



COUNCIL REPORT

Report Date: July 10, 2025
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Meeting Date: July 23, 2025
[Submit comments to Council](#)

TO: Standing Committee on City Finance and Services

FROM: General Manager, Planning, Urban Design and Sustainability

SUBJECT: City-Wide Design and Development Guidelines – Phase Two Actions

Recommendations

A. THAT Council approve the Solar Access Guidelines for the Downtown Peninsula, generally as presented in Appendix A, and consequential amendments to policy documents, generally as presented in Appendix B.

B. THAT, subject to the approval of recommendation A, Council direct staff to report back with consequential amendments related to solar access in the Central Waterfront Official Development Plan (By-law No.5261) at a later date.

C. THAT Council repeal various guidelines related to urban design, generally as presented in Appendix C;

FURTHER THAT Council direct staff to report back with consequential amendments to the Zoning & Development By-law at a later date.

D. THAT Council approve the amendments to the Transit-Oriented Areas Rezoning Policy, generally as presented in Appendix D, to clarify the relationship of the policy to new area plans and built form expectations.

E. THAT Recommendations A through D be adopted on the following conditions:

- THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost; and
- THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or

discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report presents a set of actions to streamline and simplify design guidance and approval processes in support of housing delivery. These proposed actions build on an initial set of policy changes endorsed by Council in July 2024, including new Public Views Guidelines and Solar Access Guidelines for Areas Outside of Downtown.

The proposed actions outlined in this report, referred to as ‘Phase Two Actions’, strike a balance between fostering growth in housing, job space, and hotel development while ensuring Vancouver remains a leader in urban liveability, equity and vibrancy.

The proposed actions are as follows:

- **Recommendations A and B** seek Council approval of new Solar Access Guidelines for the Downtown Peninsula, accompanied by consequential amendments to three policy documents, and seek direction to report back with consequential amendments to the Central Waterfront Official Development Plan at a later date. As directed by Council in July 2024, these guidelines aim to balance solar access in parks and public places with the unique economic, geographic and development considerations of downtown.
- **Recommendation C** proposes to repeal 27 legacy guidelines related to urban design that are either obsolete or superseded by newer policies. The recommendation further directs staff to bring forward consequential amendments to the Zoning & Development By-law.

Further, this report also brings forward amendments to the Transit-Oriented Areas Rezoning Policy, intended to provide additional clarity to that policy, as follows:

- **Recommendation D** proposes to amend the Transit-Oriented Areas (TOA) Rezoning Policy to exempt new area plans that have considered and integrated the TOA regulation, and to introduce additional guidance on built form and requirements for remainder lots.

Council Authority / Previous Decisions

- [Solar Access Guidelines for Areas Outside of Downtown](#) (2024)
- Various solar access-related policy and guideline documents
- [Transit-Oriented Areas Rezoning Policy](#) (2024)
- [Broadway Plan Review and Implementation](#) (2024)
- Rupert and Renfrew Station Area Plan (2025)

Relevant Council Motions:

- [Modernizing the City's View Protection Guidelines to Unlock New Housing and Economic Opportunities](#) (October 4, 2023 - Minutes pg. 12)
- [Accelerating Housing Delivery Through Transformative Change](#) (October 17, 2023 - Minutes pg. 28)

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

In July 2024, Council received the [Citywide Development Guidelines Early Actions](#) report, which responded to two key Council motions focused on view protection modernization and accelerating housing delivery. That report introduced updates to the City's public views and the Solar Access Guidelines for Areas Outside of Downtown, and outlined the City's approach to tower floor plate limits.

Upon approval of Recommendations B and C of that report, staff were directed to report back on:

- An area-specific solar access approach for Downtown; and
- The impacts of modifying the shadow assessment window outlined in the Solar Access Guidelines for Areas Outside of Downtown from 10 am – 4 pm to 10 am – 2 pm PDT.

This report responds to that direction and proposes additional measures aimed at clarifying policies and streamlining the development approvals process.

City-Wide Design and Development Guidelines (CDDG)

The Planning, Urban Design and Sustainability department is consolidating and modernizing over 70 existing urban design guidelines and advisory documents into a single, integrated, and user-oriented resource. The project aims to streamline the development application and review process; provide clear, consistent, and high-quality design standards; and promote liveability and sustainability across all development types and scales.

The CDDG is focused on outcome-based performance standards that promote clarity, innovation, and design excellence. The work directly supports the goals of the corporate Permitting Improvement Program (PIP), 3-3-3-1, and is aligned with Vancouver Plan Implementation, both of which seek to improve policy clarity and permitting efficiency. The final CDDG is targeted to be presented to Council for consideration in 2026.

Discussion

Solar Access Guidelines for the Downtown Peninsula

Access to natural light encourages outdoor activity, supports mental well-being, and enhances overall urban resilience. To support liveability and public health in Vancouver's overcast climate, new Solar Access Guidelines for the Downtown Peninsula are being brought forward for Council's approval. These guidelines aim to take a more balanced approach to protecting sunlight in key public spaces, such as parks, school sites and plazas, as well as the Davie Village and Robson Village commercial streets. Whereas existing policies present a more rigid approach to solar access in neighbourhoods outside the downtown peninsula, the proposed guidelines introduce exceptions that provide for greater flexibility and responsiveness in support of affordable housing and public amenities.

The guidelines focus on the fall equinox (September 22) between 10 am and 4 pm PDT, in keeping with established City practice. Generally, developments are not permitted to cast new shadows on public school sites and on Community, Neighbourhood or Local Parks during that timeframe, with generally applicable exemptions for buildings under four storeys, 100% social housing developments and small structures such as park outbuildings. Special protections apply to select public open spaces, including Victory Square on Remembrance Day.

Where it can be demonstrated that compliance with the foregoing standards would impact the delivery of affordable rental housing, non-market housing or a major public amenity beyond as required by policy, exceptions may be considered on a case-by-case basis through a collaborative process involving staff and relevant applicants.

By clearly defining expectations while allowing for thoughtful exceptions, the guidelines aim to balance sunlight access with the downtown peninsula's need for growth, supporting a more flexible and transparent approvals process.

Comprehensive technical analysis is ongoing to inform continued refinement of the Solar Access Guidelines for the Downtown Peninsula as part of the CDDG initiative.

Alternative Solar Access Assessment Times in Areas Outside of Downtown

As directed by Council in the July 2024 Citywide Development Guidelines Early Actions report, staff analyzed the potential impacts of shortening the solar access review window from 10 am – 4 pm to 10 am – 2 pm PDT in areas outside of Downtown. This analysis included detailed parametric modelling and assessments of both development potential and public space sunlight exposure, and resulted in the following key findings:

- Under the current 10 am – 4 pm timeframe, 720 out of 39,580 residential development parcels outside of downtown (1.8% of parcels) are affected: 1.4% (566) limited to 6 storeys and 0.4% (155) to 12 storeys.
- Shortening the window to 10 am – 2 pm would reduce the affected parcels to 570 out of 39,580 residential development parcels outside of downtown (1.5% of parcels): 1.2% (457) limited to 6 storeys and 0.3% (113) to 12 storeys.

