

MOTION

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

WHEREAS on October 7, 2025, Council approved, in principle, amendments to the Zoning and Development By-law, generally as presented in Appendix A of the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan” amended by Yellow Memorandum from the General Manager, Planning, Urban Design and Sustainability dated September 2, 2025, and Yellow Memorandum from the General Manager, Planning, Urban Design and Sustainability dated September 12, 2025;

WHEREAS on October 7, 2025, Council also directed staff to bring forward for approval by Council amendments to the Design and Development Guidelines; Broadway Plan; Cambie Corridor Plan and the Cambie Corridor Public Realm Plan; Community Amenity Contributions Policy for Rezoning; Strata Title Policies for R1-1, RT and RM Zones; RT-4, RT-4A, RT-5 and RT-6 Guidelines; Kitsilano RT-8 Guidelines; RM-11 Guidelines; RM-12 Guidelines; and the Strata Title and Cooperative Conversion Guidelines; generally as presented in Appendices F to I of the Referral Report dated June 30, 2025, entitled “Standardized Apartment Districts and City-Initiated Zoning Changes to Implement Broadway Plan and Cambie Corridor Plan”;

AND WHEREAS the By-law amendments noted above have now been enacted.

THEREFORE BE IT RESOLVED THAT the amendments to the various land use documents as described in the Appendices below entitled “Proposed Amendments” are hereby adopted, and are to come into effect on October 21, 2025.

