

SUMMARY AND RECOMMENDATION

1. Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan

Summary: To amend the Zoning and Development By-law to introduce new standardized 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. In many cases, this initiative would eliminate the need to apply for a rezoning, enabling applicants to proceed directly to a development permit application. Where a site-specific rezoning application is necessary, applicants may rezone to the new standardized district schedules rather than a customized CD-1 district.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan”, dated June 30, 2025 (“Report”), referred to Public Hearing at the Council Meeting of July 22, 2025.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- 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 of the Report;

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 of the Report.

- 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, RT7, and RT-8 to new R3-2, R3-3, R4-1, R5-2, R5-3, and R5-4 districts as presented in Appendix A of the Report;
- (ii) in the Broadway Plan area, a remaining RT-6 parcel to the R1-1 district as presented in Appendix A of the Report; and
- (iii) in the Cambie Corridor Plan area from R1-1 to the new R5-1 district as presented in Appendix A of the Report;

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 of the Report 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 of the Report;

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 of the Report;

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 of the Report 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 of the Report;

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 of the Report 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 of the Report;

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 of the Report 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 of the Report.

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

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

- 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 of the Report be amended, generally in accordance with Table 2 of Appendix I of the Report.

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

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