- However, the change to 10 am – 2 pm would result in a material reduction in annual sunlight guaranteed on adjacent parks and public spaces, from 25% down to 17%.

In summary, while shortening the solar access review window slightly increases development potential, it significantly reduces sunlight access for adjacent parks and public spaces. Therefore, staff recommend upholding the existing 10 am – 4 pm PDT timeframe as set out in the Solar Access Guidelines for Areas Outside of Downtown as it will not impact our ability to hit our housing targets.

Repeal of Legacy Urban Design Guidelines

Staff recommend that Council repeal several outdated guideline documents pertaining to urban design, as outlined in Appendix C. These guidelines reflect past planning contexts and are no longer aligned with current policy, zoning or development review practices. Their repeal will reduce redundancy, improve clarity for applicants and support a more streamlined and consistent approach to development review.

Many of the documents proposed for repeal have been superseded by updated area plans, zoning changes or more contemporary urban design guidance. In cases where specific provisions remain relevant, they are already addressed through other policies or will be carried forward through the CDDG initiative.

Per Recommendation C of this report, consequential amendments to applicable district schedules will be brought forward for Council approval at a later date.

Monitoring

Staff will monitor new development applications to determine if the actions recommended in this report are working to produce intended outcomes or if adjustments are needed. As available, information will be collected on various aspects of implementation, including number of permits, location, unit counts, floor area and other data to inform continued refinement of these guidelines.

Permitting Impact

Currently, there are only a small number of rezoning applications in the downtown peninsula that propose some degree of shadowing on public spaces identified in the Solar Access Guidelines for the Downtown Peninsula. In most cases, staff and applicants have collaboratively established solar access performance standards for these rezoning applications, which will continue to apply to those specific proposals. There are currently no development permit applications that will be impacted by the guidelines. The guidelines are expected to apply to new development applications received beginning in the fall of 2025.

Transit-Oriented Areas Rezoning Policy Amendments

In response to the provincial Transit-Oriented Areas legislation, Council adopted the Transit-Oriented Areas Designation By-law and the accompanying Transit-Oriented Areas Rezoning Policy in June 2024. The rezoning policy helps streamline rezoning application reviews and

provides clarity on expectations around land uses, housing tenures and infrastructure upgrades. The following changes are proposed to the policy:

- Add a reference to city-wide policies and guidelines related to liveability that will be applied in the review of the rezoning applications, including those related to solar access and public views.
- Clarify the relationship of the policy to new or updated area plans that have considered and integrated the TOA regulation. These include the Rupert and Renfrew Station Area Plan and the Broadway Plan. In these plan areas, the TOA Rezoning Policy would no longer apply.
- Add clarification on built form expectations in relation to adjacent sites, to avoid precluding future development opportunities under the TOA Rezoning Policy or area plan policies.

Financial Implications

If approved, implementation of the recommendations in this report will be undertaken within existing staffing resource and budget.

Legal Implications

There are no legal implications in this report.

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Guidelines

Solar Access Guidelines for the Downtown Peninsula

Approved by Council Month Day, Year



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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam Indian Band), Skwxwú7mesh (Squamish Nation), and səliłwətał (Tsleil-Waututh Nation).

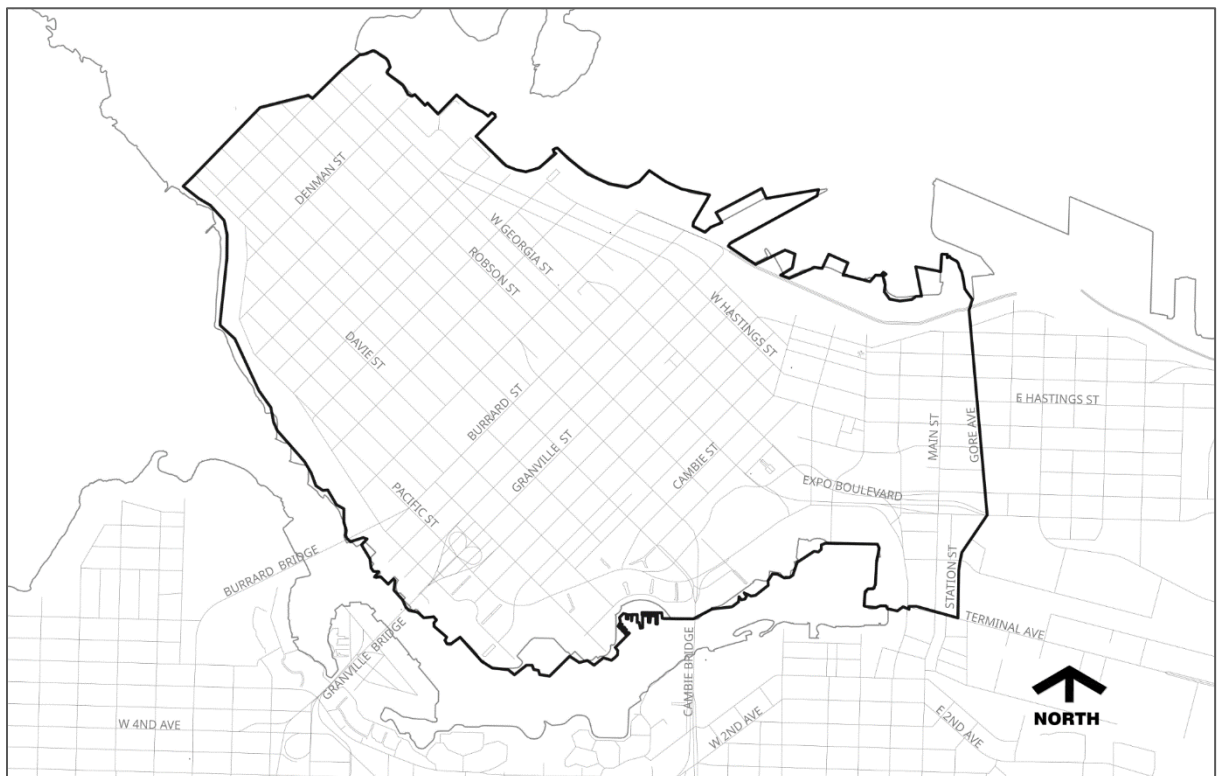
1 BACKGROUND AND CONTEXT

Vancouver's northern temperate oceanic climate brings long periods of overcast skies in fall, winter and spring, contrasted with clear, dry summers. In this setting, solar access is a valuable urban asset that supports active public life, extends the patio and park season, promotes physical and mental well-being and improves conditions in outdoor spaces by supporting vegetation and reducing standing water on fields and playgrounds.

Sunlit parks, plazas, and commercial streets are consistently more used—especially during shoulder seasons—making strategic access to sunlight essential to a liveable, resilient city. However, managing solar access requires a balanced approach. While public spaces see peak use between 9 am and 6 pm, the City assesses shadow impacts between 10 am and 4 pm PDT to reasonably protect sunlight during key hours without overly limiting development.

In neighbourhoods outside the Downtown Peninsula, where the street grid is orthogonal and development pressure is generally lower, no additional shadows are permitted during this timeframe. In the Downtown Peninsula (Map 1), where the street grid is rotated and urban intensity is higher, a more flexible, context-sensitive approach is used to balance sunlight access with housing, economic and design priorities.

