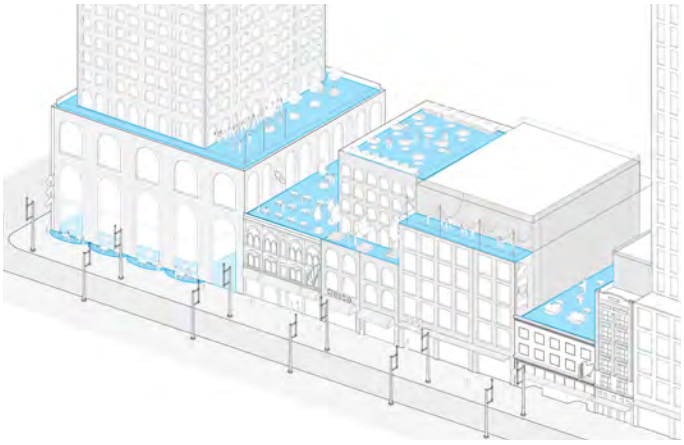


Figure 7: Roof decks can be used for crowd management in venues located on upper floors, such as clubs. Roof decks provide flexible space for queuing or gathering, helping manage pedestrian flow.



Image | Honky Tonk Central | Nashville

2.3 Thoughtfully integrate hotel and venue parking and passenger loading

Guidelines

[Gr2.3.1] Hotel vehicle entrances and passenger loading areas should be intuitive and legible.

[Gr2.3.2] Pedestrian entrances should be located along Granville Street with secondary entrances provided from laneways or mid-block connections, breezeways and arcades.

[Gr2.3.3] Designated vehicular loading zones should be provided to all developments from laneways or mid-block connections. Additional accessible loading spaces and parking should be considered.

[Gr2.3.4] Hotels and venues should provide clear service access, including hotel entries that wrap corners with laybys off the lane.

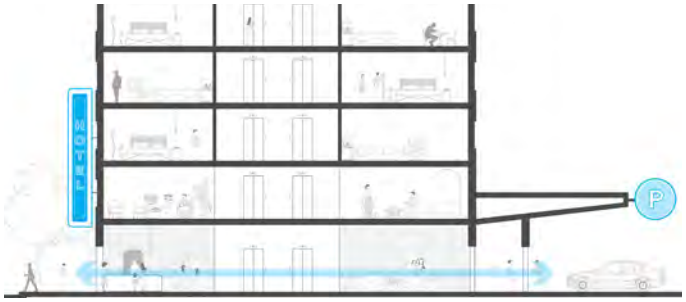


Figure 8: Hotel and building vehicular entries on parallel laneways to Granville, keeping the main street free of vehicles and ensuring a better pedestrian experience.



Image | One Burrard Place | Vancouver

Design Outcomes To Avoid



Image: Contemporary buildings should be visually and physically compatible with, subordinate to, and distinguishable from the heritage properties.



Image: Add variety through different sized CRU's and mix daytime & nightime uses to provide active frontage 24/7.



Image: Dead facades on blocks with high rise towers lead to empty streets and a public realm that is not activated.



Image: Inactive storefronts can result in unclean, vandalized conditions. Provide continuous ground floor activation along street.



Image: Platforms and lifts to be avoided where they gather unsafe spaces.



Image: All vehicle and servicing access should be provided from the laneway. No Loading / pick up / drop off on Granville Street.

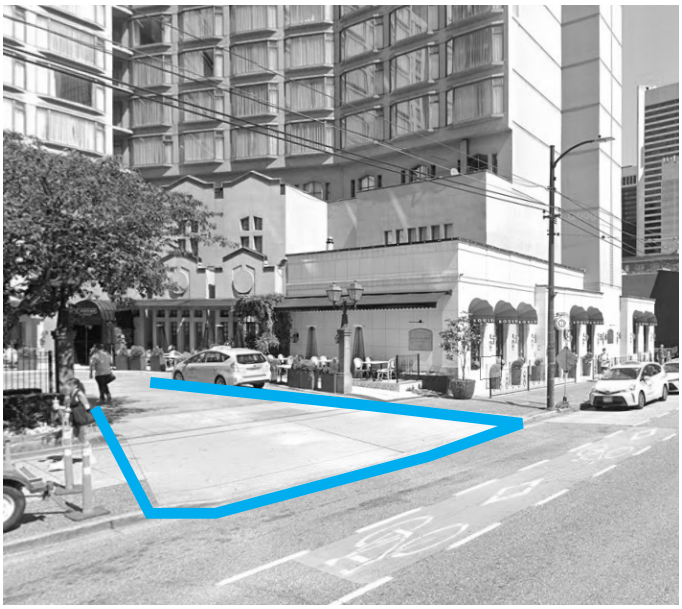


Image: Vehicle entries off Granville Street to be avoided. All vehicle and servicing access should be provided from the laneway.



Image: Dead rear elevation that discourages laneway activation.



Sketch | displaying 20 year vision for Davie St and Granville St.

3 STREETSCAPE & BUILDING MASS

Introduction

The building mass chapter relates to the three-dimensional form of a building, including its scale, height, proportions and composition.

Intent

Building mass that:

- Reinforces the fine grain and visual interest of the Granville streetscape.
- Adopts contemporary design that is physically and visually compatible with, subordinate to and distinguishable from existing heritage properties along Granville Street.
- Distinguishes between different buildings where a development comprises multiple buildings.
- Contributes architecturally distinct and interesting towers to the downtown skyline.

Street wall that:

- Adopts a variety of street wall heights to contribute to the traditional fine grain, vertical rhythm, and visual interest of the Granville streetscape.
- Creates an aesthetically interesting backdrop for the public realm.
- Frames a comfortable and attractive pedestrianized Granville Street.

Do the contemporary buildings contribute to the storytelling of the development pattern of Granville Street, and respect its cultural heritage?

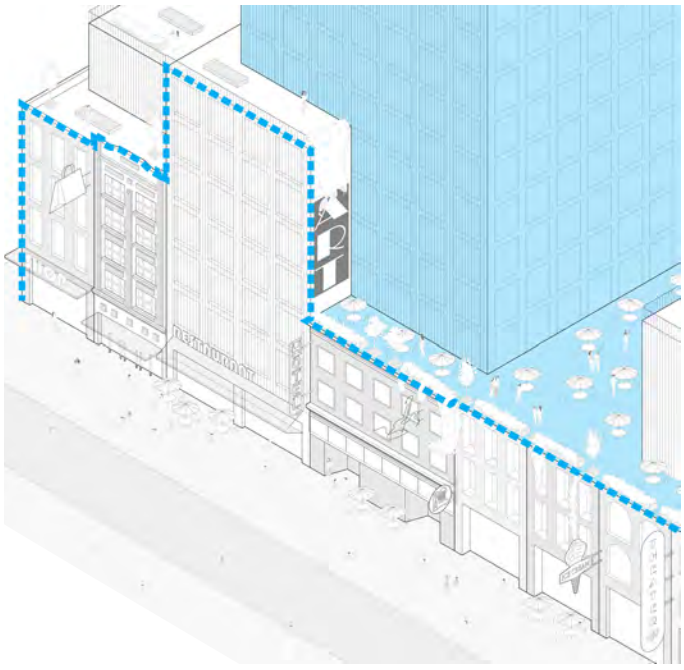


Figure 9 | showing massing which provides fine-grain vertical and horizontal rhythm. Variation provided across the street wall. Tower massing setback celebrates podium scale.

3.1: Reinforce a fine grain & vertical rhythm

Standards

[Gr3.1.1] Buildings with a street frontage greater than 22.9 m (75 ft.) should be broken into smaller vertical sections no wider than 15.2 m (50 ft.) to reflect the historic pattern of development.

[Gr3.1.2] The street wall height should not exceed 21.3 m (70 ft.).

i. Towers should be set back a minimum of 3 m (10 ft.) from Granville Street above the maximum street wall height.

ii. Tower podiums adjacent to an existing or future low-rise building site may be increased to 27.4 m (90 ft.) in height if all parts of the podium above the street wall height are set back a minimum of 3 m (10 ft.).

[Gr3.1.3] When integrating a contemporary building with a heritage building, it should be recessed to reinforce the integrity of the historic street wall by one or both of the following:

i. Horizontal: Locate the façade of the contemporary building no less than 3 m (10 ft.) from the heritage façade.

ii. Vertical: Locate the underside of the contemporary façade at least two storeys above the parapet of the heritage façade.

[Gr3.1.4] Towers or portions of towers that propose a vertical recess in place of a horizontal setback along Granville Street should not exceed 22.9m (75 ft.) in length.

Guidelines

[Gr3.1.5] Contemporary buildings should be designed to maintain and reinforce the historic sawtooth profile of the street wall.

[Gr3.1.6] Contemporary buildings should be taller than adjacent heritage properties.

[Gr3.1.7] Contemporary façades being integrated with or adjacent to a heritage property should be articulated to complement its existing vertical order, with consideration given to:

i. The scale, proportion and pattern of window and door openings.

ii. Cornice lines.

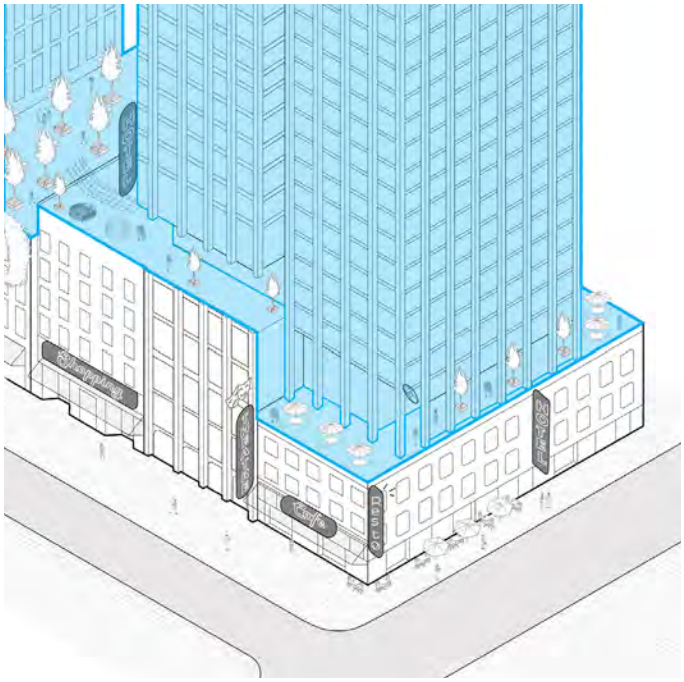


Figure 10: An illustration showing upper-level tower setbacks, including both horizontal setbacks and a vertical recess of the contemporary building from the heritage property.



