

**VANCOUVER PLAN**  
Implementation  
**2050**

# Standardized Apartment Districts and City-initiated Zoning Changes in Broadway and Cambie Plan

# Agenda

- 1 Overview
- 2 Standardized Apartment Districts
- 3 Rezoning Pathways
- 4 Additional Analysis
- 5 Implementation

# Overview

# Overview

## Project Description

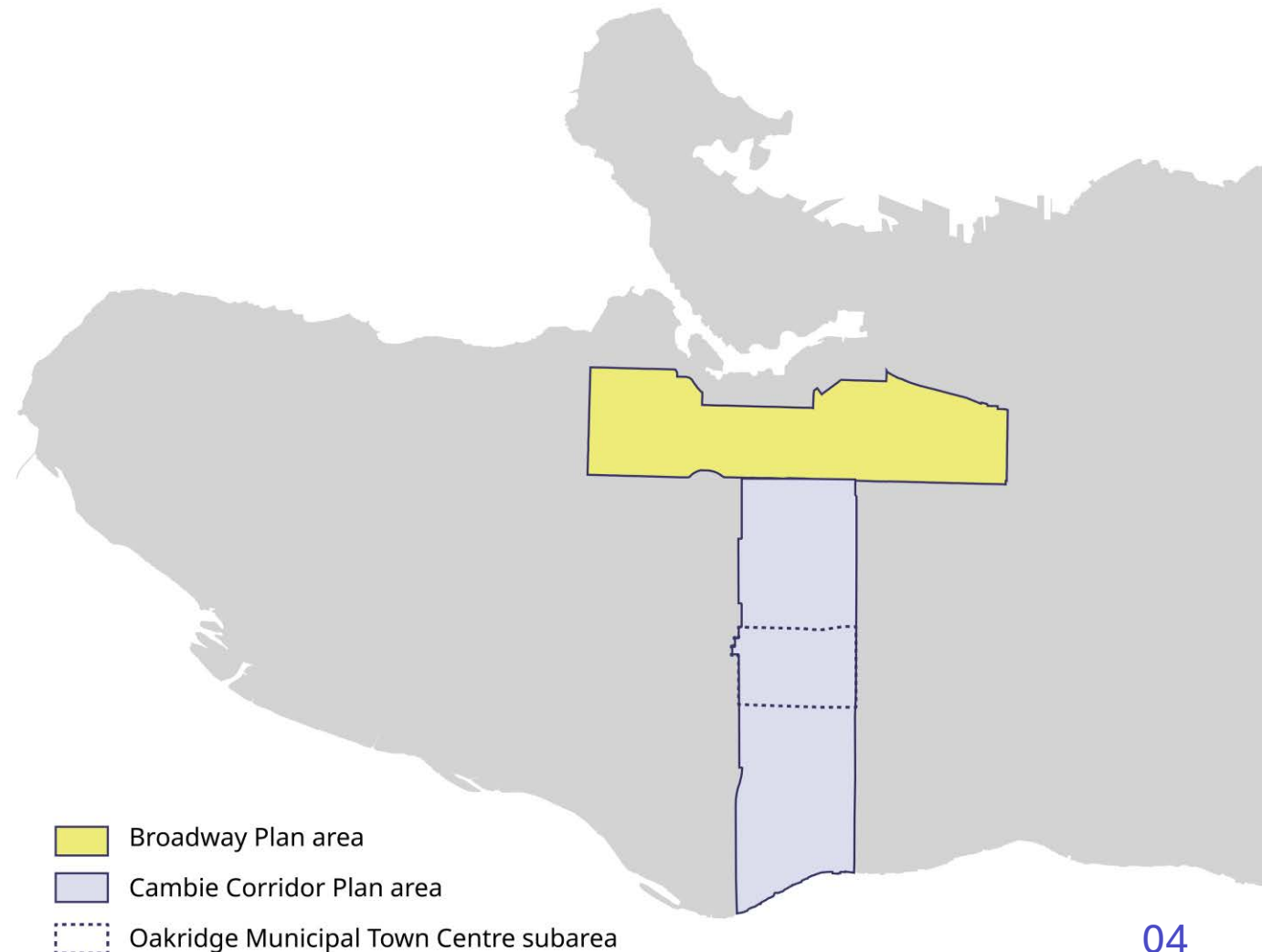
### Recommendations:

Amend the Zoning & Development By-law to:

- Add new standardized low-rise (R3), mid-rise (R4) and high-rise (R5) apartment districts
- Rezone certain areas of Broadway and Cambie Corridor Plan

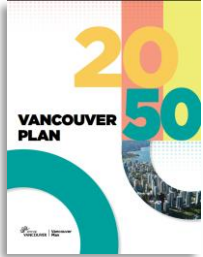
### Objectives

- Support housing and childcare delivery
- Harmonize requirements across plans
- Streamline approvals and processing
- Simplify regulations and increase flexibility