Map 1: Vancouver Downtown Peninsula



2 APPLICATION AND INTENT

These guidelines establish a consistent standard for regulating solar access in the Downtown Peninsula, providing clarity for developers, staff, and the public when assessing development proposals.

The guidelines are to be applied in the review of development proposals that may result in additional shadowing of the protected planned or existing public outdoor places in the area indicated in Map 1. They are to be read alongside all relevant City policies, regulations and design guidelines for rezoning and conditional development permit applications.

3 GUIDELINES

Models used to demonstrate compliance with these guidelines should be accurately geolocated, set to Pacific Daylight Time (PDT, UTC -7) unless otherwise specified and include the complete built and approved urban context, including topography. Where applicable, known proposed developments should also be incorporated to reflect anticipated future conditions.

For the purposes of solar access analysis, shadows cast by trees, public shade structures and small park outbuildings are not considered part of the existing shadow baseline.

3.1 Community Parks, Neighbourhood Parks, Local Parks and School Sites

- 3.1.1 Proposed development should not create new shadow impacts on existing or planned Community Parks, Neighbourhood Parks, Local Parks and school sites as identified in Table 1 on the fall equinox (September 22) from 10 am to 4 pm PDT.
- 3.1.2 Exceptions to 3.1.1 may be considered on a site-by-site basis in consultation with City staff subject to the following conditions:
 - (a) The applicant demonstrates that strict compliance with 3.1.1 would significantly hinder the delivery of below-market rental housing, social housing or a major public amenity (e.g., major public realm improvements, heritage conservation, public childcare) exceeding minimum policy provisions.
 - (b) A solar budget analysis is submitted, covering the period from 10 am to 4 pm PDT, at 15-minute intervals, on the fall equinox (September 22). For each interval, the analysis should quantify and delineate the following shadow impacts (in square meters):
 - (i) Shadows cast by existing (as-built) developments;
 - (ii) Where applicable, shadows from both existing and approved developments;

- (iii) Additional shadow resulting from the proposed development;
- (iv) Total cumulative shadow from existing, approved, proposed and, if known, other proposed developments.

3.1.3 In evaluating the supportability of exceptions per 3.1.2, staff will consider the following:

- (a) The quality and function of the impacted public outdoor spaces at key times of the day and year, including limiting impacts to vulnerable populations;
- (b) The characteristics and duration of the shadow resulting from the proposed development;
- (c) The unique constraints of the development parcel, including topography and site configuration;
- (d) The measures explored by the applicant to minimize the resulting shadow impacts;
- (e) In the case of rezonings, the form of development expectations of base zoning on the proposed development parcel.

3.1.4 As needed, additional solar budget analyses at other dates or time ranges may be required.

3.2 West End Miniparks and Urban Plazas

3.2.1 Proposed development should proactively minimize new shadow impacts on adjacent West End Miniparks and Urban Plazas as identified in Table 1 on the fall equinox (September 22) from 10 am to 4 pm PDT.

Table 1: Public Park, School Site or Plaza Classification

Public Park, School Site or Plaza	Classification	Notes
300 Helmcken Plaza	Urban Plaza	
Alexandra Park	Local	
Andy Livingstone Park	Community	
Art Phillips Park	Urban Plaza	
Barclay Heritage Square	Neighbourhood	
Bill Curtis Square (Yaletown Station Plaza)	Urban Plaza	
Blood Alley Square	Urban Plaza	

Public Park, School Site or Plaza	Classification	Notes
Broughton St. at Nelson St. Minipark	West End Minipark	
Bute-Robson Plaza	Urban Plaza	
Bute St. at Haro St. Minipark	West End Minipark	
Cardero Park	Urban Plaza	
Cardero St. at Burnaby St. Minipark	West End Minipark	
Cardero St. at Comox St. Minipark	West End Minipark	
Cathedral Square	Urban Plaza	
Chilco St. at Comox St. Minipark	West End Minipark	
Chinatown Memorial Square	Urban Plaza	
Coal Harbour Park	Neighbourhood	
Coopers' Park	Community	
CRAB Park at Portside	Community	
Creekside Park (North)	Neighbourhood	
David Lam Park	Community	
Devonian Harbour Park	Neighbourhood	
Downtown Skateboard Plaza	Urban Plaza	
Dr. Sun Yat-Sen Classical Chinese Gardens and Dr. Sun Yat-Sen Park	Local	Refer to Section 4.1
Elsie Roy Elementary	School Site	
Emery Barnes Park	Neighbourhood	
English Bay Beach Park	Community	
George Wainborn Park	Neighbourhood	

Public Park, School Site or Plaza	Classification	Notes
Gilford St. at Haro St. Minipark	West End Minipark	
Harbour Green Park	Community	
Helmcken Park	Urban Plaza	
Jack Poole Plaza	Urban Plaza	Refer to Section 4.2
Jervis St. at Burnaby St. Minipark	West End Minipark	
Jervis St. Park Site at Pacific St.	Local	
Jim Deva Plaza	Urban Plaza	
King George Secondary	School Site	
Lord Roberts Annex	School Site	
Lord Roberts Elementary	School Site	
Lot 19 (Hornby St. at Hastings St. Plaza)	Urban Plaza	
Marina Square	Neighbourhood	
May & Lorne Brown Park	Local	
Morton Park	Local	
Nelson Park	Community	
Nicola St. at Pendrell St. Minipark	West End Minipark	
Pioneer Place (Pigeon Park)	Urban Plaza	
Portal Park	Urban Plaza	
Robson/Homer Library Square Plaza	Urban Plaza	Refer to Section 4.3
Robson Square	Urban Plaza	Refer to Section 4.4
Roundhouse Turntable Park	Neighbourhood	
Sunset Beach Park	Community	

Public Park, School Site or Plaza	Classification	Notes
ᓃᓂᓴᓂᓂ Xwtl'a7shn Plaza (Queen Elizabeth Theatre Plaza)	Urban Plaza	
ᓃᓂᓴᓂᓂ Xwtl'e7énk Plaza (former Vancouver Art Gallery North Plaza)	Urban Plaza	
sθəqəlxenəm ts'exwts'áxwi7 (Rainbow Park)	Neighbourhood	
Thornton Park	Neighbourhood	
Victory Square	Urban Plaza	Refer to Section 4.5
Wendy Poole Park	Local	
West Georgia/Homer Library Square Plaza	Urban Plaza	
Yaletown Park	Urban Plaza	

3.3 Davie Village and Robson Village

3.3.1 Proposed development should not cast any new shadowing of the north sidewalk of the Davie Village and Robson Village as identified in the [West End Community Plan](#) on the fall equinox, at the following times:

- (a) Davie Village: between 10 am to 4 pm PDT
- (b) Robson Village: between 10 am to 3 pm PDT

3.3.2 Exceptions to 3.3.1 may be considered on a site-by-site basis in consultation with City staff subject to the following:

- (a) The applicant demonstrates that strict compliance with 3.3.1 would significantly hinder the delivery of below-market rental housing, social housing or a major public amenity (e.g., public realm improvements, heritage conservation, public childcare) exceeding minimum policy provisions.
- (b) A solar budget analysis is submitted, covering the period from 10 am to 4 pm PDT, at 15-minute intervals, on the fall equinox (September 22). For each interval, the analysis should quantify the following shadow impacts (in square meters):
 - (i) Shadows cast by existing (as-built) developments;

- (ii) Where applicable, shadows from both existing and approved developments;
- (iii) Additional shadow resulting from the proposed development;
- (iv) Total cumulative shadow from existing, approved, proposed and, if known, other proposed developments.