Image | 325 Carrall Street Apartments| Vancouver

3.2: Create transitions between towers and low-rise heritage properties

Guidelines

[Gr3.2.1] Developments should include transitions in height, scale or prominence to a heritage property and avoid relying solely on surface treatments or decorative effects.

[Gr3.2.2] Existing heritage properties should be integrated into the podium design by providing roof deck patios visible from the street and adjacent buildings.

[Gr3.2.4] Taller buildings should consider how the historic pattern of development and fine grain module can be reflected in the tower expression.

[Gr3.2.5] Where a low podium is adjacent to a potential future development site, tower elements above the podium, up to a height of 27.4m (90 ft.), should consider façade treatments that anticipate future development.

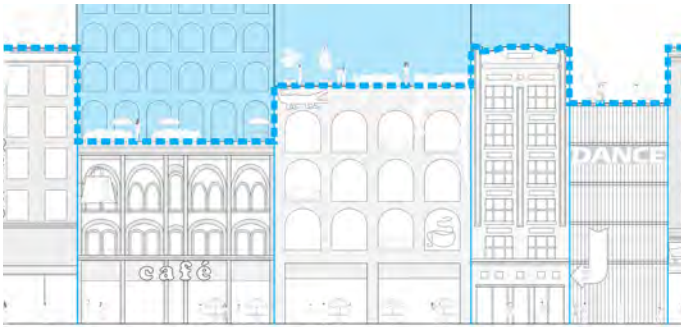


Figure 11: Elevation | illustrating façade expression along the street and the approach to differentiating between Heritage and Contemporary buildings.



Image | Queen Richmond Centre West | Toronto

3.3 Provide visual diversity

Guidelines

[Gr3.3.1] Development should adopt a diversity of forms, typologies and architectural language, within a cohesive design framework, on large site where a development comprises multiple buildings.

This might include:

i. Variety of materials, textures and finishes.
ii. Variety of facade design compositions.
iii. Variety of different architectural languages (e.g. modern with heritage)

[Gr3.3.2] Design with contemporary materials, methods and detailing to distinguish between the new and the heritage property in a manner that is physically and visually compatible.

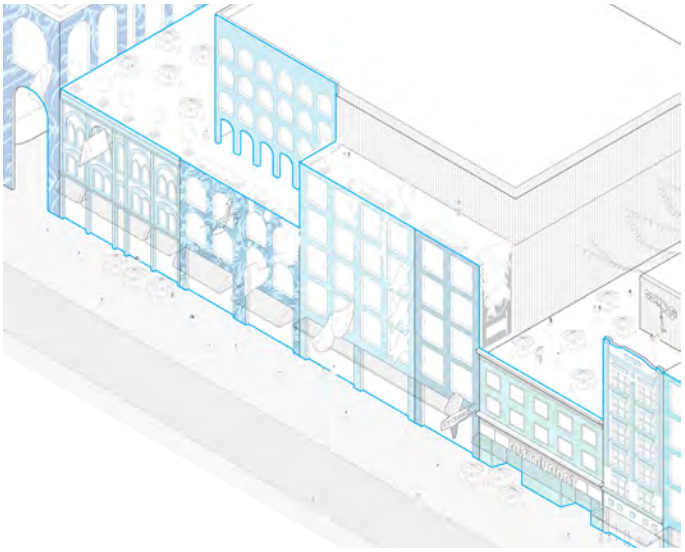


Figure 12: Illustrating how composition of build form, materiality, and expression should provide visual diversity.



Image | The Exchange Tower | Vancouver

Design Outcomes To Avoid



Image : Architectural variation should be provided, massing should be varied with set backs displaying the sawtooth concept.



Image : Provide visual differentiation between heritage and new buildings. Use high-quality materials.



Image : Blank walls to be avoided, either openings via balconies or set backs in the massing.

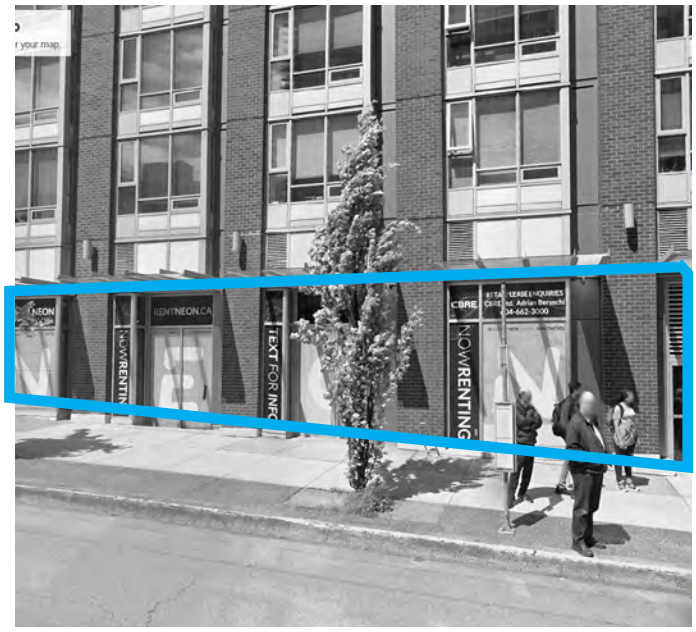


Image : Avoid large expanses of frontage without pedestrian entry along the main street.



Image : A deep setback to the carpark access door results in an undesirable space which feels unsafe at night and impacts the continuity of the pedestrian realm.



Image : Roof terraces should be activated with uses. Avoid inactive facades at ground level.

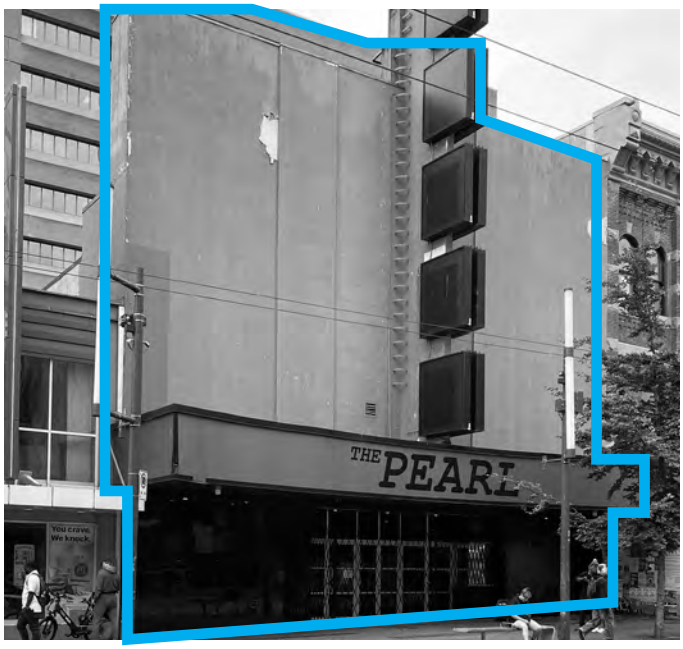
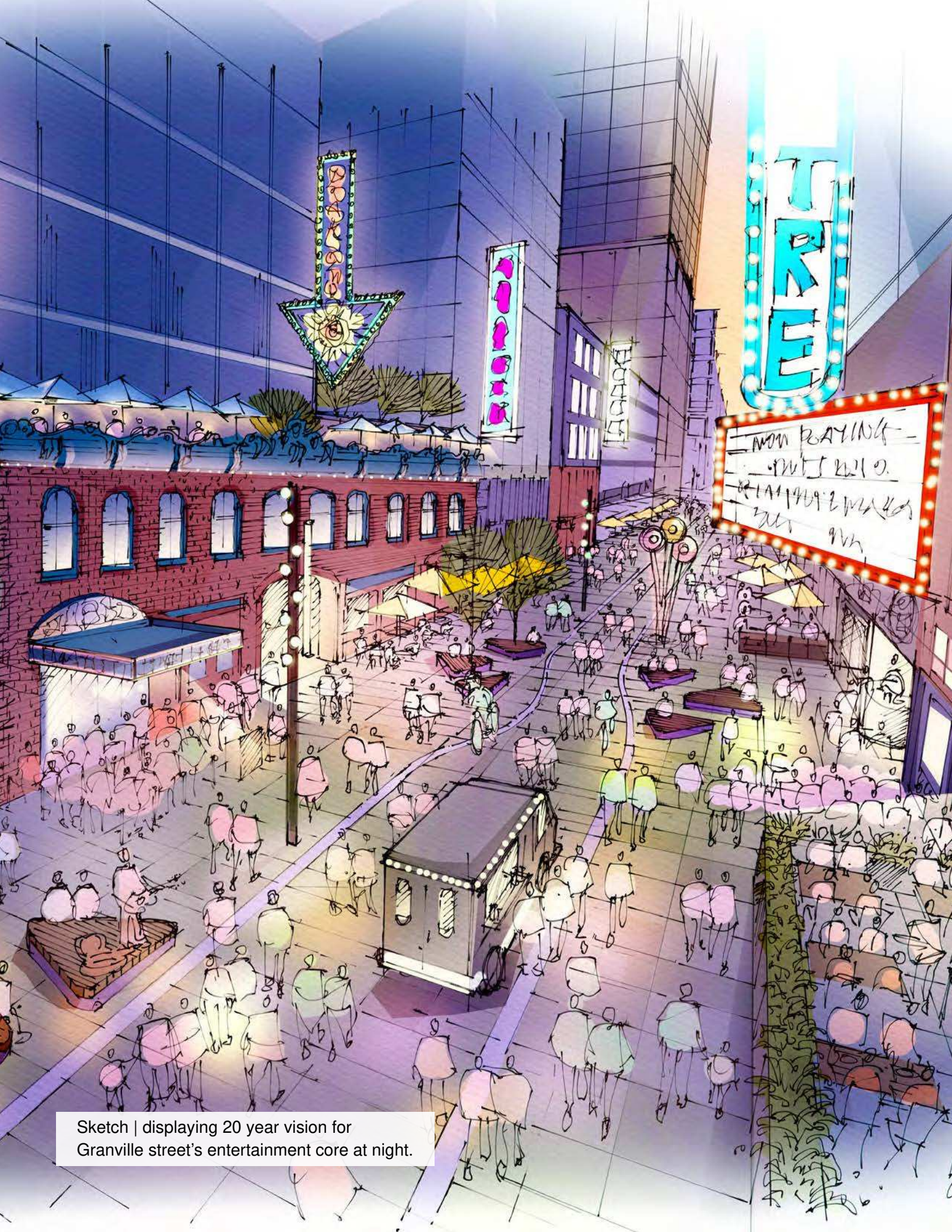