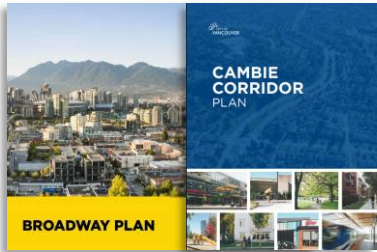
# Overview

## Policy Context



### Vancouver Plan (2022)

- Equitable Housing & Complete Neighbourhoods
- Aligning and streamlining city building rules



### Broadway Plan (2022) and Cambie Corridor Plan (2018)

- 30-year plans guiding growth and change in the neighbourhoods surrounding rapid transit

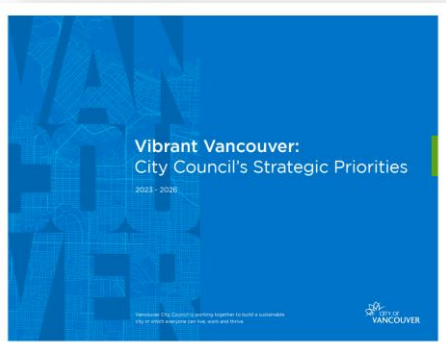


### Housing Vancouver Strategy (2017)

- 10-year housing approval targets: 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below-market rental units

# Overview

## Additional Policy Context

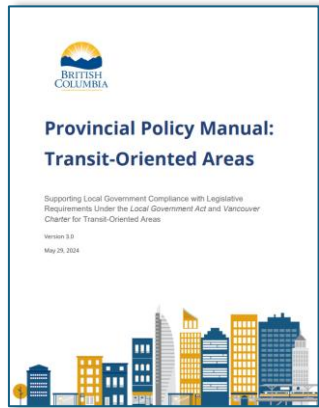


### Council's Strategic Priorities 2023-2026:

- Create a regulatory framework and processes to support the efficient delivery of housing on private lands

### Permit Approval Framework 2023:

- A target to help eliminate the housing construction backlog, increase the supply of market, non-market and supportive housing



### Local government housing initiatives 2023-2024

- Bill 47, Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023
- Bill 16, Housing Statutes Amendment Act, 2024

**Note:** *This initiative is a City commitment in our Housing Accelerator Fund (HAF) agreement with the Government of Canada*

# Standardized Apartment Districts

# Challenges with the Current Processing Framework

### Challenges with Current State

- 12-15+ months rezoning process
- Complex, site-specific rules

**Rezoning**

**Development  
Permit**

**Building  
Permit**

**Occupancy  
Permit**

**Site Specific CD-1  
Rezoning**

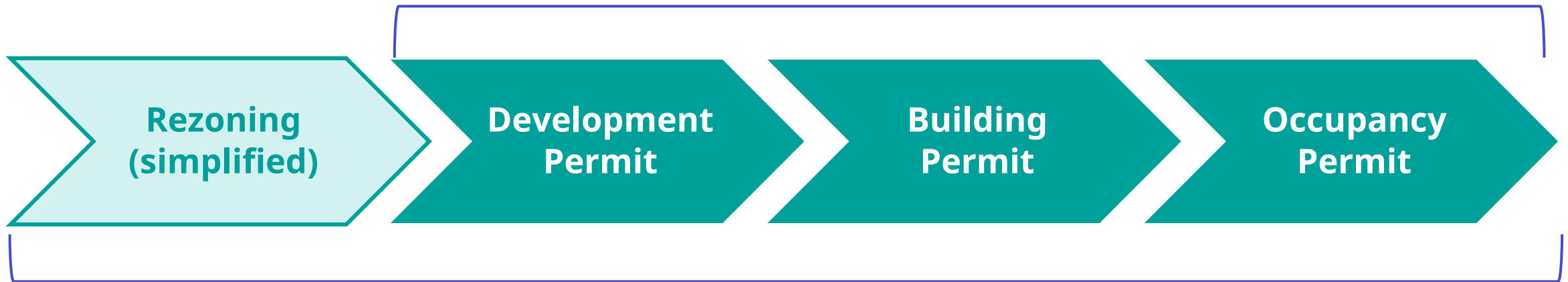
# Standardized Apartment Districts

## Towards a Streamlined Regulatory Process

### Goals of Future State

- Faster overall processing
- Clear, standardized rules that enable flexibility
- Improved certainty