3.3.3 In evaluating the supportability of exceptions per 3.3.2, staff will consider the following:

- (a) The quality and function of the impacted public outdoor spaces at key times of the day and year, including limiting impacts to vulnerable populations;
- (b) The characteristics and duration of the shadow resulting from the proposed development;
- (c) The unique constraints of the development parcel, including topography and site configuration;
- (d) The measures explored by the applicant to minimize the resulting shadow impacts;
- (e) In the case of rezonings, the form of development expectations of base zoning on the proposed development parcel.

3.3.4 As needed, additional solar budget analyses at other dates or time ranges may be required.

4 SPECIAL CASES

4.1 Dr. Sun Yat-Sen Classical Chinese Gardens and Dr. Sun Yat-Sen Park

4.1.1 Despite the guidelines for Community Parks, Neighbourhood Parks, Local Parks and school sites outlined in Section 3.1, developments should not create new shadows on Dr. Sun Yat-Sen Classical Chinese Gardens and Dr. Sun Yat-Sen Park at any time between 10 am and 4 pm PDT on the fall equinox (September 22).

4.2 Jack Poole Plaza

4.2.1 Despite the guidelines for West End Miniparks and Urban Plazas outlined in Section 3.2, applicants proposing developments which may result in new shadowing of Jack Poole Plaza should consult the guidelines for Community Parks, Neighbourhood Parks, Local Parks and school sites outlined in Section 3.1.

4.3 Robson/Homer Library Square Plaza

4.3.1 Despite the guidelines for West End Miniparks and Urban Plazas outlined in Section 3.2, developments should not create new shadows on the Robson/Homer Library Square Plaza on the fall equinox (September 22) from 10 am to 4 pm PDT.

4.4 Robson Square

- 4.4.1 Despite the guidelines for West End Miniparks and Urban Plazas outlined in Section 3.2, applicants proposing developments which may result in new shadowing of Robson Square should consult the guidelines for Community Parks, Neighbourhood Parks, Local Parks and school sites outlined in Section 3.1.

4.5 Victory Square

- 4.5.1 In addition to the guidelines for Local Parks, Community Parks, Neighbourhood Parks and school sites outlined in Section 3.1, developments should not shadow the Victory Square Cenotaph circle between 10 am and 12 pm PST on Remembrance Day (November 11).
- 4.5.2 Exceptions to 4.5.1 may be considered subject to comprehensive public and key stakeholder engagement.

5 GENERAL EXEMPTIONS

5.1 Low-rise Buildings (**≤ Four Storeys**)

- 5.1.1 Buildings up to four storeys in height may be exempted from these guidelines where reasonable efforts are made to minimize shadow impacts.

5.2 Social Housing Developments

- 5.2.1 Applications that propose that 100% of residential dwelling units are secured as social housing may be exempted from these guidelines.

APPENDIX B
CONSEQUENTIAL AMENDMENTS FOR
SOLAR ACCESS GUIDELINES FOR THE DOWNTOWN PENINSULA

Note: Amendments will be prepared generally in accordance with the provisions listed below. Should there be any discrepancy between this redline summary and the draft amendment, the draft amendments prevail. This appendix is a summary of proposed amendments, prepared for convenience.

Section and Page	Proposed Amendment	Rationale
DOWNTOWN (EXCEPT DOWNTOWN SOUTH) DESIGN GUIDELINES		
5.2.1 Sun and Shade, pg 7	Revise: “An analysis showing the impact of a development proposal on sun and shade conditions through diagrams and models may be requested by the City. New buildings should be particularly concerned with, and whenever possible minimize, the shadows they may cast on the opposing sidewalk or adjoining open spaces between the Spring and Fall equinoxes (March 21 and September 21) between the hours of 11:30 a.m. and 2:30 p.m. PDT. ” as provided for in the Solar Access Guidelines for the Downtown Peninsula.	To adjust to correct times and to remove the spring equinox.

DD (EXCEPT DOWNTOWN SOUTH) C-5, C-6, HA-1 AND HA-2 CHARACTER AREA DESCRIPTIONS

Massing
Recommendations for
800 Block Homer Street
(Blk 65), pg. 18

To revise:

“Alternatively, if all the potential redevelopment properties on the north end of the block were consolidated, a larger tower/podium form could occur and would be acceptable subject to an evaluation of shadow impacts on the Robson/Homer Street Library Square Plaza. Building height and mass should minimize shadowing on the Library Square open plazas ~~between the hours of 10:00 a.m. and 4:00 p.m. P.S.T. at the fall equinox~~ as per the Solar Access Guidelines for the Downtown Peninsula. In instances where some shadowing of plazas at the equinox is unavoidable, an in-depth shadow analysis (beyond that normally required) should be undertaken to determine the building height and mass that maximizes the shadow-free period between the equinoxes.

VICTORY SQUARE POLICY

1.2 (c), pg 15

Victory Square Park should not be shadowed ~~between 10 a.m. and 4 p.m. on the Spring Equinox~~ as per the Solar Access Guidelines for the Downtown Peninsula.

APPENDIX C

URBAN DESIGN GUIDELINES FOR REPEAL

Summary

An interdepartmental staff review has identified the following legacy urban design and form of development guidelines as either tied to substantially completed developments or no longer aligned with current planning and policy objectives. As they no longer provide meaningful guidance for ongoing development, they are recommended for repeal.

#	Document Name	Date Adopted	Date Last Amended	Document Function	Rationale
1	Arbutus C-7 and C-8 Guidelines	1995	2025	Provides guidance for development permit applications in C-7 and C-8 zones in the Arbutus area.	Relevant development sites are either already substantially improved or are permitted to have a greater form of development by the Broadway Plan through a rezoning.
2	Downtown South Guidelines (excluding Granville Street)	1991	2019	Provides guidance for development permit applications in the Burrard / Granville, Hornby Slopes, and New Yaletown neighbourhoods.	Most major development sites in the geographic area have been developed. Remaining development sites are likely to be brought forward as rezonings.
3	Commercial/Broadway C-3A Guidelines	2001	2022	Provides guidance for development permit applications in the C-3A zones in the Commercial / Broadway area	Most developments in the area are anticipated to be rezonings under the Transit-Oriented Area rezoning policy.