PROPOSED AMENDMENTS

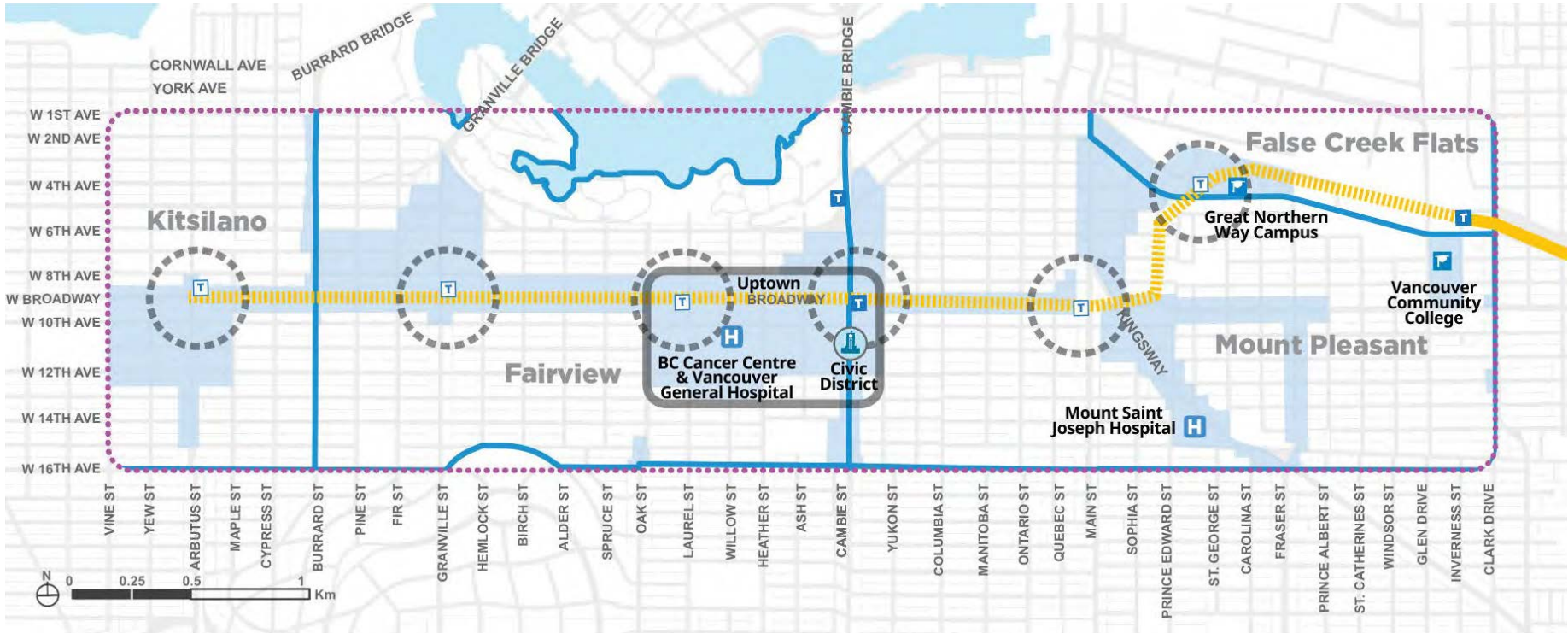
APPENDIX A

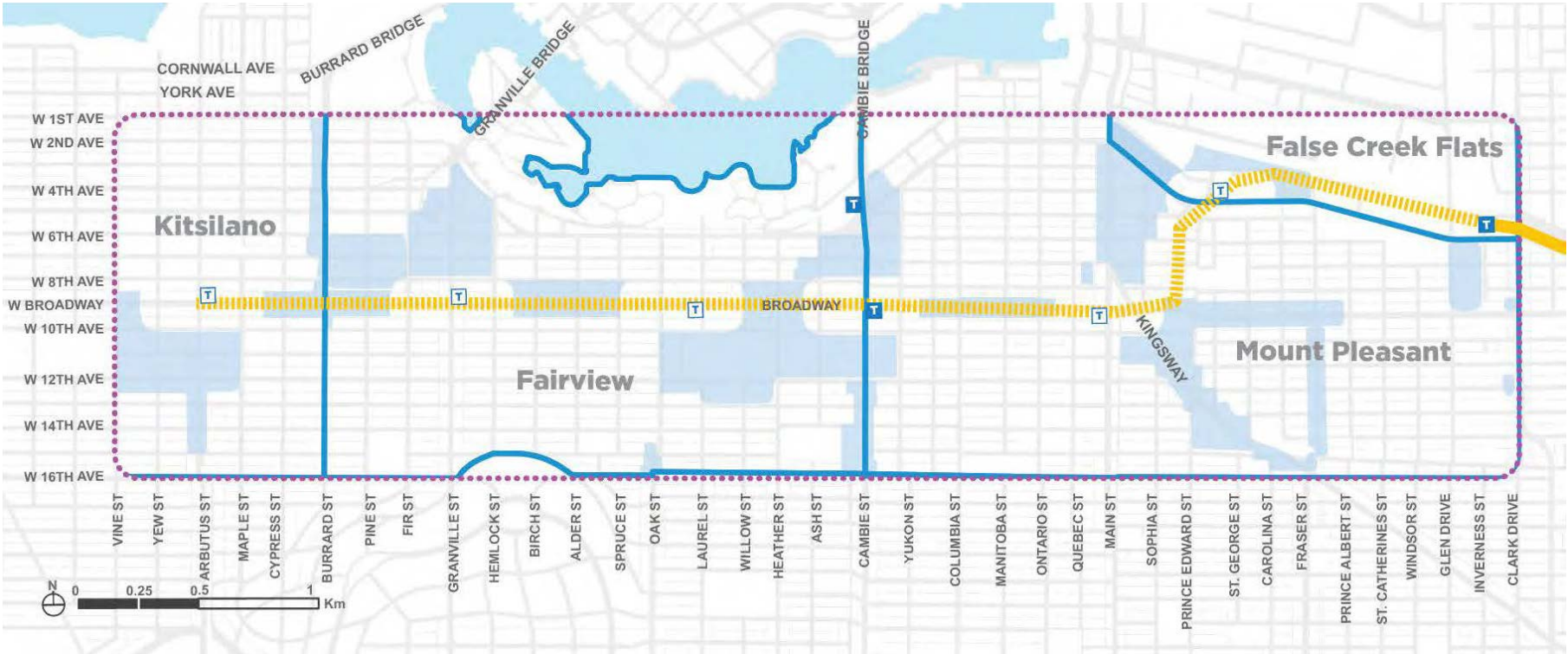
Broadway Plan Amendments

- Note:
- When new sections, policies or figures are proposed for addition or removal, subsequent sections, policies or figures will be renumbered accordingly.
 - The page numbers referenced correspond to the existing Broadway Plan, but they may change in the future.
 - Proposed amendments are shown in red if the amendments are an addition and are shown in red with a strikethrough if the amendments are a deletion.