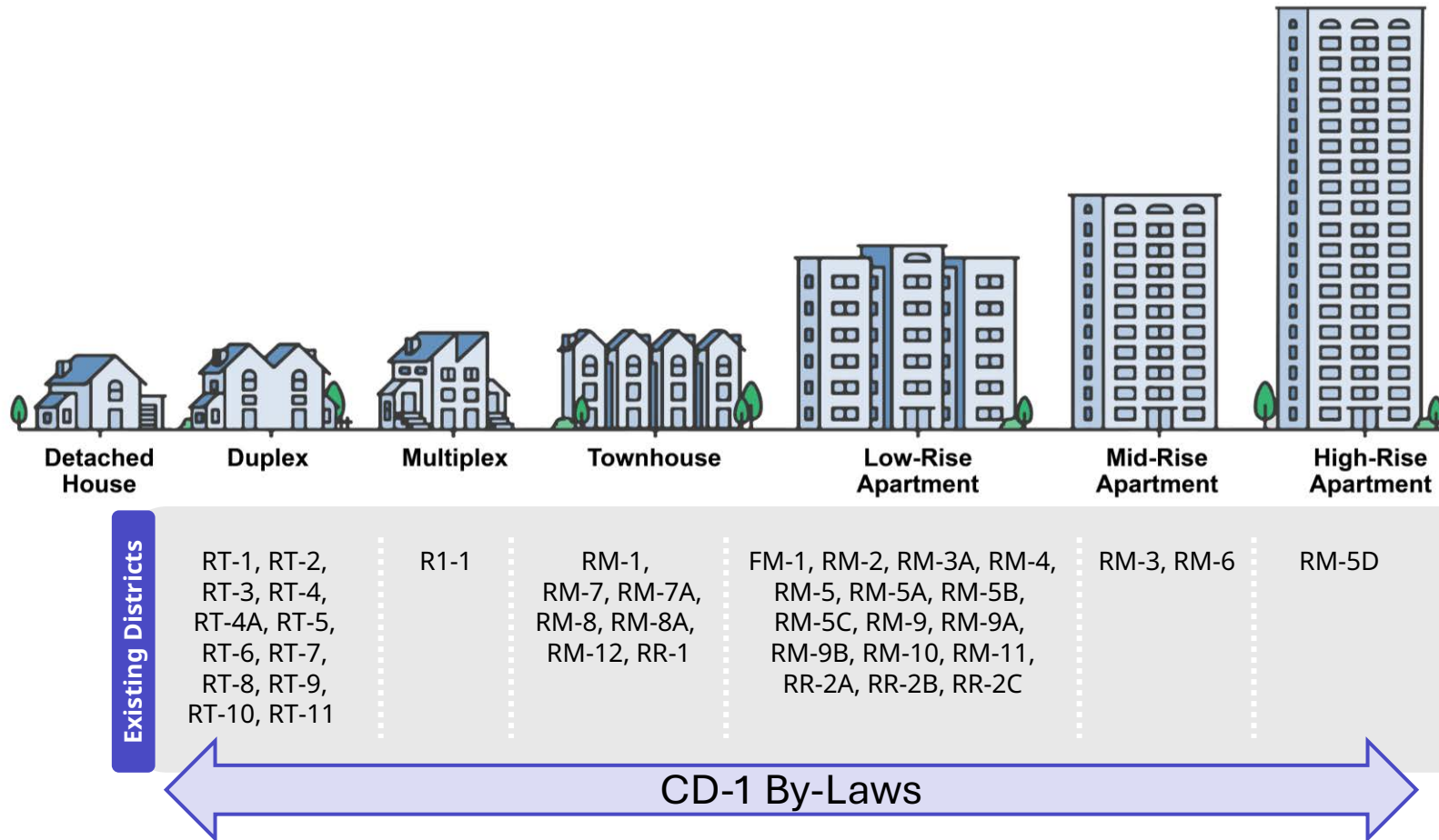
**1. Direct to development permit under new zoning**