#	Document Name	Date Adopted	Date Last Amended	Document Function	Rationale
4	CD-1 (229) – 900 Burrard Street CD-1 Guidelines	1993	1993	Provides guidance for development permit applications in CD-1 (229).	The CD-1 area has been fully developed.
5	CD-1 (241) – Joyce Station Area CD-1 Guidelines (Vanness Avenue North, Rae Avenue & 5000-5300 Blocks Boundary Road)	1989	2024	Provides guidance for development permit applications in CD-1 (241).	The area of this CD-1 is subject to a subsequential rezoning via the Joyce-Collingwood Station Precinct Plan, with form of development controls outlined in that Plan.
6	CD-1 (247) – Fraser Lands Block 67 to Kerr Street CD-1 Guidelines	1989	1989	Provides guidance for development permit applications in CD-1 (247) excluding the public school site.	The final development parcel in CD-1 (247) is a public school site. The guidelines provide no specific guidance for the design of the public school.
7	CD-1 (265) – International Village (572 Beatty Street) CD-1 Guidelines	1996	2019	Provides guidance for development permit applications in CD-1 (265).	The CD-1 area has been fully developed.
8	CD-1 (297) – Roundhouse Neighbourhood CD-1 Guidelines (1200 – 1300 Pacific Boulevard)	1993	1993	Provides guidance for development permit applications in CD-1 (297).	The CD-1 area has been fully developed.

#	Document Name	Date Adopted	Date Last Amended	Document Function	Rationale
9	CD-1 (312) – Marina Neighbourhood CD-1 Guidelines for Marina Development (300 Cardero Street)	1993	2016	Provides guidance for marina development permit applications in CD-1 (312).	The CD-1 area has been fully developed.
10	CD-1 (312) – Marina Neighbourhood CD-1 Guidelines for Land Development (300 Cardero Street)	1993	2016	Provides guidance for land development permit application in CD-1 (312).	The CD-1 area has been fully developed.
11	CD-1 (321) – Bayshore Gardens CD-1 Guidelines (1601 West Georgia Street)	1993	2024	Provides guidance for development permit applications in CD-1 (321).	The CD-1 area has been fully developed.
12	CD-1 (324) – Quayside Neighbourhood Guidelines	1993	2024	Provides guidance for development permit applications in CD-1 (324).	The CD-1 area has been fully developed.
13	CD-1 (363) – Burrard Landing (201 Burrard Street) CD-1 Guidelines	1996	2024	Provides guidance for development permit applications in CD-1 (363).	The CD-1 area has been fully developed.

#	Document Name	Date Adopted	Date Last Amended	Document Function	Rationale
14	CD-1 (364) – Harbour Green Neighbourhood CD-1 Guidelines (501 Bute Street)	1996	2002	Provides guidance for development permit applications in CD-1 (364).	The CD-1 area has been fully developed.
15	CD-1 (365) – Marina Neighbourhood Sub-Area 1B CD-1 Guidelines (301 Jervis Street)	1996	2000	Provides guidance for development permit applications in CD-1 (365).	The CD-1 area has been fully developed.
16	CD-1 (448) – Celtic Avenue CD-1 Design Guidelines	2005	2005	Provides guidance for development permit applications in CD-1 (448).	The CD-1 area has been fully developed.
17	East False Creek FC-1 Guidelines	1986	2024	Provides guidance for development permit applications in FC-1 zones in East False Creek.	Proposals in the area are expected to be rezonings with a comprehensive negotiated form of development and urban design analysis.
18	Fairview Slopes FM-1 Guidelines	1976	1992	Provides guidance for development permit application in FM-1 zones in Fairview Slopes.	Proposals in the area are expected to be rezonings under the Broadway Plan.

#	Document Name	Date Adopted	Date Last Amended	Document Function	Rationale
19	Interior Public Space (DD, BCPED, C-3A, C-5, C-6 & FC-1) Guidelines	1986	2022	Provides guidance for development permit applications proposing interior public space in areas zoned DD, BCPED, C-3A, C-5, C-6 & FC-1.	Interior public spaces are rarely delivered with development permit applications and can be negotiated as part of major rezonings before the CDDG is introduced.
20	Lock-Off Unit Guidelines	2009	2025	Provides guidance for development permit applications under a district schedule, the Downtown District Official Development Plan or a CD-1 By-law where Lock-off Unit or Principal Dwelling Unit combined with a Lock-off Unit are permitted.	All provisions of these guidelines are now covered in applicable sections of the Zoning and Development By-law.
21	Plaza Design Guidelines	1992	2022	Provides guidance for development permit applications proposing a public plaza on private property under DD, CWD, BCPED, FCCDD, FC-1, DEOD, C-2 and C-3A district schedules.	Plaza developments are typically associated with major rezoning applications in areas guided by supportive policy frameworks, such as the Broadway Plan.
22	RM-6 West End: Georgia Street/Alberni Street Guidelines	1989	2025	Provides guidance for development permit applications in the area between Georgia, Alberni, Chilco and Cardero Streets zoned RM-6.	All developments within the guideline area have either been constructed or have been subsequently rezoned.

#	Document Name	Date Adopted	Date Last Amended	Document Function	Rationale
22	RT-1 and RT-2 Districts Multiple Conversion Dwelling Guidelines	1984	2024	Provides guidance for development permit applications involving multiple conversion dwellings in areas zoned RT-1 and RT-2.	To align with provincial legislation.
23	RT-2 Multiple Dwelling Guidelines	1984	2024	Provides guidance for development permit application involving multiple dwellings (i.e., apartments or townhouses) in areas zoned RT-2.	To align with provincial legislation.
24	Southeast False Creek: Additional Penthouse Storeys Guidelines	2010	2010	Provides guidance for applicable development permit applications in the Southeast False Creek ODP.	Relevant developments are generally complete. Area 1A is under review and additional height may be captured in upcoming amendments to the Southeast False Creek ODP.
25	Southeast False Creek Areas 3A and 3B Guidelines	2015	2015	Provides guidance for development permit applications in Southeast False Creek Areas 3A and 3B (CD-1 (612)).	Relevant developments are constructed. Remaining undeveloped land is Park Board space with approved park designs.
26	Southlands Policy and Guidelines	1988	1988	Guidelines provide guidance to the City about future zoning and guidelines development.	This policy and guideline does not provide information needed for the preparation or approvals of

#	Document Name	Date Adopted	Date Last Amended	Document Function	Rationale
					rezoning or development applications.

Policy

Transit-Oriented Areas Rezoning Policy

Approved by Council June 30, 2024

Amended on xx, 2025

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1 BACKGROUND AND CONTEXT

In December 2023, the Province of British Columbia (BC) made amendments to the Local Government Act (LGA) and Vancouver Charter (VC) through Bill 47: *'Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023'* to establish transit-supportive densities adjacent to transit stations. Transit-oriented areas (TOAs) have been designated within City of Vancouver boundaries through provincial regulations (Order in Council), and Council collectively designated those TOAs through the Transit-Oriented Areas Designation By-law.

2 INTENT

This policy guides rezoning applications that are being considered under the provincial regulations for Transit-Oriented Areas within lands in the City of Vancouver identified in the Transit-Oriented Areas Designation By-law. The policy applies until such time as a new area plan is complete, an existing area plan is amended to integrate TOA ~~heights and densities~~ ~~considerations~~, or until this policy has been repealed through a decision by Council.