Image : Avoid blank walls, tinted, opaque or high reflectivity glass which obscures views between the public realm and building interior.



Image : Avoid long, narrow, dark, laneways and streets with large extent of inactive frontages, in order to promote safe and inclusive urban environments that are representative of all communities and genders.



Sketch | displaying 20 year vision for Granville street's entertainment core at night.

4 DESIGN DETAIL

Introduction

Design detail refers to the resolution of a contextually responsive building exterior that contributes to the quality of the public realm through its architectural expression, materials and finishes.

Intent

Exterior design that:

- Incorporates contemporary design detailing that complements the historic character of Granville Street.
- Retains the visual and physical integrity of the character-defining elements of a heritage property, primarily on the historic front façade.
- Establishes Granville Street as a destination for nighttime activities and entertainment.
- Responds to the distance at which the building is viewed and experienced from the public realm in the selection, scale and quality of design elements.

Do the architectural and urban design details reinforce the character-defining elements of Granville Street?

4.1: Reintroduce Neon Signage

Guidelines

[Gr4.1.1] Provide neon signage along Granville Street to highlight venues, cultural spaces, and businesses.

[Gr4.1.2] Neon signage should have visual precedence over other lighting.

[Gr4.1.3] Rehabilitation and/or restoration of existing neon signs should be based on archival documentation.

[Gr4.1.4] New neon signage should be designed in a contemporary manner that is compatible with the historic character of the area.

[Gr4.1.5] New neon signs should be located on or below the podium level and be visible from street level.

[Gr4.1.6] Neon signs should be a variety of scales with focus as an integrated architectural element i.e. not just a business logo (refer to 'Design Outcomes to Avoid' sections).

[Gr4.1.7] Neon signage should be provided at a minimum interval of every 7.6m (25 ft.) of street frontage along Granville Street between Davie Street and Robson Street intersections and vary in scale and sizes.



Figure 13: Illustrating how plentiful and creative neon signage play an intrinsic role in reinforcing the eclectic and electric character of the Granville Street entertainment district.



Image | Neon signage is integral to the identity of the Granville Street Entertainment District

4.2 Use digital screens at Granville and Robson

Guidelines

[Gr4.2.1] Digital screens should be positioned at the intersection of Granville Street and Robson Street to energize the entertainment district. Digital screens are not appropriate elsewhere on Granville Street.

[Gr4.2.2] Digital screens should be designed as an integrated component of the façade. The façade should be detailed to avoid the appearance of an inactive façade when the screen is turned off.

[Gr4.2.3] Screens should not detract from Granville streets neon signage identity.

[Gr4.2.4] Screens should be thoughtfully designed to minimize visibility from nearby residential buildings and strategically placed to support everyday programming that is adaptable for large events.

[Gr4.2.5] Screens should be in operation 24 hours a day but should be dimmed or concealed from view from nearby residential buildings after 10:00 pm.

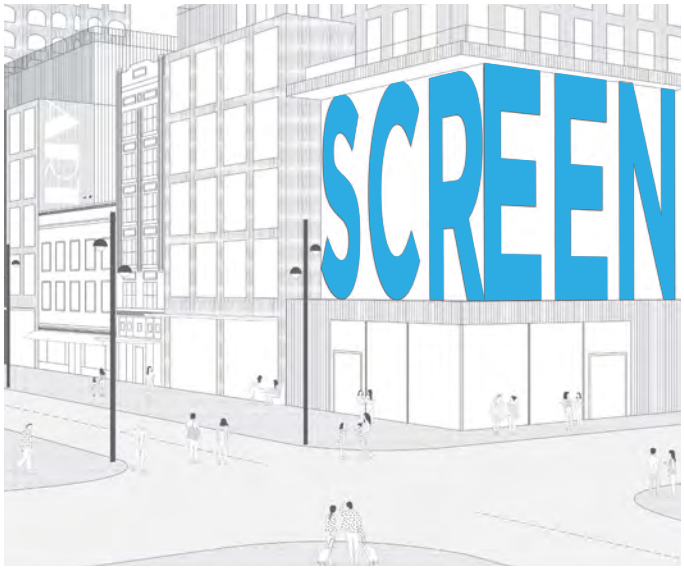


Figure 14: Illustrating how screens can be integrated into the commercial podium at the intersection of Granville and Robson.



Image | Piccadilly Circus | London

4.3 Maintain the Character-Defining Elements of Granville Street

Guidelines

[Gr4.3.1] Maintain the visual and physical integrity of existing heritage properties of various architectural styles.

[Gr4.3.2] Retain or restore the character-defining elements of the heritage property, primarily on the historic front façade, to establish pedestrian scale and rhythm.

Storefront Design

[Gr4.3.3] Retain or rehabilitate the storefront of a heritage property. Storefront assemblies historically include: three/four-point awning or canopy; minor cornice; sign band; large display windows with glazed transoms and closed bulkhead; and recessed entry doors with decorative tile, stone or terrazzo paving.

[Gr4.3.4] New storefront design should complement, not imitate, the storefronts of adjacent heritage properties in a contemporary manner.

Weather Protection

[Gr4.3.5] Encourage rehabilitation of heritage properties by reinstating awnings and canopies based on archival documentation.

[Gr4.3.6] Contemporary buildings should provide weather protection that add visual interest and contribute to the eclectic and electric identity of the area.

[Gr4.3.7] Weather protection depth should be designed to accommodate and visually express anticipated building use. For example:

i. Marque size weather-protection (increased height and depth for queuing), to be provided at major venues.
ii. Long-span canopy that covers patio area below.
iii. Landmark feature canopy for venues and hotels.

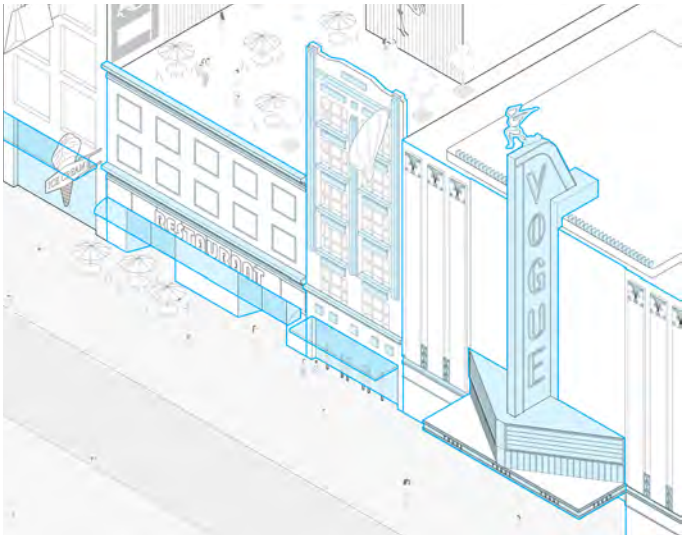


Figure 15: Expressing how unique storefronts and weather protection can add to the character of Granville Street.

4.4 Mitigate Noise for Sensitive Uses

Guidelines

[Gr4.4.1] New hotel and residential buildings should meet higher standards of acoustic performance and to maximize liveability and mitigate impacts from local events and entertainment noise including:

i. Triple glazed windows.
ii. Balcony design strategies (e.g. enclosed and/or retractable balconies).
iii. Air conditioning or other means to cool interior spaces that does not require window opening.
iv. Increased noise insulation.
v. Locating office space on lower building floors.
vi. Other innovative approaches to noise mitigation.
vii. An acoustic report (DP).

[Gr4.4.2] Locate office, hotel or other non-residential uses directly above and next to live performance venues or cabarets to provide a 'noise barrier' between residential uses and minimize noise impacts.



Image | Example of noise mitigation using a pocket park with greenery to create a haven from the busy street front. The water feature generates grey noise, masking surrounding sounds. Paley Park by Zion & Breen Associates, NYC.

Design Outcomes To Avoid



Image : Poor treatment of corner blocks with blank facades results in unsafe nooks.



Image : Low quality, non-illustrative neon signage.



Image : Corner interfaces should provide sufficient space to allow for patios and flexible programming at building edges. Poor use of rooftop and opaque facades should be avoided.