**2. Rezone to a standardized district**

# Standardized Apartment Districts

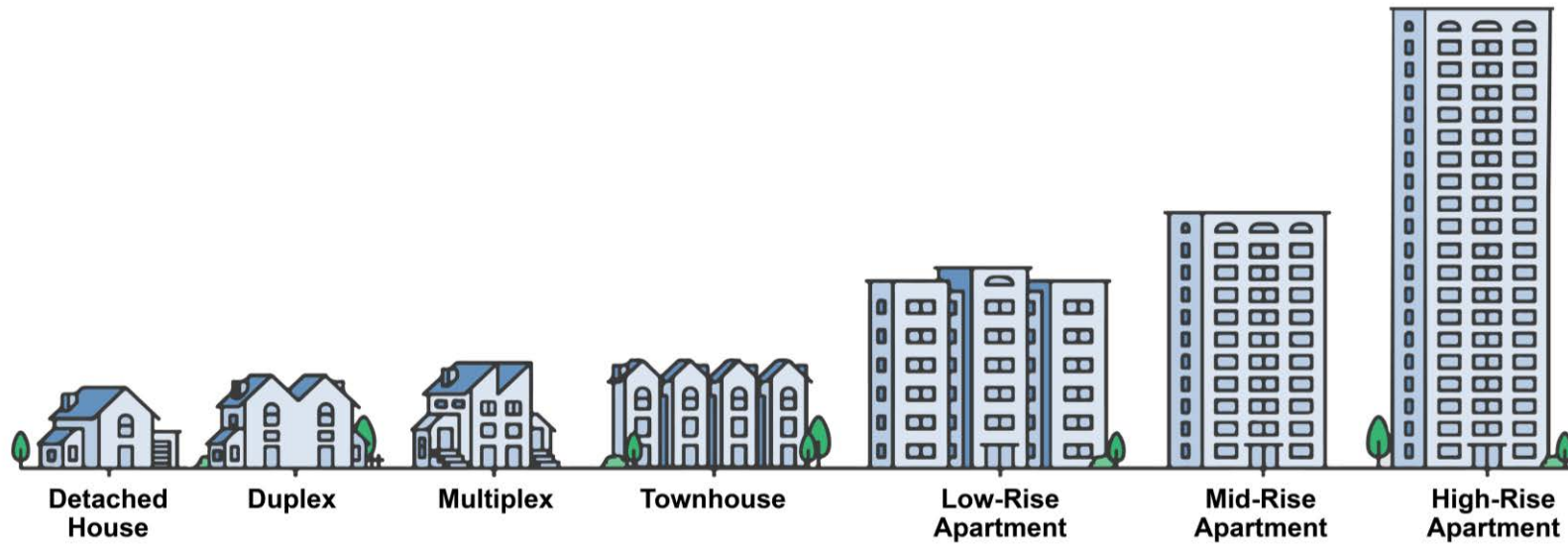
## Existing Residential Districts



- **39** existing residential districts
- **871** site specific CD-1 zoning schedules (~27 enacted per year)

# Standardized Apartment Districts

## Simplifying Regulations



- Recommended in this report
- Completed (2022)
- Future work

Each new district contains lower density residential options e.g. detached houses, duplexes, townhouses, and multiplexes

# Standardized Apartment Districts

## Implementing Council-approved Policy



### R3 Low-Rise

- low-rise apartments up to **6 storeys**
- 3.0 FSR and **8 storeys** for 100% social housing or rental with 20% below-market within a TOA
- Max height: 27.5m



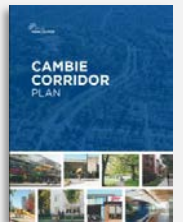
### R4 Mid-Rise

- mid-rise towers up to **approximately 12 storeys**
- Max height: 47 m



### R5 High-Rise

- high-rise towers **approximately 15 to 22 storeys** that include affordable housing
- Max height: 84 m



# Standardized Apartment Districts

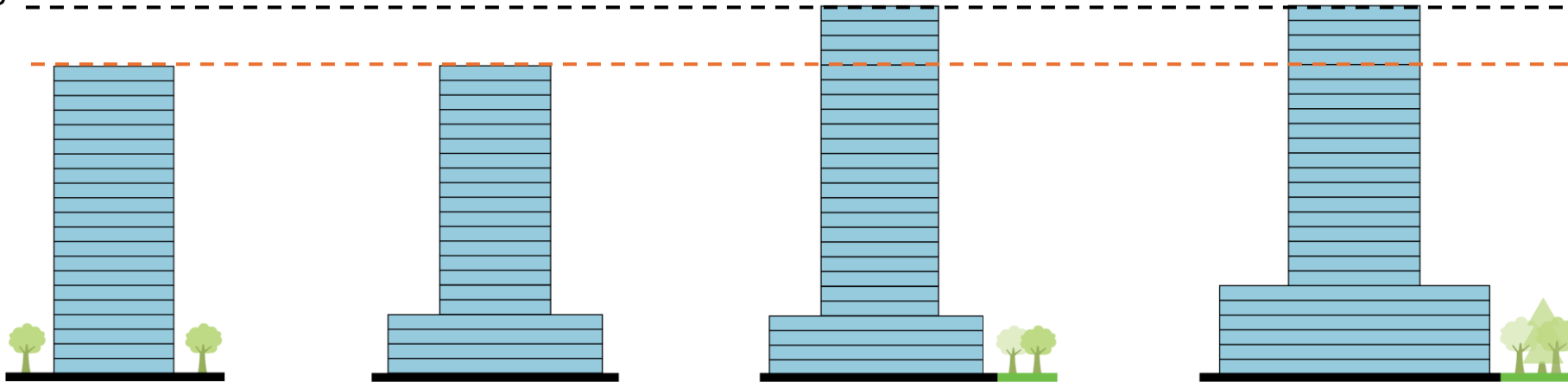
## Design Flexibility: More Permissive Height Envelope

### More Permissive Approach

- ✓ Achieve target density on large sites
- ✓ Green space
- ✓ Design flexibility

New Building  
Envelope

Previous  
Building  
Envelope



Max FSR

6.5

6.5

6.5

6.5

Site frontage

150 ft.

175 ft.

200 ft.

