

BY-LAW NO.

**A By-law to amend the Zoning and Development By-law No. 3575
regarding amendments to enable authority
to secure public amenities, facilities, utilities and land
as conditions of development permit approval**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions and Schedules of the Zoning and Development By-law No. 3575.
2. In section 2, Council amends the definition of "Rental Housing Unit" by substituting "4.3.13" for "4.3.9".
3. In section 4.3, Council:
 - (a) renumbers sections 4.3.3 through 4.3.9 as sections 4.3.7 through 4.3.13, respectively;
 - (b) strikes "4.3.3(d)" from the renumbered section 4.3.8 and replaces it with "4.3.7(d)";
 - (c) adds new sections 4.3.3 through 4.3.6 in the correct numerical order as follows:

"4.3.3 The authority of the Director of Planning or the Development Permit Board to impose conditions on a development includes the authority to require that the applicant, as a condition of a development permit:

 - (a) provide public amenities, facilities, or utilities;
 - (b) provide land or an interest in land for any public amenities, facilities, or utilities; and
 - (c) retain and enhance any natural physical features of the parcel being developed.

4.3.4 In imposing a condition of development under section 4.3.3 above, the Director of Planning or the Development Permit Board may only impose such conditions as are reasonably required to address the direct impacts of the proposed development.

4.3.5 The authority under section 4.3.3 above includes the authority to require that any public amenities, facilities or utilities listed in Schedule I of this by-law, or land required for such purposes, be provided at no cost to the City.

4.3.6 If a dedication of land is required under section 4.3.3(b), it will be deemed not to reduce the site area for the purpose of calculating floor space ratio."

4. In the RT-11 District Schedule, Council strikes out section 4.7 in its entirety.
5. In the RM-1 District Schedule and the RM-7 and RM-7A Districts Schedule, Council strikes out section 4.8 in its entirety.
6. In the RM-8 and RM-8A Districts Schedule, Council strikes out section 4.9 in its entirety.
7. In the RM-10 District Schedule, Council strikes out section 4.6 in its entirety.
8. In the RM-11 District Schedule and the RM-12 District Schedule, Council strikes out section 4.5 in its entirety.
9. In the FM-1 District Schedule, Council strikes out section 4.2 in its entirety.
10. In the C-2 District Schedule, the C-2B District Schedule, the C-2C District Schedule, and the C- 2C1 District Schedule, Council strikes out section 4.3 in its entirety.
11. Council adds a new Schedule I as attached hereto as Appendix 1, in the correct alphabetical order.
12. 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.
13. 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 1

Schedule I

Development Permit Conditions Regarding Amenities, Facilities and Utilities

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

The public amenities, facilities, or utilities listed in this Schedule, or land required for such purposes, can be required as a condition of a development pursuant to sections 4.3.3, 4.3.4, and 4.3.5 of the Zoning and Development By-law.

- 1 Improvements to the City’s Sewer and Drainage System
 - (a) Sanitary system improvements, including pipes and pumping stations.
 - (b) Drainage system improvements, including pipes, pumping stations, open conveyance channels such as creeks and green rainwater infrastructure.
 - (c) Separation and improvements of combined sewers.
 - (d) Flood management infrastructure, including dikes and foreshore erosion mitigation.
 - (e) Groundwater management improvements.
- 2 Improvements to the City’s Drinking Water and Fire Fighting System
 - (a) Water system improvements, including: distribution mains, transmission mains, pressure-reducing valve stations and associated appurtenances; water fountains; and fire hydrants.
- 3 Solid Waste Management
 - (a) On-site and off-site solid waste management facilities and infrastructure, including adequate space for storing all waste streams, separate waste rooms for commercial and residential uses within a development, space for setting out and collection of waste streams on private property, including adequate clearance for collection vehicles.
- 4 Improvements for Transportation and Streets
 - (a) Access and mobility improvements, including turn bays, bus stops, protected intersections, new or widened sidewalks, new or widened boulevards, new or widened lanes, protected bike lanes, and space and electrical connections for public bike share stations, shared e- scooter stations, and charging stations.
 - (b) Road system improvements, including curbs, curb ramps, lane ramps, crossings, road pavements, bus slabs, and catch basins.
 - (c) Transportation safety and accessibility, including laneway upgrades, traffic signals, street and lane lighting, roadway reconfiguration and reconstruction to higher

classification, and geometric changes to improve sightlines.

- (d) Traffic calming measures, including speed humps, diverters, street or lane closures, pedestrian bulges, and traffic circles.

5 Improvements to the Public Realm

- (a) Improvements to the public realm, including street or lane closures, sidewalk and boulevard widening, seating and amenity areas, planting areas, streetscape elements such as street furniture, bus stop amenities, lamp standards, public waste bins and associated concrete pads, street trees and horticulture, utility connections for public space programming, and mid-block connections.