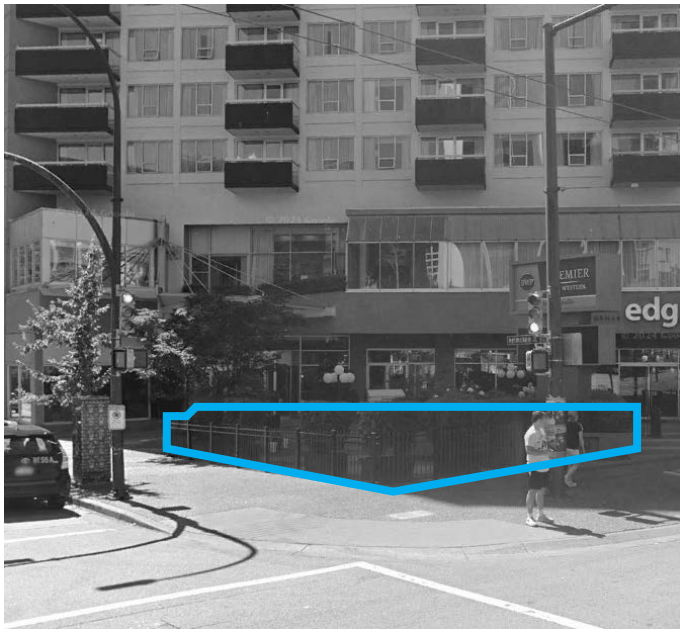


Image : Fencing to be avoided where set backs / open space are provided in corner blocks.

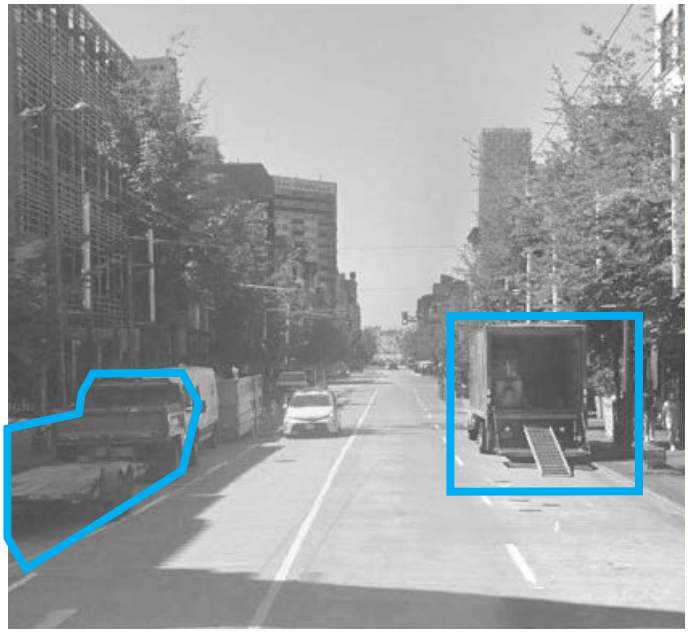


Image : Back of house and loading services to be avoided on Granville Street.



Image : Garage entrance for public parking to be integrated on upper floors to avoid resulting in unsafe spaces. Ground floor should have more active uses.



Consultant Production Credit:
The Granville Street Special Design Guide was produced in partnership with:

- HCMA
- WEST 8
- HAPA
- PRISM
- EOS

D. APPENDIX

REGULATORY AND POLICY REFERENCES

Without limitation, applicable Vancouver Council policies and guidelines for consideration include:

- Solar Access Guidelines for Areas Outside of Downtown
- Public Views Guidelines
- Housing Design and Technical Guidelines: City-owned social housing
- Bulk Storage and In-Suite Storage in Multiple Dwelling Residential Developments Bulletin
- Parking By-law 6059 and the Parking and Loading Design Supplement
- Relevant green building development by-laws, policies and guidelines
- Childcare Design Guidelines and Childcare Technical Guidelines
- Boulevard Gardening Guidelines
- Ecological Network, Blue-Green Systems Alignments, and relevant Public Realm Plans
- Garbage and Recycling Storage Facility Design Supplement

GLOSSARY

Term	**Definition**
Active Uses	Active uses include shops, cafés, community serving areas, lobbies, *ground-oriented* dwelling units or amenity spaces that engage people and bring life to an area. They encourage pedestrian activity, enhance safety, and create vibrant, inviting environments. Bicycle parking is not considered an active use.
Active Frontage	An active frontage is the part of a building's frontage that offers visual or physical access—such as windows or doors—to *active uses* within the interior of the building.
Blue-Green Systems	Blue-green systems are networks of connected park-like streets that manage water and land in a way that is inspired by nature and designed to replicate natural functions and provide ecosystem services. These systems seek to protect the ecological, hydrological, and social values of the urban landscape and water cycle, and to provide resilient measures to address climate change and flood management, increase connectivity, and enhance access to nature.
Block Study	A diagrammatic study of the block surrounding a development parcel, measured from street-to-street, illustrating the likeliest future development pattern, including the proposed development. A block study should: **a)** Include a clear rationale that explains the overall block layout, **b)** Include existing contextual conditions (e.g. existing towers, active and approved applications), **c)** Show parameters for all sites (e.g. site frontages and depths, *dedication*s, setbacks, etc.), **d)** Show *tower separations* and reasonably shaped *tower floor plat*es with dimensions and floor areas. Applicants should demonstrate that adjacent properties can reach their maximum *tower floor plat*es, **e)** Illustrate that surrounding developments can reasonably meet built-form expectations, and **f)** Consider additional requirements or constraints such as proximity to a unique area (e.g. a park or protected view).
Dedication	Dedication of land for road or lane widening can be a condition of development permit issuance or a rezoning application.
Facade	The exterior face or front of a building, often its most prominent or public-facing side.
Ground-Oriented Units	Provide direct, physical access from the interior of the unit to at grade *open space*s. They do not require access pathways from the public sidewalk.
High-Rise Apartment	Apartment tower containing more than 8 dwelling units, with a building height up to 84.0 m (275 ft. - 26 storeys), or 69.0 m (226 ft. - 21 storeys) in the R5-2 district.
High-Rise Mixed-Use Residential Building	Mixed-use residential tower with a building height up to 84.0 m (275 ft. - 26 storeys), or 69.0 m (226 ft. - 21 storeys) in the R5-2 district.

Term	**Definition**
High-Value Trees	Industry standard terminology provided from the arborist reports that is used to evaluate the value of the tree based on a series of factors (health, size, suitability) and where it doesn't interfere with the building envelope, largely determines if they suggest retention.
Inactive Uses	Building frontages or ground-floor spaces that do not engage with the public realm — such as blank walls, mechanical rooms, parking garages, or storage areas — and typically lack transparency, entrances, or visual interest for pedestrians.
Low-Rise Apartment	Apartment containing more than 8 dwelling units, with a building height up to 23.0 m (75 ft. - 6 storeys), or up to 27.5 m (90 ft. - 8 storeys) where all residential floor area is developed as social housing.
Low-Rise Building	See *Low-Rise Apartment*.
Low-Rise Mixed-Use Residential Building	Mixed-use residential building with a building height up to 23.0 m (75 ft. - 6 storeys), or up to 27.5 m (90 ft. - 8 storeys) where all residential floor area is developed as social housing.
Mass Timber Building	Refer to Section 2 of the Zoning and Development By-law.
Mid-block Connection	An exterior public route at street level for pedestrians and nonmotorized users, generally providing a connection for slow movement through a block to improve access and ease of movement. Mid-block Connections referred to in these guidelines are located on private land but are open to the public, free of charge. Within the Cambie Corridor Public Realm Plan, mid-block connections are referred to as 'Secondary Active Links.'
Mid-Rise Apartment	Apartment tower containing more than 8 dwelling units, with a building height up to 47.0 m (154 ft. - 14 storeys).
Mid-Rise Mixed-Use Residential Building	Mixed-use residential tower with a building height up to 47.0 m (154 ft. - 14 storeys).
Minimum Site Frontage	The minimum total length of a parecl, or an assembly of parcels required for consideration as a *tower site* without the need for a discretionary decrease.
Non-Tower Site	Is defined as a site that meets one of the following criteria: **a)** A mid-block site with a frontage greater than 12.2 m (40 ft.) and less than 45.7 m (150 ft.) that cannot reasonably consolidate into an enabled frontage, or **b)** A corner site with a frontage less than 39.6 m (130 ft.)
Open Space	Open space includes Privately Owned Public Spaces (POPS), *Mid-block Connection*s, Outdoor Amenity Space, Private Open Space and other at-grade outdoor space for trees, planting and transitioning between uses.
Podium Level Massing	Podium level massing is considered to be any portion of a building below seven storeys (approximately 21.3 m (70 ft.)).

Term	**Definition**
Privately-Owned Public Space (POPS)	Public spaces that are on private land but are open to the public, free of charge. They can include green spaces, plazas, play areas and other spaces. Within the Cambie Corridor Public Realm Plan, POPS are referred to as 'Minor Plazas', 'Sidewalk Plazas', and 'Enhanced Open Spaces.'
Tower Development	Any development over 6 storeys, approximately 21.3 m (70 ft.).
Tower Elements	Any portion of a building higher than six storeys up to a maximum of 21.3 m (70 ft.) in height. Enclosed rooftop amenities on a low-rise building or the podium of a mid-rise or high-rise building are excluded from the definition of a tower.
Tower Floor Plate	The total gross floor area of a single level of the tower element, excluding podium levels. It includes elevator cores, storage, stairs, etc., but excludes open cantilevered balconies, architectural projections, and similar appurtenances.
Tower Separations	Are measured from the outermost enclosed face of the building excluding balconies and architectural features/protrusions. Vertical circulation cores should comply with tower separation expectations.
Tower Site	A development parcel or assembly of parcels which meets the minimum site frontage and/or site area set out in Council-approved policies or by-laws to be considered for a *tower development* without the need for a discretionary decrease.

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MEMORANDUM

coriolis CONSULTING CORP.