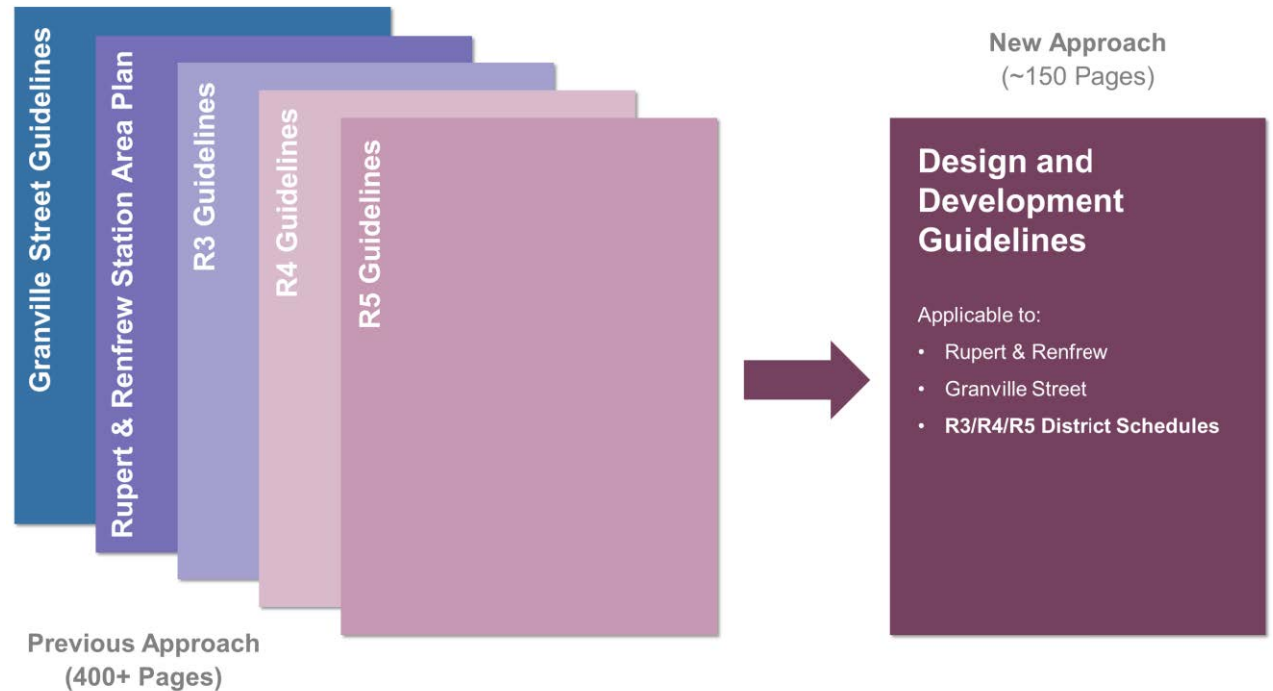
250 ft.

# Standardized Apartment Districts

## Simplifying Design Guidelines

**Design and Development Guidelines** were developed concurrently to:

- Guide building and site design
- Deliver quality design through a consistent, predictable and flexible design review process
- Consolidate design guidance across several concurrent planning processes while transitioning to future city-wide Design and Development Guidelines in 2026



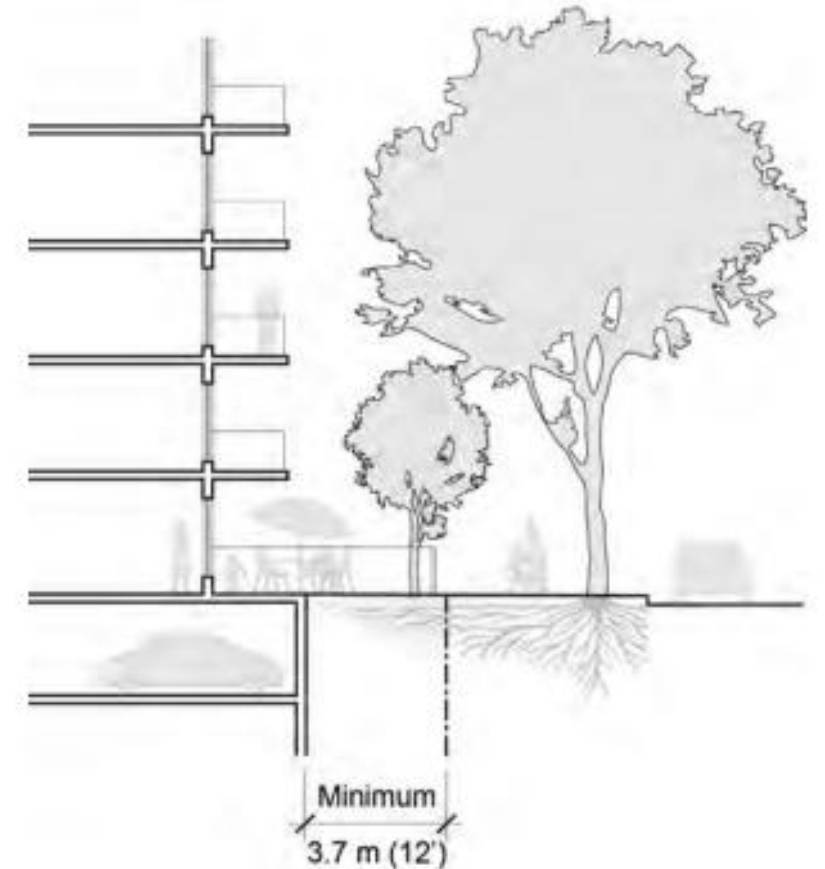
**Recommendation:** amend the Design and Development Guidelines to include all R3, R4 and R5 districts

