

Development Approval Procedure (DAP) By-law

Bill 18 – Vancouver Charter Amendment Act

June 3, 2025

Background

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

More closely aligns Vancouver Charter with Local Government Act

- ➔ Requires Council to create a new development procedure by-law
 - Authorizes Council to delegate authority to approve the form of development (FOD)
 - 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 City to adopt a city-wide Official Development Plan (ODP)

What are Development Approval Procedures?

Development approval procedures provides clarity and predictability for processing applications

Approach

Informed by jurisdictional scan

Excludes Development Permit (DP) procedures

- Already contained Z&D By-law Section 4

Specific to rezoning and ODP amendment procedures

- Formalizes existing practices

Approach

Objectives

- Conform to Provincial legislation
- Reflect and reinforce our current rezoning procedures
- Support clearer and more efficient processing
- Instill accountability and expectations
- Create the foundation for later by-law updates

Contents

Contents

- Definitions
- Applicant responsibilities
- Staff responsibilities
- Processes:
 - Enquiry
 - Application
 - ODP amendment
- Public engagement
- Council authority

Highlights

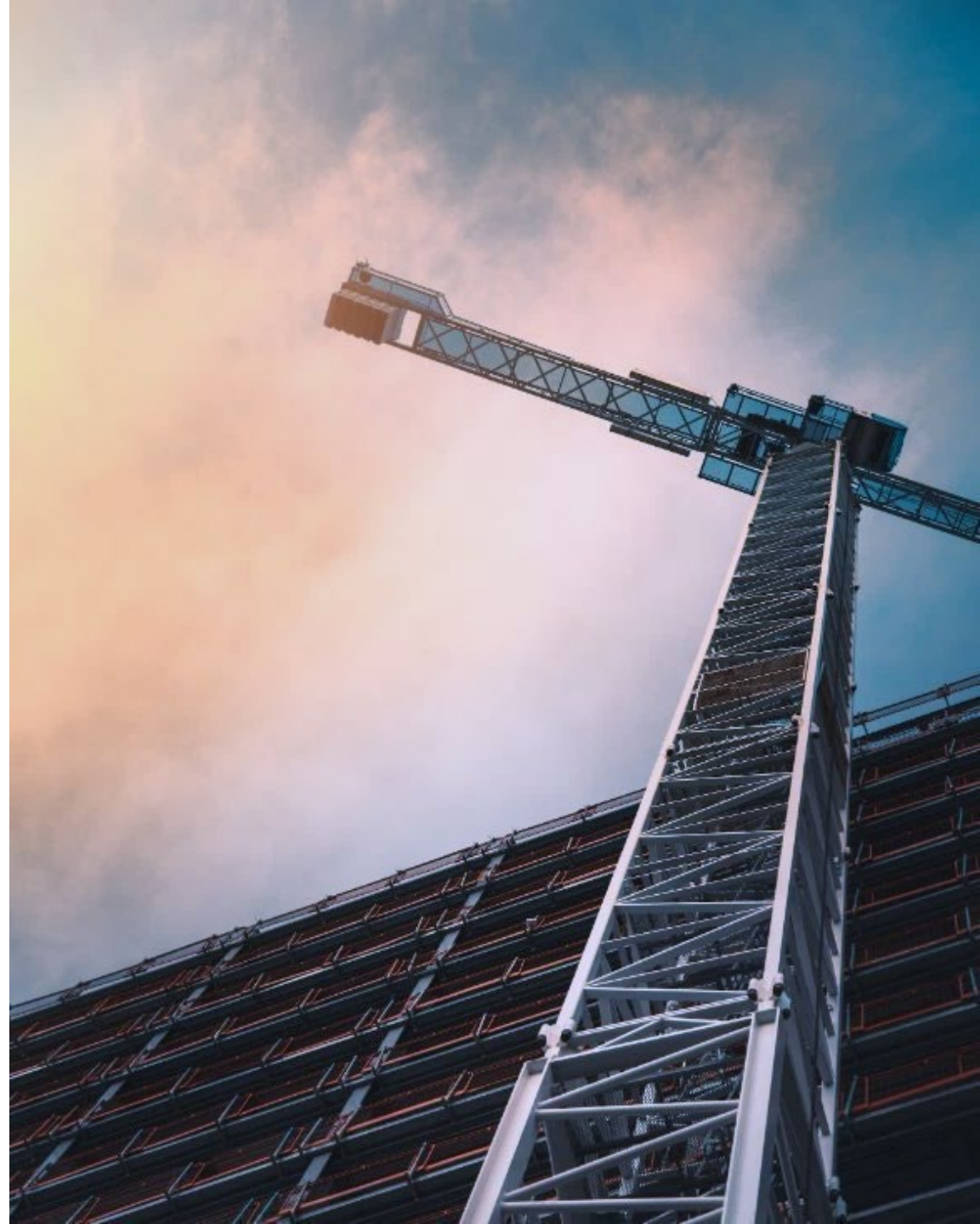
- Require submission of an enquiry for applications with significant policy deviations and/or deviating from an ODP
- Cancel inactive and incomplete enquiries/applications after 6 mo.
- Ability to consider modifications for conditions of approval, if limited in scope

Updates

Phased to accommodate system changes

- Fee by-law updates (Q4 2025)
- Interim city-wide ODP (Q2 2026)

➔ Aligned with ongoing process improvements



An aerial photograph of a city, likely Vancouver, taken from a high vantage point. The foreground is filled with a dense cluster of high-rise apartment buildings and commercial structures, many of which have their lights on. Beyond the city, a large body of water, possibly the Burrard Inlet, stretches towards the horizon. Several large cargo ships and smaller boats are visible on the water. In the distance, a range of mountains is silhouetted against the sky. The sky is a dramatic mix of orange, pink, and purple, indicating a sunset or sunrise. The text "THANK YOU" is centered in the middle of the image in a white, sans-serif font.

THANK YOU