DATE: 7 July 2025

TO: Joseph Tohill, City of Vancouver

FROM: Blair Erb, Coriolis Consulting Corp.

RE: Summary of Economic Testing for R3 and R5 Districts in Broadway and Cambie

1.0 Introduction

The City of Vancouver is reviewing development regulations and processes to help speed up the delivery of new housing. As part of this work, the City is creating simplified district zoning schedules to:

- Provide the opportunity for applicants to rezone into an existing district schedule rather than rezone into a CD-1 (Comprehensive Development) District. This will reduce approvals costs and time.
- Enable the City to initiate rezonings of multiple properties in an area (also referred to as pre-zoning). This will eliminate the need for applicants to rezone a property, reducing costs, time and uncertainty.

The City has drafted a new lowrise district schedule (R3) and a new highrise district schedule (R5). These are intended to be applied to properties located in the Broadway and Cambie Corridor Plan areas.

To help staff evaluate and refine the new draft zoning districts, the City retained Coriolis Consulting Corp. to complete financial analysis to help determine:

- Whether new apartment development is likely to be financially viable under the new draft zoning districts.
- The likely impact of potential inclusionary social housing requirements.
- The likely impact of potential inclusionary below market rental unit requirements.
- The impact of incorporating local retail and service space into new projects.
- The potential for some types of projects to incorporate childcare space (both privately owned and turnkey childcare space).
- The funding required to make non-profit social housing development viable.

All of the financial analysis was completed twice:

- First, assuming applicants would rezone into the new district schedule.
- Secondly, assuming the City prezoned properties in advance.

We completed the detailed analysis between December 2024 and February 2025, so all market conditions, costs and financing rate assumptions are based on conditions at that time.

This memo provides a summary of the findings, focusing on:

- The approach to the analysis.
- The types of case study sites analyzed.
- The development scenarios tested.
- The key assumptions.
- The main findings of the analysis.

In total, we analyzed over 175 different scenarios. We provided the detailed results of all of the scenarios that we analyzed to City staff separately.

2.0 Approach

In order for private developers to be interested in proceeding with a new project, the project needs to be financially attractive. This means that developers planning new projects need to think the project will generate a sufficient return on the total investment to obtain project financing and address the costs and risks associated with the new development. This is different than non-profit or government funded development projects which may not require a return on project costs.

We analyzed the likely financial performance of different development scenarios that could be permitted under the R3 and R5 schedules at case study sites throughout the two planning areas. For each private sector for-proift redevelopment scenario, we compared the estimated potential revenues with the total anticipated costs to determine the likely profitability of the scenario and the land value supported by the scenario:

1. In consultation with City staff, we identified a range of different case study sites for our analysis in the two planning areas. The case study sites were selected from the different locations that are candidates for the new zoning districts.
2. We estimated the value of each site under its existing use and existing zoning. This is the minimum value that a developer would need to pay for a site in order to acquire it for redevelopment.
3. We agreed with City staff on the redevelopment scenarios to test for each of the case study sites (e.g., density, mix of uses, tenure, affordable housing assumptions).
4. We created detailed financial proformas to analyze the likely financial performance of each redevelopment scenario at each case study site.
5. For strata residential projects, we used the financial analysis to:
    - Estimate the maximum land value supported by the redevelopment scenario. This is the value that a developer could afford to pay for the case study site, complete the overall project and expect to generate a sufficient return on their total investment upon sale of all of new units. In order for a scenario to be financially viable, the land value supported by a redevelopment scenario needs to be approximately equal to (or higher than) the value of the property under its existing use and zoning. Otherwise, it will be more attractive (financially) to retain the property in its existing use or build new ownership housing under the current zoning.
    - Estimate the profit margin from the completed development (profit on sale of all units divided by total project costs including land cost) if the applicant acquired the property at the value of the property under its existing use and zoning, built the project, and sold all of the units.
6. New rental projects are either retained by the developer or sold by the developer to an investor upon completion, so for the rental scenarios, we used the financial analysis to evaluate different indicators of land value and profitability depending on whether the project was sold or retained by the developer, including:
    - The value that a developer could afford to pay for the case study site, complete the overall project and expect to generate a sufficient return on their total investment upon project completion.

- The profit margin from the completed development (profit on sale of building divided by total project costs) if the applicant acquired the property at the value of the property under its existing use and zoning, built the project, rented out the units and sold the completed project to an investor.
- The annual yield to the developer (annual net income divided by total project costs) if the applicant acquired the property at the value of the property under its existing use and zoning, built the project, rented out the units and held the completed project as an income-producing property.

7. For each redevelopment scenario, we then used the proforma analysis to determine one of two things:

    - For a given specified density provided by the City, whether the redevelopment scenario would likely be financially viable.
    - For some scenarios (specified by the City), the density likely required to make redevelopment financially attractive.

For the non-profit scenarios that we analyzed, we estimated the government funding that would be needed (per unit) to make the non-profit scenario viable without any ongoing operating subsidy.

3.0 Case Study Sites

We identified a range of different case study sites in the Broadway Plan and Cambie Corridor Plan areas for our analysis. The sites include a cross-section of existing zoning districts and uses. The case study sites selected for the analysis were all improved with older, lower density existing buildings and are similar to the types of properties that have been redeveloped in these areas in the past. Sites with higher value improvements were not selected as these properties are not assumed to be redevelopment candidates in the short term.

We analyzed redevelopment scenarios at a total of 15 sites.

3.1 R5 Case Study Sites

For the R5 highrise analysis, we analyzed 5 sites, including:

1. A 25,000 square foot property in the 1000 Block of West 14th Avenue (Broadway) that is currently zoned RM-3 and is improved with an older rental apartment building that includes about 50 rental units.
2. A 25,000 square foot property in the 1200 Block of West 13th Avenue (Broadway) that is currently zoned RM-3 and is improved with an older strata apartment building that includes about 35 existing units.
3. A 20,100 square foot property in the 500 Block of East 8th Avenue (Broadway) that is currently zoned RM-4 and is improved with an older rental apartment building that includes about 39 rental units.
4. A 20,100 square foot property in the 500 Block of East 8th Avenue (Broadway) that is currently zoned RM-4 and is improved with an older strata apartment building that includes about 42 existing units.
5. A 22,600 square foot three lot assembly in the 4600 Block of Heather Street (Cambie) that is currently zoned R1-1 and is improved with older single family houses.

3.2 R3 Case Study Sites

For sites that are potential R3 zoning candidates, case study sites included:

- Properties comprised of a single existing lot and do not involve any lot assembly.

- Assemblies of multiple lots which create a larger development site.

For the single lot R3 analysis (no assembly), we analyzed 5 sites, including:

1. A 7,400 square foot property in the 5600 Block of Heather Street (Broadway) that is currently zoned R1-1 and is improved with an older single family house.
2. A 6,300 square foot property in the 800 Block of West 13th Avenue (Broadway) that is currently zoned RM-4 and is improved with an older duplex.
3. A 6,300 square foot property in the 1900 Block of West 15th Avenue (Broadway) that is currently zoned RT-8 and is improved with an older duplex plus a coach house.
4. A 6,300 square foot property in the 200 Block of East 15th Avenue (Broadway) that is currently zoned RM-4N and is improved with an older duplex.
5. A 6,400 square foot property in the 1100 Block of East 14th Avenue (Broadway) that is currently zoned RT-5 and is improved with an older duplex.

For the R3 assembly analysis, we analyzed 5 sites, including:

1. A 12,500 square foot two lot assembly in the 800 Block of West 13th Avenue (Broadway) that is currently zoned RM-4 and is improved with older duplexes.
2. A 12,500 square foot two lot assembly in the 1900 Block of West 15th Avenue (Broadway) that is currently zoned RT-8 and is improved with an older duplexes plus a coach house.
3. A 12,100 square foot two lot assembly in the 200 Block of East 15th Avenue (Broadway) that is currently zoned RM-4N and is improved with older duplexes.
4. A 12,700 square foot two lot assembly in the 1100 Block of East 14th Avenue (Broadway) that is currently zoned RT-5 and is improved with older duplexes.
5. A 14,900 square foot two lot assembly in the 5600 Block of Heather Street (Cambie) that is currently zoned R1-1 and is improved with older single family houses.

4.0 Development Scenarios Tested

The City provided us with development scenarios to test at each of the 15 case study sites. For each site, we analyzed multiple scenarios that varied by the assumed use, tenure, density, affordable housing requirements, childcare requirements (if any) and social housing requirements (if any). In total, we analyzed over 175 different scenarios.

This section summarizes the scenarios tested. We have divided the scenarios into highrise (R5) scenarios and lowrise (R3) scenarios.

4.1 Highrise Apartment Scenarios

For the case sites that are potential R5 highrise candidates in the Broadway Plan area, we analyzed a variety of development scenarios:

- Strata apartment at 4.0 FSR.
- 80% strata apartment with 20% turnkey social housing at 6.0 FSR.
- 80% market rental with 20% below market rental at 6.5 FSR.

- Mixed use 80% market rental and 20% below market rental with retail at 6.8 FSR.
- Mixed use 80% market rental and 20% below market rental with privately owned childcare at 6.8 FSR.
- Mixed use 80% market rental and 20% below market rental with a turnkey childcare facility at 6.8 FSR[1] (dedicated to the City at no cost to the City). For this scenario, there was not a specified density. We calculated the density likely required to make the scenario viable.

For the case sites that are potential R5 highrise candidates in the Cambie Plan area, we analyzed a variety of development scenarios:

- 80% strata apartment with 20% turnkey social housing at 5.5 FSR.
- 80% strata apartment with 20% turnkey social housing at 6.0 FSR.
- 70% strata apartment with 30% turnkey social housing at 5.5 FSR.
- 70% strata apartment with 30% turnkey social housing at 6.0 FSR.
- 100% Strata apartment with a turnkey childcare facility (dedicated to the City at no cost to the City). For this scenario, there was not a specified density. We calculated the density likely required to make the scenario viable.
- 80% strata apartment with 20% turnkey social housing and a turnkey childcare facility (dedicated to the City at no cost to the City). For this scenario, there was not a specified density. We calculated the density likely required to make the scenario viable.