# Standardized Apartment Districts

## Design Flexibility: Discretion to Vary Certain Rules

- **District schedules** outline land use regulations (FSR, building heights, housing tenures and affordability)
- **Design and Development Guidelines** provide standards and guidance when considering variances to certain regulations

| Regulation           | District Schedule | Design and Development Guidelines   |
|----------------------|-------------------|---|
| Underground Setbacks | 3.7 m             | <ul style="list-style-type: none"><li>• Flexibility is provided to help balance parkade efficiency with environmental performance</li></ul> |



# Standardized Apartment Districts

## Design, Economic and Digital Testing

### Design Testing

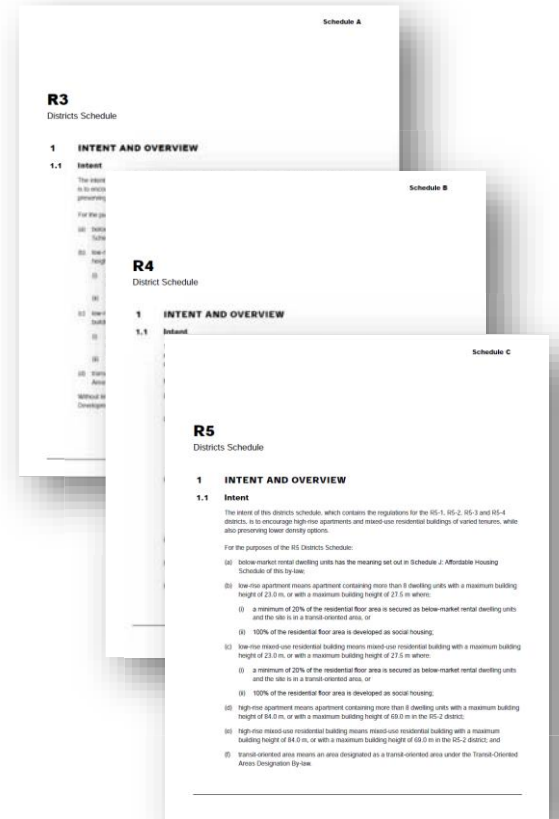
- Variety of building forms and residential tenures
- Childcare and ground level commercial space
- Mass timber

### Economic Testing

- Range of redevelopment scenarios, including affordable housing requirements, turnkey childcare and costs of rezoning

### Digital Application Review and Assessment

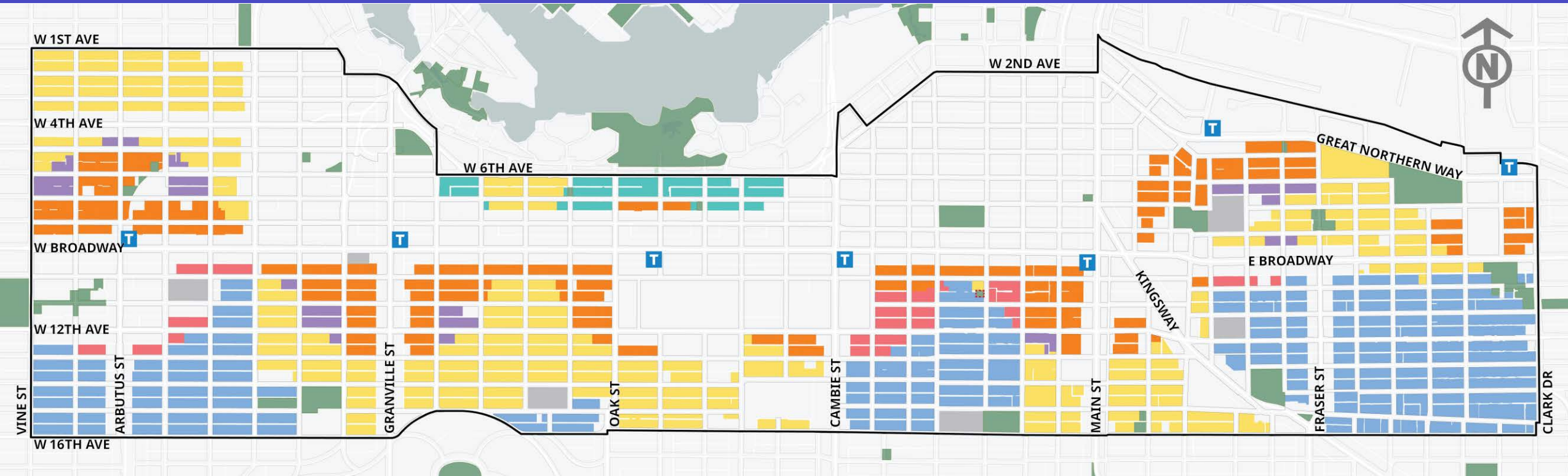
- Assess machine readability of new district schedules