The heights and densities enabled through the provincial legislation in some cases exceed what has been enabled through existing City of Vancouver land use policy, and an increase in population growth over and above what was anticipated is expected. Therefore, rezoning applications in TOAs are expected to build on already approved area plan goals and objectives where applicable, respond to existing and emerging neighbourhood conditions, and plan for infrastructure upgrades which all contribute towards building vibrant and resilient neighbourhoods.

3 RELATIONSHIP TO ~~EXISTING~~ AREA PLANS

This policy applies to rezoning applications that are being considered under the provincial regulations for Transit-Oriented Areas within lands in the City of Vancouver identified in the Transit-Oriented Areas Designation By-law. ~~Area plans that have considered TOA regulations and integrated policy directions to reflect such consideration are exempt from this policy. A list of area plans, including those that are exempt, is included in the appendix.~~

- 3.1 Where a TOA is ~~included located~~ within an ~~existing~~ area plan, the existing development options ~~enabled by the plan~~ continue to apply. Where a rezoning application is submitted for one of those ~~development~~ options provided in the ~~existing~~-area plan, ~~the requirements of~~ this rezoning policy ~~does~~ not apply and should not be referenced.
- 3.2 Where area plans ~~for which this policy applies policies~~ enable less height and density than those enabled by the Provincial TOA regulations, ~~rezoning applications under this policy can be considered and will be reviewed against guidance provided in the additional height and density will be considered subject to~~ this rezoning policy. ~~Where this is the case, this policy provides additional guidance. In most cases, the guidance which may~~ will differ from existing area plans (e.g., ~~guidance for housing~~, form of development and ~~requirement for~~ at-grade commercial uses).

~~3.1 For areas with active planning processes underway (but not yet approved on date of approval of this policy), additional heights and densities can be considered subject to this rezoning policy.~~

4 RELATIONSHIP TO EXISTING CITY-WIDE POLICIES

4.1 Proposals **for rezoning** under this policy should adhere to all other relevant Council-approved policies, guidelines, and by-laws, **including, but not limited to those related to solar access, public views and proximity to rail.** ~~Where conflicts exist relating to the prescribed height and density, this policy prevails.~~ In some cases, these may limit the heights and density that can be accommodated on a site.

Approved city-wide policies which allow modest increases in heights and densities should not be layered on top of the heights and densities in this rezoning policy, except for mass timber projects, which can be considered in accordance with the Mass Timber Policy for Rezoning and for which heights and densities may exceed those identified in this rezoning policy.

5 POLICIES

5.1 Height and Density

Rezoning applications will be considered based on the type of transit station and corresponding tier, as outlined in the two tables below. For Tier 1 sites, densities up to 5.50 FSR will be considered (an increase from the 5.00 FSR prescribed by the Province) to more accurately reflect achievable form of development. Since the specified FSRs and building heights may not directly correspond to one another, the limit is whichever is achieved first.

Table 1: SkyTrain Stations

Tier	Catchment Area (distance from station)	Height	Density
Tier 1	< 200 m	Up to 20 storeys	Up to 5.50 FSR
Tier 2	200-400 m	Up to 12 storeys	Up to 4.00 FSR
Tier 3	400-800 m	Up to 8 storeys	Up to 3.00 FSR*

Table 2: Bus Exchanges

Tier	Catchment Area (distance from station)	Height	Density
Tier 4	< 200 m	Up to 12 storeys	Up to 4.00 FSR

Tier 5	200-400 m	Up to 8 storeys	Up to 3.00 FSR*
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** A maximum density of 3.40 FSR will be considered for mixed-use arterial sites providing continuous at-grade commercial use, provided all other requirements of this policy are met.*

5.2 Housing

5.2.1 For residential projects, applications under this policy will be required to meet one of the following tenure and affordability requirements:

- (a) 100% of the residential floor area is secured rental with a minimum 20% of the net residential area provided as below-market rental. Starting rents and rents at turnover for below-market rental units should be at a minimum 20% discount from CMHC city-wide average rents, except for 100% residential projects in Tiers 3 and 5 where a minimum 10% discount from CMHC city-wide average rent will apply; or
- (b) A minimum of 20% of the net residential floor area is provided as social housing, delivered turnkey to the City on terms that are satisfactory to the City, noting that a greater proportion may be required on sites with existing rental housing subject to one-for-one replacement requirements under the Rental Housing Stock Official Development Plan (RHS ODP).

5.2.2 Notwithstanding 5.2.1 above, applications to rezone to an RR district (RR-1, RR-2A, RR-2B, RR-2C, RR-3A or RR-3B) may be considered in any tier. For sites that are irregular in shape, size, context or other attributes, a CD-1 rezoning may be considered for proposals at equivalent height and density and with the same affordability requirements as would otherwise apply under the relevant RR district.

5.2.3 In circumstances where an existing area plan policy requires a higher proportion of inclusionary social housing, those requirements will supersede the proportions required in (a) (e.g., Downtown Eastside Plan policy for Victory Square).

5.2.4 100% social housing projects and 100% non-profit, government or government agency owned seniors housing and community care facilities may be considered at heights and densities exceeding those identified in Tables 1 and 2 on a case-by-case basis.

5.2.5 The Rental Housing Stock Official Development Plan, which governs rental replacement requirements across the ~~City~~ city, continues to apply.

5.2.6 Enhanced tenant relocation and protection requirements, as per Section 12.1 of the Broadway Plan, will apply for all applications that are being considered under this policy. Refer to the Tenant Relocation and Protection Policy – *Process and Requirements* bulletin for more information.

5.3 Reconciliation

Rezoning applications may also be considered for residential and 100% commercial projects which meet the needs of the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation, and urban Indigenous peoples to advance the City's UN Declaration on the Rights of Indigenous Peoples (UNDRIP) commitments and Reconciliation goals. These projects may exceed the heights and/or densities in Tables 1 and 2 above and will be considered on a case-by-case basis.

5.4 Commercial Uses

- 5.4.1 Proposals for 100% commercial use projects, including hotels, may be considered in Tier 1, up to the maximum heights and/or densities outlined in Table 1 above.
- 5.4.2 Where the existing zoning (e.g., C-2) or an existing area plan policy requires commercial uses (e.g., at-grade commercial, second floor office space, or a specific FSR for commercial space), this will also be required for proposals being considered under this policy.
- 5.4.3 Notwithstanding area plan policy, at-grade commercial use will be required on arterial sites within 800 m of King Edward Station for all projects applying under this rezoning policy.
- 5.4.4 Where no area plan exists, commercial uses at grade (minimum of 0.35 FSR), will be reviewed on a case-by-case basis, though generally expected on all arterial sites as follows:
 - (a) SkyTrain Station: Tiers 1 and 2; and
 - (b) Bus Exchange: Tier 4 in the Dunbar Loop, and along East Hastings Street in Tier 4 of the Kootenay Loop.
- 5.4.5 Choice of use (residential or commercial) may be permitted at grade on any sites not identified in 5.4.4 above, including on local streets, to allow opportunities for small-scale, local-serving retail/commercial space.
- 5.4.6 Any existing amount of commercial space on a site should be replaced, achieving no net loss of retail/service space through redevelopment.
- 5.4.7 If a site has existing commercial tenants, applicants are encouraged to share Commercial Tenant Assistance Program (CTAP) resource guides with them to support their relocation decision-making, prior to submitting a rezoning application.