4.2 Lowrise Apartment Scenarios

For sites that are potential R3 zoning candidates, we analyzed a variety of development scenarios which varied based on the assumed lot size:

- We analyzed scenarios that assume the project is built on a single existing lot (e.g. an R1-1 lot or an RT lot) so development does not involve lot assembly. The resulting development site lot sizes are about 6,300 to 7,400 square feet.
- We analyzed scenarios that assume the project is built on an assembly of lots creating a larger development site.

For the single lot scenarios, the development scenarios include:

- Strata apartment at 1.45 to 1.75 FSR
- Market rental apartment at 1.45 to 1.75 FSR

For the lot assembly scenarios, the development scenarios include:

- Strata apartment at 2.0 to 2.7 FSR in Cambie.
- Strata apartment at 2.4 to 2.7 FSR in Broadway.
- Market rental apartment at 2.4 FSR, 2.7 FSR and 3.0 FSR in Cambie and Broadway assuming 6 storey woodframe construction.
- Market rental apartment at 3.0 FSR in Cambie and Broadway assuming 8 storey concrete construction.
- 80% market rental with 20% below market rental at 3.0 FSR in Cambie and Broadway. These scenarios were tested assuming both 6 storey woodframe construction and 8 storey concrete construction.
- 100% non-profit social housing at 3.0 FSR in Broadway. This scenario was tested assuming both 6 storey woodframe construction and 8 storey concrete construction. The results were used to estimate the

[1] For any scenarios that include private or turnkey childcare, the childcare space is excluded from FSR.

additional government funding per social housing unit that would be required to make a non-profit project viable (in addition to the current funding of $65,000 per unit provided by the City).

5.0 Key Assumptions

1. The market values, rents and costs used in our analysis vary depending on the location of the site and the development scenario being analyzed. These assumptions are based on market conditions in late 2024 and early 2025.

2. Rezoning and redevelopment scenarios that involve the assembly of multiple existing single family (or duplex) homes include an allowance to address the costs associated with assembling multiple properties simultaneously.

3. Key assumptions for the strata, market rental, below market rental and turnkey social housing scenarios include:

    - Strata and 100% market rental projects pay the full City-wide and Utilities DCLs.
    - The existing City-wide DCL waiver is available for projects that include below market rental units, but the Utilities DCL is paid.
    - Turnkey social housing units built by a private developer are dedicated to the City at no cost to the City. These units are eligible for a full waiver of the City's DCLs but do not currently qualify for waiver of the Metro Vancouver and TransLink DCCs (under current policy).
    - Scenarios that include below market units assume that 20% of the residential floor area is allocated to below market rental units.
    - Starting rents for new below market units are set at 10% to 20% below the City-wide CMHC average rent (by bedroom type) depending on the rezoning scenario (lowrise or highrise).
    - Rent increases for the below market units are regulated under the Residential Tenancy Act (RTA) during tenancies. At the start of a new tenancy, the below market rents are reset to either 10% or 20% below the CMHC City-wide average rent for that year (depending on the rezoning scenario).

4. Key assumptions for the non-profit social housing scenarios include:

    - All units are exempt from DCLs and DCCs.
    - Rents are set at 70% of HILs for 30% of the units and at Low End of Market for 70% of the units. (assuming 90% of CMHC rents for building built 2015 or later).
    - The City provides a $65,000 per unit grant (CHIP grant).
    - The net income from the new units is used to take out a long term mortgage (from BC Housing) to help fund the development costs.
    - Any costs not covered by the CHIP grant or the mortgage would need to be covered by an additional government grant.

5. Our analysis assumes that tenants displaced by new development are provided with assistance and moving expenses to relocate to an alternate rental unit, provided the opportunity to move into a unit at the newly completed rental building at below market rent, and compensated for any increase in rent for the alternate rental unit until the new below market unit is available.

6. Turnkey childcare facilities are assumed to be 5,100 square feet and are assumed to be dedicated to the City at no cost to the City.

7. Private childcare facilities are assumed to be 2,000 square feet and are retained by the developer (or sold) and leased for market rent.
8. Childcare space is excluded from FSR in each scenario.
9. No CACs, ACCs or amenity share contributions (density bonus contributions) are included in the analysis. The only contributions that are incorporated into the analysis are the specified below market units, social housing units or childcare space.
10. Private developers need to earn a sufficient profit margin on total project costs in order for the project to be financially viable. The profit margin targeted in the financial analysis is 12% of total project costs for rental projects and 15% for strata projects. If the profit margin is significantly lower, the viability of the scenario is questionable.

6.0 Key Findings

6.1 General Findings

Some of the general findings that apply to all of the scenarios that we analyzed are as follows:

1. New housing development is challenging from a financial perspective under current market conditions due to low demand for new presale strata units, flat (or declining) rents, high financing costs, increasing regional development cost charges, and construction cost pressures. Therefore, projects are not currently able to support (financially) the same amount of affordable housing and/or amenities as projects have provided in the past (assuming the same densities).
2. Prezoning has a positive impact on the financial viability of redevelopment as it reduces the costs and time associated with approvals and increases certainty for applicants.
3. Incorporating privately owned childcare space has significantly less financial impact on the viability of a new project than requiring the dedication of a turnkey childcare facility.

6.2 R3 Lowrise Apartment Scenarios on Single Lots

Our analysis of the lowrise redevelopment scenarios on single lots indicates that:

1. In the Broadway Plan area:
    - Strata apartment development on single lots is unlikely to be financially viable at densities in the range of 1.45 to 1.75 FSR.
    - 100% rental apartment development on single lots is unlikely to be financially viable at densities in the range of 1.45 to 1.75 FSR.

    The properties in the Broadway Plan are often improved to a relatively high density or with modern buildings, making them valuable under existing use and zoning. Increased density is likely required to make these scenarios viable in Broadway.
2. In the Cambie Plan area:
    - Strata apartment development on single lots is financially viable at densities in the range of 1.45 to 1.75 FSR at the case study site we analyzed. The Cambie site we tested is less valuable (per square

foot of lot area) under existing use and zoning (R1-1) than sites in the Broadway Plan area. The lower assumed lot acquisition cost (per square foot of lot area) improves the viability of redevelopment.

- 100% rental apartment development on single lots is unlikely to be financially viable at densities in the range of 1.45 to 1.75 FSR.

6.3 R3 Lowrise Apartment Scenarios on Lot Assemblies

Our analysis of the lowrise redevelopment scenarios on lot assemblies indicates that:

1. In the Broadway Plan area:

    - Strata apartment development is likely to be financially viable at densities of about 2.4 FSR (or higher).
    - 100% rental apartment development may be financially viable at densities of about 3.0 FSR at sites in the western portion of the plan area. However, at lower densities, rental apartment development is unlikely to be viable.
    - 100% rental apartment development is likely to be financially viable at densities in the range of 2.4 to 2.7 FSR at sites in the eastern portion of the plan area (as existing property values in the east are lower, which reduces land acquisition costs).
    - 6 storey apartment projects with 80% market rental and 20% below market rental should be financially viable at densities of about 3.0 FSR at sites in the eastern portion of the plan area. However, this type of project will not be viable at 3.0 FSR at sites in the western portion of the plan area (due to higher land acquisition costs).
    - 6 storey apartment development at 3.0 FSR with 80% market rental and 20% below market rental is less profitable than 6 storey apartment development at 2.7 FSR with 100% market rental.
    - 8 storey (concrete) apartment projects at 3.0 FSR with 100% market rental are not financially viable at 3.0 FSR.
    - 8 storey (concrete) apartment projects with 80% market rental and 20% below market rental are not financially viable at 3.0 FSR.
    - Taller (concrete) 80% market rental and 20% below market rental apartment projects would likely require a density of about 5.5 FSR to 5.75 FSR to be viable at sites in the eastern portion of the planning area and about 7.25 FSR to 8.5 FSR to be viable at sites in the western portion of the planning area.

2. In the Cambie Plan area:

    - Strata apartment development is likely to be financially viable at densities of about 2.0 FSR (or higher).
    - 100% rental apartment development should be viable at densities of about 2.7 FSR to 3.0 FSR. However, this type of project is unlikely to be viable at densities less than 2.7 FSR.
    - 6 storey apartment projects with 80% market rental and 20% below market rental are unlikely to be financially viable at densities of 3.0 FSR or less.
    - 6 storey apartment development at 3.0 FSR with 80% market rental and 20% below market rental is less profitable than 6 storey apartment development at 2.7 FSR with 100% market rental.
    - 8 storey (concrete) apartment projects at 3.0 FSR with 100% market rental are not financially viable at 3.0 FSR.

- 8 storey (concrete) apartment projects with 80% market rental and 20% below market rental are not financially viable at 3.0 FSR.
- Taller (concrete) 80% market rental and 20% below market rental apartment projects would likely require a density of about 6.0 FSR to be viable.

6.4 R3 Non-Profit Social Housing Scenarios

1. Non-profit social housing projects require significant government funding to be financially viable.
2. In the Broadway Plan area, our analysis indicates that:

    - 6 storey 3.0 FSR (woodframe) non-profit social housing projects require the existing CHIP grant ($65,000 per unit) plus about $170,000 of additional government funding per unit to be financially viable.
    - Taller 3.0 FSR concrete non-profit social housing projects require the existing CHIP grant ($65,000 per unit) plus about $265,000 of additional government funding per unit to be financially viable.

    These estimates of additional required government funding are based on social housing rents that are at the minimum level of affordability typically required by the City. To achieve deeper levels of affordability, greater per-unit funding would be required.