# Rezoning Pathways

- City-initiated Rezoning
- Rezoning to District Schedule

# City-initiated Rezoning Broadway Plan



## LEGEND

### Low-rise

- R3-2
- R3-3

### Mid-rise

- R4-1

### High-rise

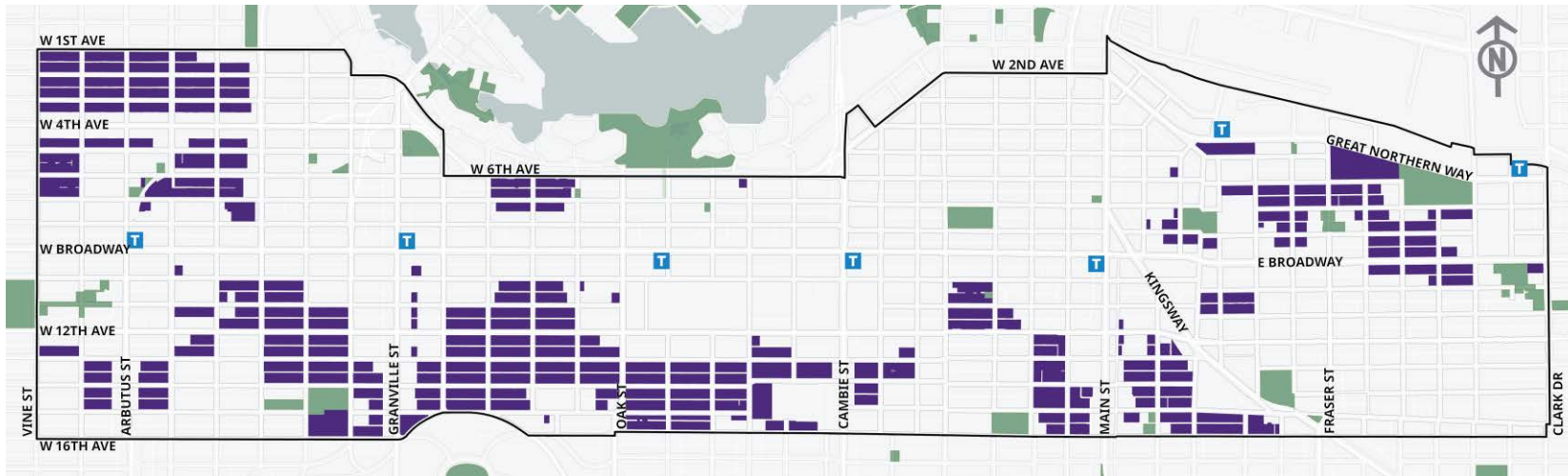
- R5-2
- R5-3
- R5-4

- Park

- R1-1 (to repeal RT-6)

- Public School

# Rezoning to District Schedule Broadway Plan



## LEGEND

 Rezoning-to-district approach applies

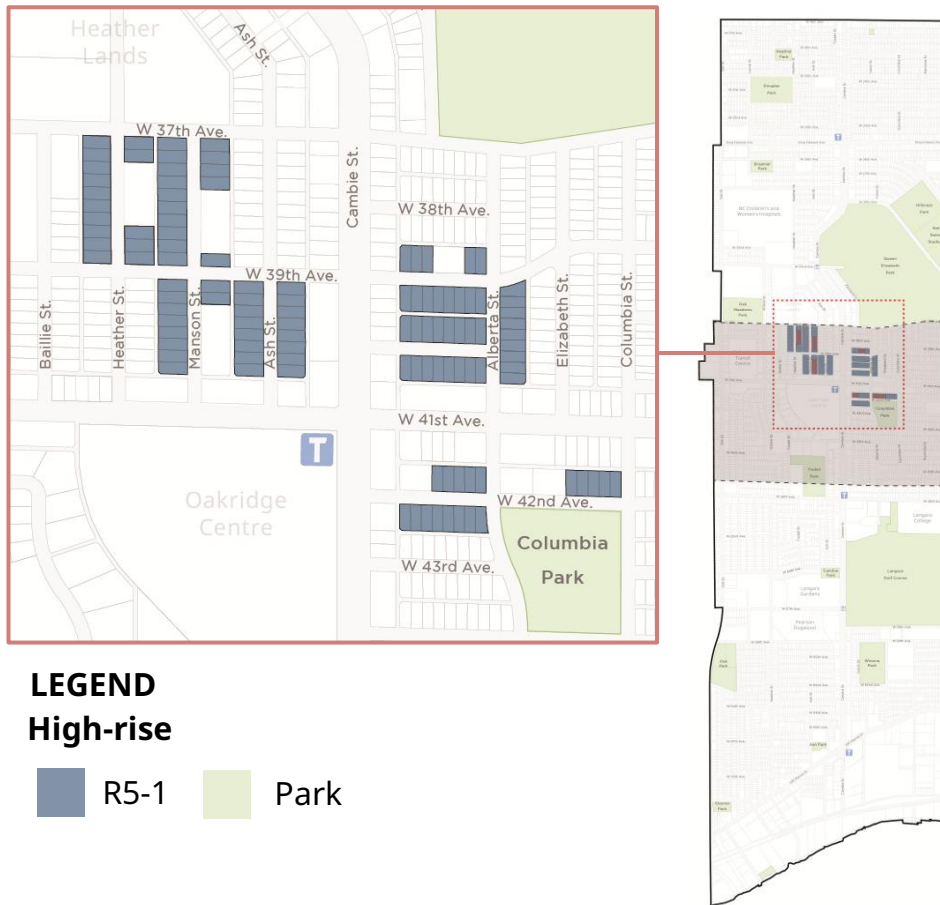
## Applies to sites subject to the following:

