

# Form of Development Approval: Delegation of Authority

Bill 18 – Vancouver Charter Amendment Act

November 26, 2024

# Background

## BILL 18 - Vancouver Charter Amendment Act (No 2.) 2024

### More closely aligns Vancouver Charter with Local Government Act

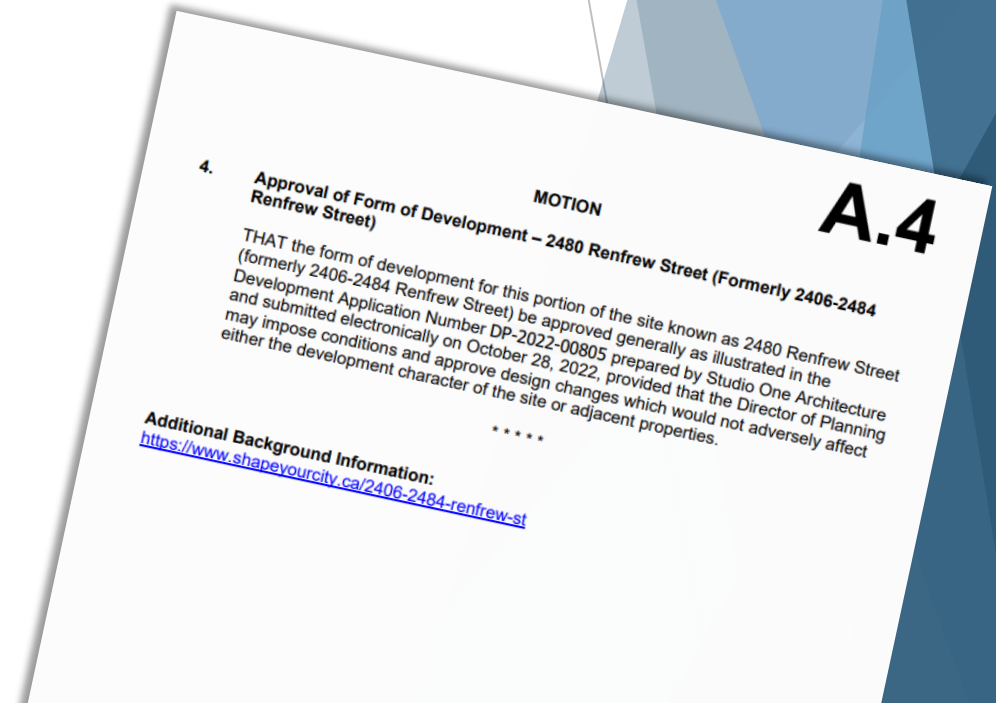
- ➔ Authorizes Council to delegate authority to approve the form of development (FOD)
- Requires City to adopt a city-wide Official Development Plan (ODP)
- Prohibits public hearings for housing applications consistent with an ODP
- Permits Council to consider applications consistent with an ODP at Council (instead of a Public Hearing)
- Requires Council to create a new development procedure by-law

# What is Form of Development?

- Refers to the physical design of a development including height, density, and massing
- Intended to establish the basic physical design parameters for a development such as public realm interface or neighbourhood fit
- Regulated through CD-1 by-law and Conditions of Approval for rezonings

# Current FOD Approval Process

- **Vancouver Charter:**
  - Requires Council to approve the form of development
  - Including *every* CD-1 form of development
- **Administrative Motion**
  - Prior to issuing the development permit
  - Regularly approved on consent
  - Time consuming





# Proposed FOD Approval Process

- **Council to delegate approval authority to the Director of Planning**
  - Decision to be made through regular and established staff processes
  - Director of Planning must be satisfied the FOD reflects the project and conditions approved by Council
- **Effective:**
  - Jan 1, 2025

# Conclusion

- **Council to delegate approval authority to the Director of Planning**
  - FOD administrative motions removed from Council agendas
- **Improved processing times**
  - Fewer administrative steps
  - More certainty with permitting issuance timing

An aerial photograph of a city at sunset. The foreground is filled with numerous high-rise apartment buildings, many with lights on. The middle ground shows a large body of water with several large cargo ships and smaller boats. The background features a range of mountains under a dramatic, colorful sky with streaks of orange, red, and yellow. The text "THANK YOU" is centered in the middle of the image.

THANK YOU