3. Increasing the permitted height and density does not significantly reduce the required grant funding per unit.

6.5 R5 Highrise Apartment Scenarios

Our analysis of the highrise redevelopment scenarios indicates that:

1. In the Broadway Plan area:

    - Strata apartment development is likely to be financially viable at 4.0 FSR.
    - Strata apartment development with 20% turnkey social housing at 6.0 FSR is viable at sites in the western portion of the planning area that are improved with older low density rental buildings. Properties that are currently improved with strata apartment units and properties in the eastern portion of the study area are not viable for strata apartment at 6.0 FSR with 20% turnkey social housing.
    - Rental apartment development with 20% below market rental at 6.5 FSR is not currently viable at the sites we tested in the planning area[2]. In order these types of projects to be viable, our analysis indicates that either:
        - The property would likely need to be improved with an older rental building built to a relatively low existing density (say 1.0 FSR or less). The sites we analyzed have existing improvements built to densities of about 1.45 FSR or so, making them more valuable under existing use than the value supported by redevelopment, or
        - The permitted density would need to be increased from 6.5 FSR to between 10 FSR and 11 FSR (assuming the site is improved with an existing older rental building).

[2] It should be noted that we only analyzed these scenarios at sites that are currently improved with apartment buildings. It is possible that viability would be better at sites that are currently used for houses, duplexes or low density commercial buildings.

- An increase in permitted density from 6.5 FSR to 6.8 FSR is sufficient to offset any financial impacts associated with requiring retail and service space or privately owned childcare space in the 80% market rental and 20% below market rental scenarios that we tested. However, as noted above, these scenarios are not currently viable in the planning area unless the existing building at the property is built to a low density (e.g. 1.0 FSR or less).
- If an 80% market rental and 20% below market rental project is required to provide a turnkey childcare facility, the permitted density will need to be very high to make the project viable. We estimate that densities in the range of 14 FSR to 23 FSR would be required at the case sites we tested.

2. In the Cambie Plan area:

- Strata apartment development with 20% turnkey social housing at 5.5 to 6.0 FSR is viable at properties improved with older single family houses (on larger R1-1 lots).
- Strata apartment development with 30% turnkey social housing at 5.5 to 6.0 FSR is not likely to be financially viable.
- 100% strata apartment development with a turnkey childcare facility is likely to be viable at densities of about 3.0 FSR (on larger R1-1 lots).
- Strata apartment development with 20% turnkey social housing and a turnkey childcare facility is likely viable at densities of about 6.0 FSR at properties improved with older single family houses (on larger R1-1 lots).

7.0 Professional Disclaimer

This document may contain estimates and forecasts of future growth and urban development prospects, estimates of the financial performance of possible future urban development projects, opinions regarding the likelihood of approval of development projects, and recommendations regarding development strategy or municipal policy. All such estimates, forecasts, opinions, and recommendations are based in part on forecasts and assumptions regarding population change, economic growth, policy, market conditions, development costs and other variables. The assumptions, estimates, forecasts, opinions, and recommendations are based on interpreting past trends, gauging current conditions, and making judgments about the future. As with all judgments concerning future trends and events, however, there is uncertainty and risk that conditions change or unanticipated circumstances occur such that actual events turn out differently than as anticipated in this document, which is intended to be used as a reasonable indicator of potential outcomes rather than as a precise prediction of future events.

Nothing contained in this report, express or implied, shall confer rights or remedies upon, or create any contractual relationship with, or cause of action in favor of, any third party relying upon this document.

In no event shall Coriolis Consulting Corp. be liable to the City of Vancouver or any third party for any indirect, incidental, special, or consequential damages whatsoever, including lost revenues or profits.