- Tower limit policies
- Solar access policies
- Environmental remediation
- Existing CD-1 zoning

## Provides applicants with:

- Streamlined rezoning process
- Standardized development rules within district schedules
- Simplified submission requirements (no detailed drawing review)

# City-initiated Rezoning Cambie Corridor Plan



- Rezoning remaining lots within Oakridge Municipal Town Centre (MTC) – High Density Residential Area to R5-1
- Updates to align with Inclusionary Housing Policies, provincial TOA legislation and efforts to streamline rules

| Residential Options                                | FSR | Max Height      |
|--|-----|-----------------|
| Secured rental with 20% below-market               | 6.5 | 84m<br>(276 ft) |
| Strata with 20% social housing                     | 5.0 |                 |
| Strata with 20% social housing & turnkey childcare | 6.6 |                 |
| Social Housing                                     | 6.5 |                 |

# Additional Analysis

# Additional Analysis

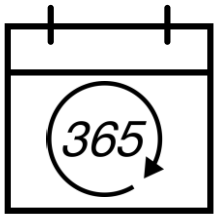
## Utilities, Infrastructure Improvements & Public Benefits

- Expanded Charter authorities enable conditions to secure public amenities, facilities, utilities or land for those purposes
- Sites continue to be subject to City-wide Development Cost Levy (DCL) and Utilities DCL
- Comprehensive review of City's public benefits framework underway



# Time-Limited Approach to Tenant Relocation Plans

**Purpose:** Maintain existing enhanced tenant protections and avoid tenants going through TRP process twice, while enabling applicants to switch to processing under new zoning for faster approvals



If the applicant submits a development permit within **one year of the new zoning's enactment:**

- The current TRP applies (no new TRP process is needed)
- Tenant eligibility remains as previously assessed
- No need to re-submit building info unless the project has changed significantly

**After one year** – Withdrawing and re-submitting would restart the TRP process

# Additional Analysis

## Public Consultation

### Postcards Mailed March 3, 2025

Postcards distributed 30,576

Questions 102

Comment forms 315

Other input 57

**Total 474**

### City-hosted Q&A Period March 4 to March 18, 2025

Aware: 4,737

Informed: 3,250

**Engaged: 355**

### Comments of support

- Improved delivery of housing
- Expediting development process and reducing permitting times
- Increased density through zoning

### Comments of concern

- Building height and neighbourhood character
- Continued site-specific rezoning
- Impact on infrastructure, parking, transportation and amenities
- Construction impacts
- Loss of existing affordable rental housing and tenant displacement
- Addressing development viability

**Note:** Additional targeted engagement with Urban Development Institute, and BC Assessment Authority undertaken in 2024-2025

# Response to Feedback

## **Building height and neighbourhood character**

- FSR range from Plans maintained
- Heights consistent with intent of Area Plans and new provincial TOA legislation

## **Desire for continued site-specific rezonings**

- Proposal implements Council direction to simplify rules and streamline permit processing
- Site-specific rezonings will still be considered

## **Impact on infrastructure, parking transportation and amenities**

- Conditions at Development Permit stage require applicants to provide amenities, facilities or funding
- Developments must comply with Parking By-Law

## **Construction impacts**

- Traffic management plans and permits required for street space allocation and road closures

## **Loss of existing affordable rental housing and tenant displacement**

- Projects in existing apartment areas where there is existing rental housing on site are required to provide below-market rental housing in the new building
- Enhanced tenant relocation policies continues to apply at the development permit stage

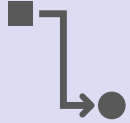
## **Addressing development viability**

- This proposal addresses processing complexity and time; ongoing work directed at other aspects of development viability

# Implementation

# Implementation

## Next Steps if Approved



### Streamlined Processing in Broadway and Cambie

Streamlined processing applicable to 4,292 parcels upon enactment



### Monitoring

Monitor permit processing and continue to identify ways to streamline



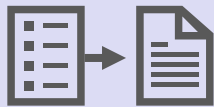
### Housing Policy

Continue to address development viability through policy amendments



### Infrastructure/Amenity Funding

Integrate new financing growth framework with implementation of R3/R4/R5 district schedules



### Future Policy Implementation

Use district schedules for future policy implementation, including Rupert & Renfrew Station Area Plan