5.5 Heritage

- 5.5.1 Heights and densities identified in Table 1 and 2 above may not be achieved within the Chinatown and Gastown Historic Areas and National Historic Districts, Yaletown Historic Area, First Shaughnessy District / Heritage Conservation Area, and on properties designated as heritage with a Heritage Revitalization Agreement. Pursuant to the provincial TOA Manual,

Council may impose conditions of development that seek to retain a form of development and urban design which is compatible and appropriate to the unique historical and cultural context of those districts, which may result in projects not achieving the prescribed heights and densities under this policy. Existing Council adopted policies, regulations and guidelines will continue to guide development in these locations.

5.5.2 Applications should preserve significant character streetscapes where they are identified in area plans or existing guidelines (e.g., Grandview-Woodland Community Plan, Strathcona/Kiwassa RT-3 Guidelines). Where site conditions allow, encourage retention through infill or additions to existing buildings as outlined in plan policy. Heights and densities enabled by the Provincial regulations may not be achievable on all sites, owing to lot size, existing development, and other urban design considerations.

5.5.3 In addition to the Historic Areas and National Historic Districts noted above and pursuant to Council adopted area plans and policies, identified districts and streetscapes which have historically been major community focal areas offering vibrant commercial and cultural uses and services for residents may not achieve the heights and/or densities outlined in Tables 1 and 2, subject to a form of development review. This may include the character and scale of critically important retail areas, such as Main Street, South Granville, Cambie Village, Dunbar, 4th Avenue Village and Commercial Drive.

5.5.4 Consider up to 10% additional density (FSR) for rezoning proposals which retain, conserve, and designate a heritage building on the Vancouver Heritage Register (VHR), in a manner consistent with Standards and Guidelines for the Conservation of Historic Places in Canada and the City's Heritage Policies, subject to architectural and urban design excellence.

5.6 **Urban Forest and Ecology**

5.6.1 Applications should maximize tree retention, design to accommodate new trees, and large specimen replacement trees to support a healthy urban forest canopy and reduce urban heat island effects, improve biodiversity and the local micro-climate, and support targets identified in Vancouver's Urban Forest Strategy. Depending on site-specific conditions, applications may need to accommodate wider boulevard dedications to ensure adequate soil volume or planting space to achieve canopy cover goals, particularly in low equity areas. Refer to the Park Board's Urban Forest Gap map for guidance on priority areas for tree retention and planting.

5.6.2 Tree planting on slab should be avoided on City property or within building setbacks. When this is not possible, planting should maximize soil depth and volume to exceed the Canadian Society of Landscape Architects (CSLA) Canadian Landscape Standard and in keeping with City of Vancouver Engineering Design Manual.

5.6.3 Underground structures should be avoided within building setbacks. This will aim to protect existing trees where possible, and the space may also be used for green rainwater infrastructure strategies, soil retention and increased planting space.

- 5.6.4 Green roof technologies should be incorporated into designs to enhance open space, reduce stormwater volume, and mitigate heat island effect. Refer to the City's Roof-Mounted Energy Technologies and Green Roofs bulletin or similar for further details.

5.7 **Childcare, Institutional Uses and Cultural Facilities**

- 5.7.1 Applications should minimize the loss of institutional uses, childcare and cultural facilities in TOAs, as defined in the Zoning and Development By-law and the Vancouver Development Cost Levy By-law respectively. It is generally expected for these uses to be replaced in any redevelopment and will be assessed on a case-by-case basis.
- 5.7.2 Development proposals that are being considered under this policy will be assessed for childcare feasibility. If the site is found to be suitable, the developer may be asked to secure space for childcare within the development, with an FSR exemption for the childcare space. In addition, staff will seek to leverage senior government funding for these types of projects.

5.8 Sustainable Large Developments

- 5.8.1 For applications where the Rezoning Policy for Sustainable Large Developments applies, explore integration of childcare facilities and/or park space where opportunities allow. For park space, the preference is for a new 'terra-firma' park, free of underground and aboveground encumbrances.

5.9 **Community Amenities Charges (CACs)**

- 5.9.1 For sites providing the specified amount of below-market rental housing at heights and densities enabled under this policy, the CAC is the affordable housing. No cash CAC contribution or proforma review will be required.
- 5.9.2 All other projects should follow the City's financing growth policies (e.g., Community Amenity Contributions, Development Cost Levies) as may be amended from time to time.

5.10 **Avoid Precluding Future Opportunities**

- 5.10.1 In some cases, applications may not be supported where future opportunity for development on an adjacent site would be unreasonably precluded.
- 5.10.2 Applicants of proposals within 400 m from the SkyTrain Station or 200 m from a Bus Exchange (i.e., in Tiers 1, 2 and 4) will be expected to provide a block study that demonstrates that the proposed development does not prevent adjacent sites from being reasonably developed, specifically: ~~To ensure that adjacent sites are not 'locked in', applicants should demonstrate that remaining adjoining lots on the block can be reasonably developed~~

- (a) For adjacent sites that have or could be assembled to have the minimum frontage requirements for a tower under this policy, to the heights and densities specified in this policy.
- (b) For adjacent sites that do not have or could not be assembled to have the minimum frontage requirements for a tower under this policy, to achieve the heights and densities enabled under TOA. ~~with a minimum four-storey, multi-family development on a minimum frontage of 15.2 m (50 ft.).~~
- (c) For adjacent sites where an area plan or other policies enable heights and density above six storeys or 23.0 m (70 ft.) in height, to the heights and densities specified in the area plan.
- (d) The study should also consider site-specific conditions (including tree retention, sidewalk/boulevard dedications, building setbacks) and project economics.

6 FORM OF DEVELOPMENT

- 6.1 The minimum frontage required for all tower sites (12 storeys and above) is 45.7 m (150 ft.), except for corner sites where the minimum frontage is 40.2 m (132 ft.).
- 6.2 For proposals in Tiers 1, Tiers 2 and 4 that seek to achieve the density under this policy, a tower typology is typically required, which triggers the frontage requirements specified in section 6.1.
- 6.3 The portion of any building above six storeys or 23.0 m (70 ft.) in height should be spaced at least 24.3 m (80 ft.) from any existing or future building above 6 storeys or 23.0 m (70 ft.) in height.
- 6.4 ~~6.2~~ Where ~~existing~~ plans include form of development guidelines for comparable building typologies, those guidelines continue to apply.
- 6.5 ~~6.3~~ Where ~~area plans do not include form of development guidelines for comparable building typologies, or for proposals in TOA Tiers 1, 2 and 4 that~~ are not located within an existing area plan, refer to the *Broadway Plan* for built form guidelines, or city-wide design guidelines if approved by Council.
- 6.6 ~~6.4~~ For low-rise (i.e., six storeys and under) applications, refer to the Residential Rental Districts Schedules Design Guidelines or other applicable city-wide policies.