Broadway Plan Maps



LEGEND

CITY-INITIATED REZONING

Low-Rise

- R3-2
- R3-3
- R1-1*

**City proposing rezoning of Major Matthews Park as part of repealing RT-6 zoning.*

Mid-Rise

- R4-1

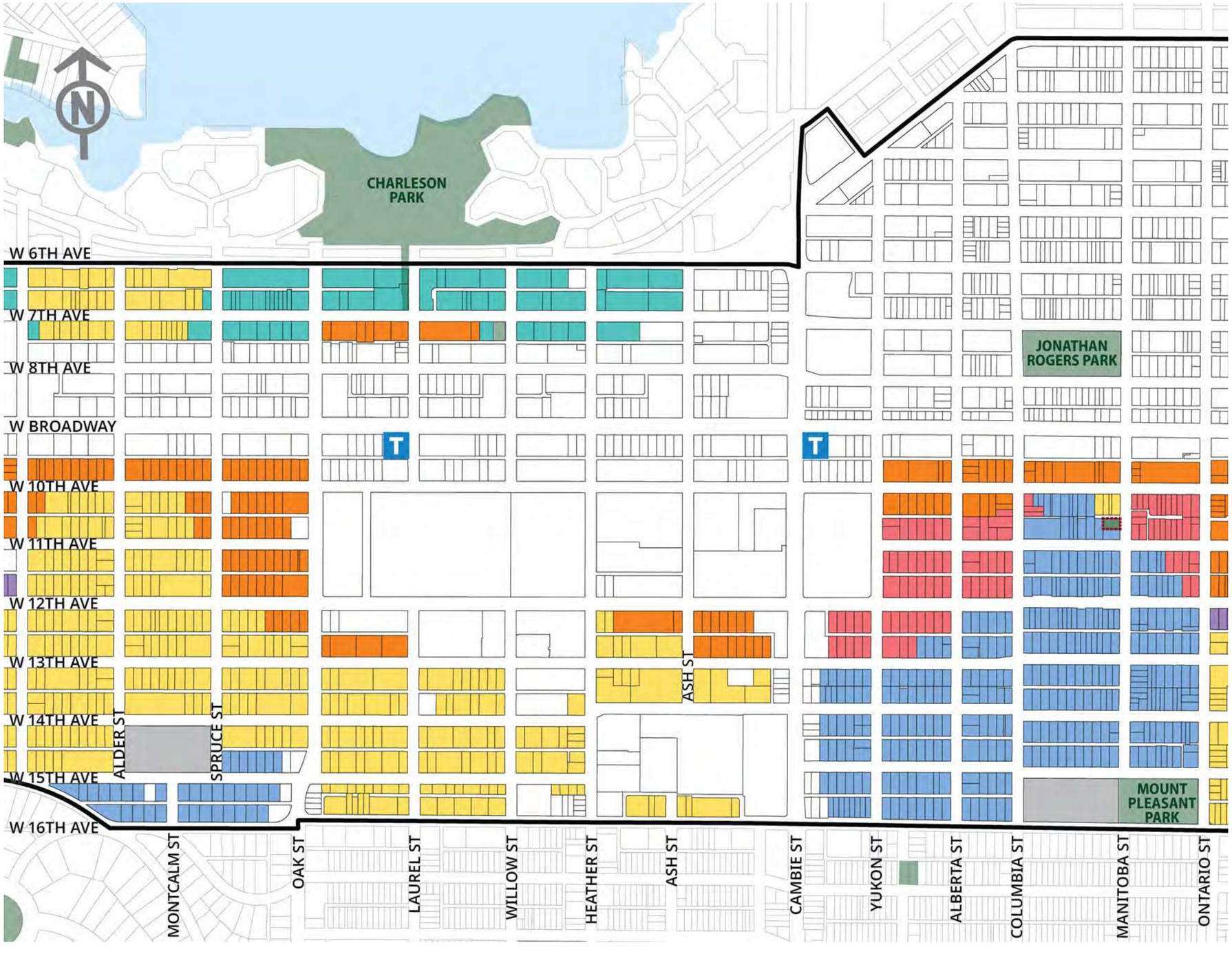
High-Rise

- R5-2
- R5-3
- R5-4

CONTEXTUAL FEATURES

- Plan Boundary
- Park**
- Public School**
- SkyTrain Station**

***City not proposing rezoning on these sites.*



LEGEND

CITY-INITIATED REZONING

Low-Rise

- R3-2
- R3-3
- R1-1*

**City proposing rezoning of Major Matthews Park as part of repealing RT-6 zoning.*

Mid-Rise

- R4-1

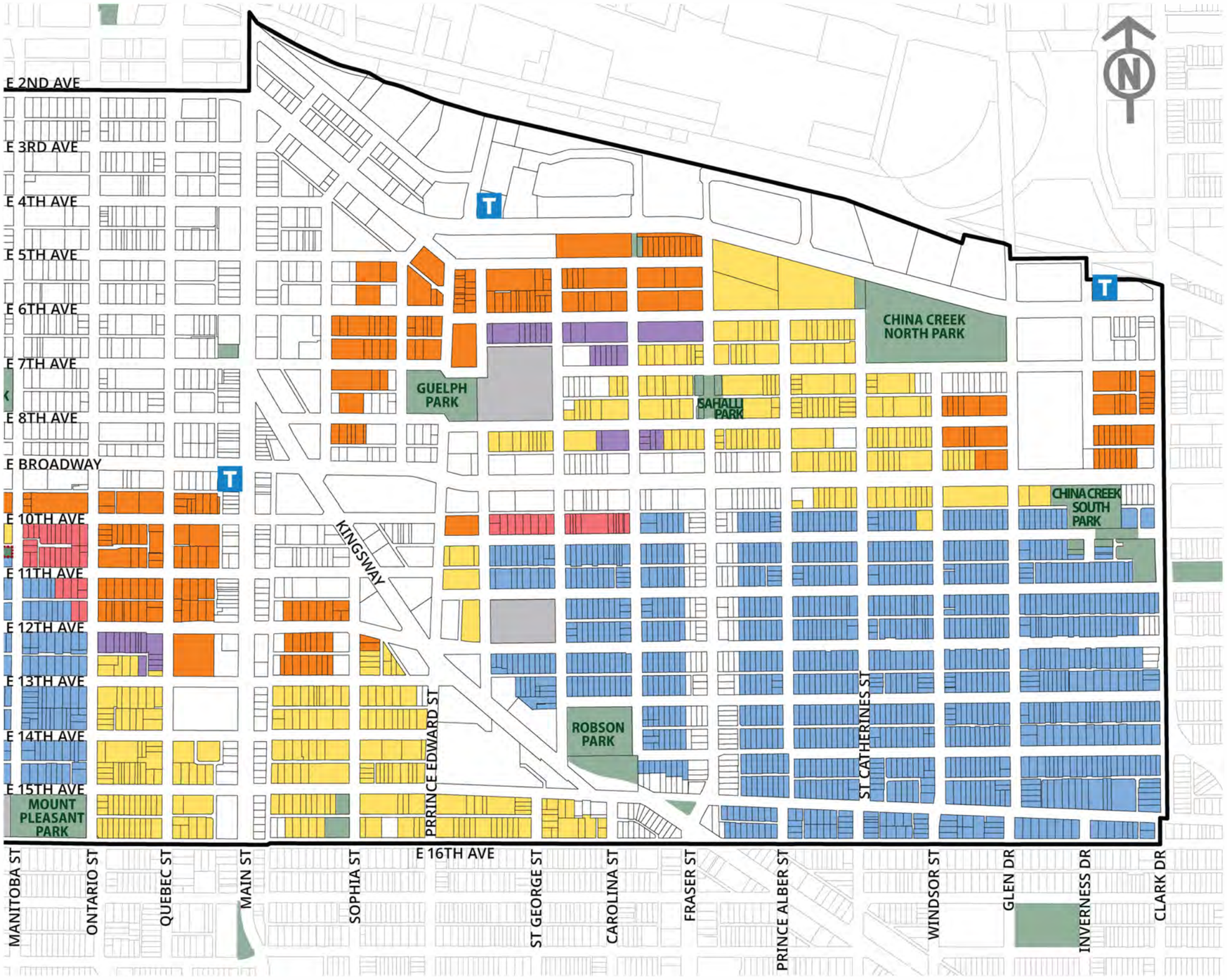
High-Rise

- R5-2
- R5-3
- R5-4

CONTEXTUAL FEATURES

- Plan Boundary
- Park**
- Public School**
- SkyTrain Station**

***City not proposing rezoning on these sites.*



LEGEND

CITY-INITIATED REZONING

Low-Rise

- R3-2
- R3-3
- R1-1*

**City proposing rezoning of Major Matthews Park as part of repealing RT-6* zoning.

Mid-Rise

- R4-1

High-Rise

- R5-2
- R5-3
- R5-4

CONTEXTUAL FEATURES

- Plan Boundary
- Park**
- Public School**
- SkyTrain Station**

***City not proposing rezoning on these sites.*

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APPENDIX N

Public Consultation Summary

PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

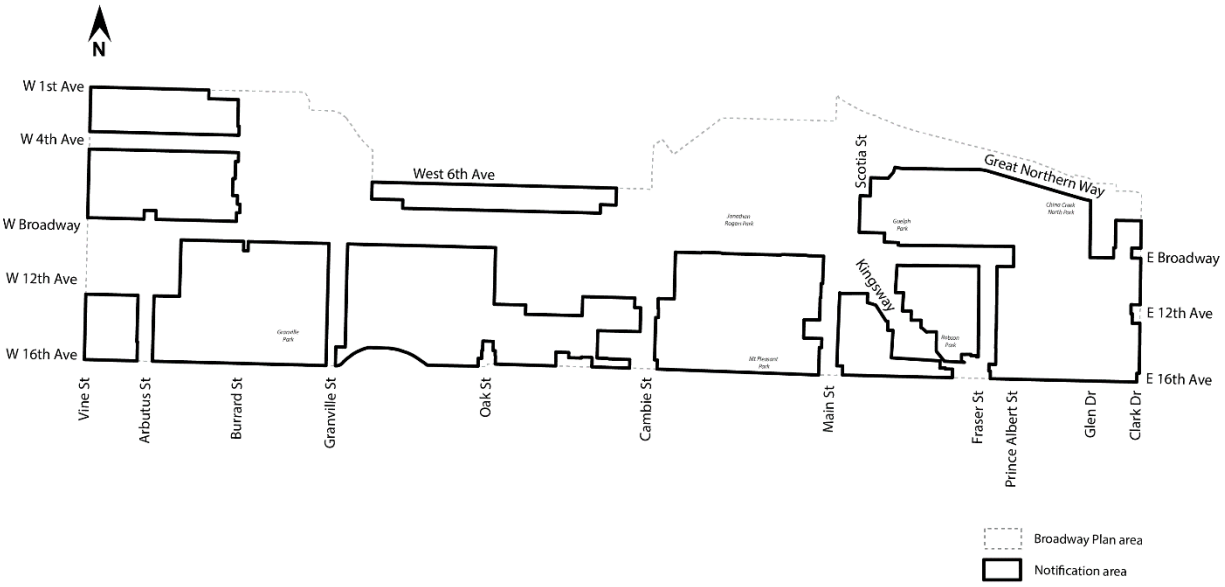
	Date	Results
Event		
Question and Answer Period (City-led)	March 4, 2025 – March 18, 2025	• 4,737 participants (aware)* • 3,250 informed • 355 engaged
Public Notifications - Notice of rezoning application and Question and Answer Period		
Postcard distribution	March 3, 2025	30,576 notices mailed
Cambie Corridor Plan e-Newsletter	March 4, 2025	1,697 emails sent
Broadway Plan e-Newsletter	March 4, 2025	1,742 emails sent
Planning Together (Vancouver Plan Implementation) e-Newsletter	March 12, 2025	2,565 emails sent
Public Responses		
Online questions	March 4, 2025 – March 18, 2025	102 submissions
Online comment forms • Shape Your City platform	March 4, 2025 – March 23, 2025	315 submissions
Overall position • Support • Opposed • Mixed	March 4, 2025 – March 18, 2025	309 total submissions • 74 responses • 189 responses • 46 responses
Other input	March 4, 2025 – March 31, 2025	57 total submissions • 19 comments • 38 questions
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	March 4, 2025 – March 31, 2025	• 5,301 participants (aware)* • 3,578 informed • 363 engaged

Note: All reported numbers above are approximate.

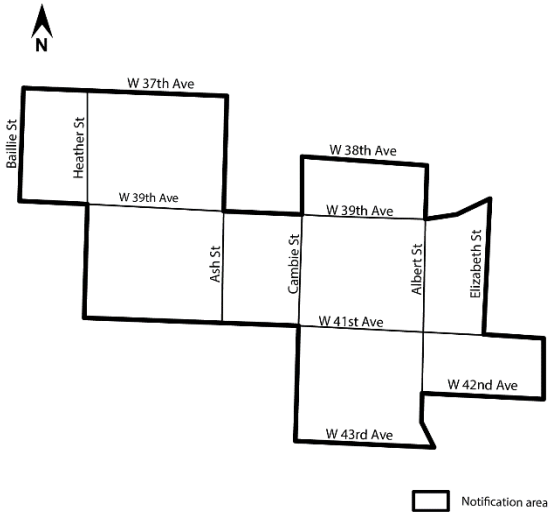
* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware**: Number of unique visitors to the application webpage that viewed only the main page.
- **Informed**: Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged**: Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

1. Map of Broadway Plan Notification Areas



Map of Cambie Plan Notification Area



2. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing:** There is substantial support for the proposal's improved delivery of urgently needed housing. Larger living spaces and increased availability of two- and three-bedroom units would be supported.
- **Process:** There is strong support for expediting the development process and reducing permitting timelines. Additionally, there is support for eliminating site-by-site rezoning for developments that conform to existing Area Plans (e.g., Broadway Plan, Cambie Plan).
- **Density:** Given the proposal's location along major transit routes, the increased density is supported.

Generally, comments of concern fell within the following areas:

- **Building Height and Neighbourhood Character**: The proposed building heights are too tall for the low-rise character of the neighbourhood.
- **Construction Impacts:** Construction will negatively impact the neighbourhood through increased noise and pollution, affecting its overall feel and livability.
- **Process:** There is opposition to blanket approval for the area, with a desire for redevelopment to continue being considered on a case-by-case basis, taking into account individual neighbourhoods and local conditions. The proposed process would reduce public input and meaningful consultation with the community.
- **Infrastructure and Amenities:** The Plan areas lack the necessary infrastructure, like sewage systems and community services to support the increased population. Without proper planning and investment, the strain on existing facilities will worsen.
- **Traffic and Parking:** The area lacks the necessary transportation infrastructure to support more high-rise developments. This will lead to parking impacts and increased traffic, noise, and unsafe conditions for pedestrians and cyclists.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- This is a suitable location for the development given its proximity to transit hubs and high traffic areas.
- New development is supported here if comparable-value accommodation post-construction is ensured.

General comments of concern:

- The proposed building heights would block access to sunlight, casting shadows on neighboring properties, parks, and the beach. Additionally, the new development would obstruct views of mountains and downtown.
- The proposal is expected to result in unwanted gentrification, with no financial compensation or protection plan in place for local residents who may be displaced, including families, people with disabilities, seniors, and low-income tenants. There are

significant concerns regarding displacement of existing commercial tenants and businesses.
- There are concerns that the housing may not be affordable.
- The excessive density in the area poses a significant threat to its unique character and charm. It is crucial to honor the historical significance and maintain the aesthetic appeal of these historic buildings.
- This proposal is not appropriate for this location and would be better suited to a different area.

Neutral comments/suggestions/recommendations:

- Consider integrating car free and walkable spaces with bike amenities.
- The City should consider rezoning additional land to accommodate the proposed changes. However, there is also a preference for increasing low rise across a wider radius, emphasizing its integration throughout Vancouver.
- While rental housing is essential, it is also important to encourage the development of more strata housing simultaneously.

* * * * *