7 INFRASTRUCTURE

- 7.1 Sewer & Drainage
 - 7.1.1 Upgrades to the City system may be required to support future population and employment growth and will be confirmed and/or implemented concurrently with, and/or through the

rezoning process. Developments in some TOAs have been identified as potentially requiring neighbourhood-serving upgrades and/or additional on-site rainwater management requirements, with development conditions that may impact project viability. Key TOAs include (but not limited to): 29th Avenue Station, Commercial-Broadway Station, Dunbar Loop Exchange, and Nanaimo Station.

- 7.1.2 Regional upgrades may be identified at time of rezoning application and will need to be coordinated between the City and regional and local partners.

- 7.1.3 In addition to any on-site rainwater management requirements applicable under the Vancouver Building By-law, flow control requirements may be applied where sewer capacity constraints exist.

7.2 Potable Water

- 7.2.1 Available water supply from the City's water system may not be capable of handling anticipated growth in all TOAs without significant upgrades. Sites will need to provide adequate water service to meet domestic and fire flow demands of the project as a condition of building occupancy. Some areas will need major water system upgrades or modifications to enable the anticipated growth. Key TOAs include (but not limited to): 29th Avenue Station, Nanaimo Station, Renfrew Station, and Rupert Station.

- 7.2.2 The adequacy of the Metro Vancouver (GVWD) water supply is unknown and will need to be reviewed in the future.

7.3 **Green Rainwater Infrastructure (GRI)**

- 7.3.1 To meet targets in the Rain City Strategy and Liquid Waste Management Plan, Green Rainwater Infrastructure (GRI) will be implemented in the right-of-way frontage. Based on geotechnical recommendation, applicants may be required to provide underground parking setbacks from their property line(s) to ensure an adequate offset from right-of-way infiltration areas. It is also recommended for the parkade to be notched at the site perimeter to support tree retention and growth.

7.4 **Floodplain**

- 7.4.1 In the designated floodplain, as specified in the Flood Plain Standards and Requirements and the Vancouver Building By-law, flood mitigation infrastructure upgrades may be required to support future population and employment growth and will be confirmed and/or implemented through the rezoning process.
- 7.4.2 Projects should apply a risk-based approach to planning and evaluating the form of development and flood management infrastructure for a 100-year timeline, with an understanding of interdependency and cascading impacts of development on existing neighbourhoods. The criticality of the development and/or infrastructure investment, e.g.,

critical infrastructure rating, and cost of maintenance should also be integrated into planning and evaluation.

7.5 Groundwater Management

- 7.5.1 Projects should limit excavation into the floodplain or high groundwater areas (e.g., in proximity to Still Creek). Traditional underground parking in these areas may not be feasible without additional waterproofing or groundwater management planning to avoid draining of groundwater into the sewer system.

7.6 Transportation & Public Space

- 7.6.1 In areas with existing community plans, transportation and public space upgrades will generally align with those already identified in the plans. In addition, new upgrades may be identified on a case-by-case basis through the rezoning process to support greater than anticipated population and job growth, and specific site design needs.
- 7.6.2 In areas without community plans, provision of street and intersection improvements adjacent and in proximity to the development site may be required as a condition of rezoning.
- 7.6.3 Provision of street and intersection improvements (and appropriate transitions) adjacent and in proximity to the development site may be required as a condition of rezoning. Conditions may include, but are not limited to, elements such as:
- (a) Additional space (dedications and/or statutory rights-of-way) to support transportation infrastructure such as turn bays, protected intersections, or plazas;
 - (b) Adjacent improvements such as sidewalks, boulevards, curbs, gutters, laneway upgrades, protected bike lanes, trees or street furniture;
 - (c) New/upgraded traffic signals, street lighting, and lane lighting;
 - (d) Traffic calming measures; and
 - (e) Shared mobility stations (public bike share, e-scooter share, etc.).
- 7.6.4 Generally, sites should aim to limit off-street parking as much as practicable and promote sustainable modes of transportation, in alignment with City objectives. Transportation Demand Management (TDM) practices will evolve over time, and properties are encouraged to use innovative measures above and beyond the regulated requirements to reduce motor vehicle dependence and increase sustainable transportation choices.
- 7.6.5 Projects adjacent to TransLink infrastructure (elevated guideways, tunnels, stations, bus loops, bridges, etc.) or encumbered by a TransLink statutory right-of-way agreement must be designed to respect TransLink's infrastructure, operations and property rights and will be

required to seek consent from TransLink prior to starting construction through TransLink's Adjacent and Integrated Development (AID) program.

8 LIMITATIONS

The provincial TOA regulation outlines that provincial heights and densities apply to any parcel within a TOA on which existing zoning permits residential land uses, except for land zoned to permit residential use that is ancillary or secondary to industrial or agricultural uses. In the case of a split-zoned site, the primary use will be considered as the use with the greatest permitted floor space.

Notwithstanding the above, existing Council-adopted area plans and policies encouraging or requiring uses that may differ from existing zoning will continue to be the preferred use for any rezoning applications under this policy. In this regard, lands that may be included in the TOA regulations will still be required to provide non-residential uses, as contemplated in those applicable plans and policies.

In addition, there are several scenarios where municipal by-law requirements and Federal or Provincial statutes are applicable, the provisions of which supersede or have a limiting effect on heights and densities specified by the Province. For example:

- Where municipal by-laws are superseded by federal or provincial statutes (Agricultural Land Reserve, Airport Zoning Regulations under Aeronautics Act, federal Crown land);
- Floodplains, hazard areas, riparian areas, and other environmentally sensitive areas; and
- Heritage buildings and sites that are subject to heritage designation, heritage revitalization agreements, heritage conversation areas, or restoration covenants.

Refer to the provincial TOA Manual and regulations for more information. Note that the provincial TOA Manual and/or regulations may be further amended by the Province, resulting in revised exemptions and potential updates to this policy.

APPENDIX: LIST OF AREA PLANS

Existing Area Plans

- ~~Broadway Plan~~
- ~~Cambie Corridor Plan~~
- ~~Downtown Eastside Plan~~
- ~~False Creek Flats Plan~~
- ~~Grandview-Woodland Community Plan~~
- ~~Joyce-Collingwood Station Area Precinct Plan~~
- ~~Marpole Community Plan~~
- ~~Norquay Village Neighbourhood Centre Plan~~
- ~~Northeast False Creek Plan~~
- ~~Southlands Plan~~
- ~~West End Community Plan~~
- ~~Southeast False Creek Official Development Plan~~
- ~~Downtown Official Development Plan~~

Area Plan	TOAs Integrated
Broadway Plan	Yes*
Cambie Corridor Plan	No
Downtown Eastside Plan	No
Downtown Official Development Plan	No
False Creek Flats Plan	No
Grandview-Woodland Community Plan	No
Joyce-Collingwood Station Area Precinct Plan	No
Marpole Community Plan	No

Norquay Village Neighbourhood Centre Plan	No
Northeast False Creek Plan	No
Rupert and Renfrew Station Area Plan	Yes*
Southeast False Creek Official Development Plan	No
Southlands Plan	No
West End Community Plan	No

*Plan integrates TOA considerations, and Transit-Oriented Areas Rezoning Policy does not apply.

Others as may be adopted or amended by Council from time to time.