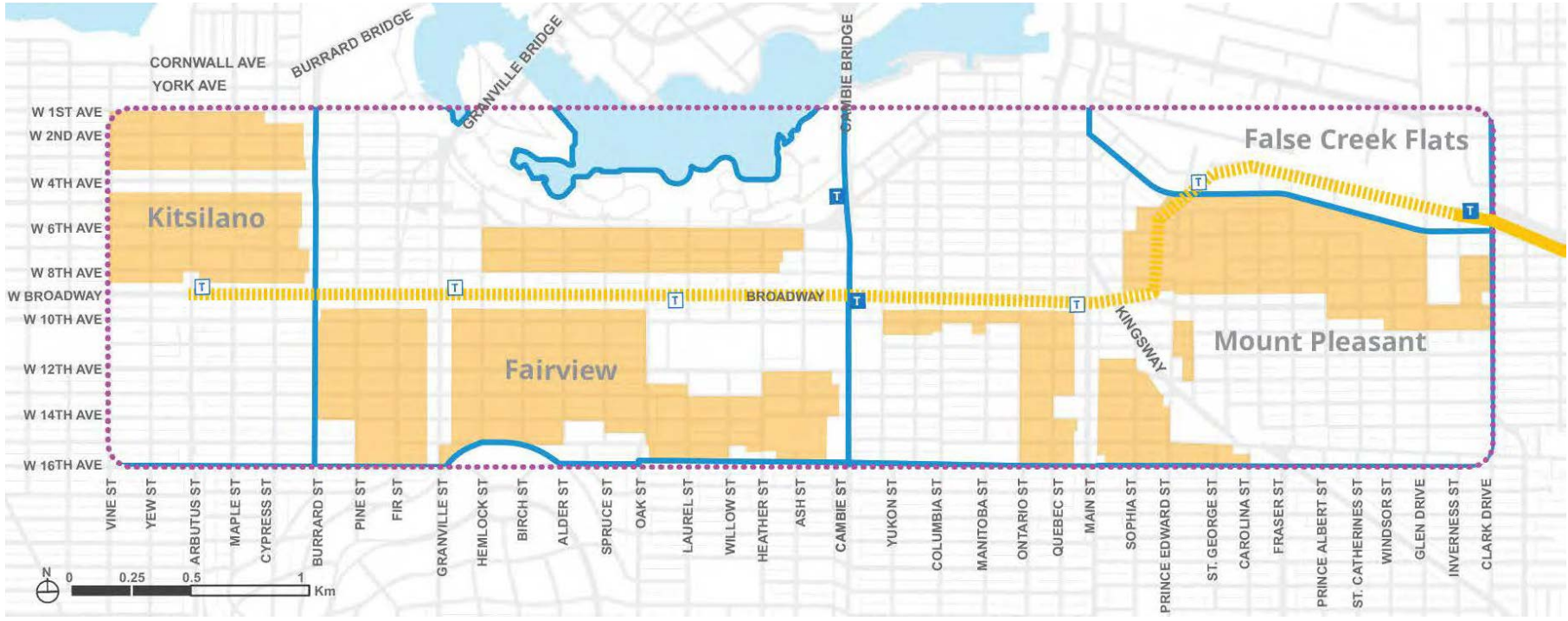
Plan Section	Proposed Amendment	Rationale
Table of Contents		
Table of Contents (p. 2)	Amend: Mt Pleasant RT Areas Existing Low-Density Areas.....249	To align with updated District Schedules.
6 Character Areas		

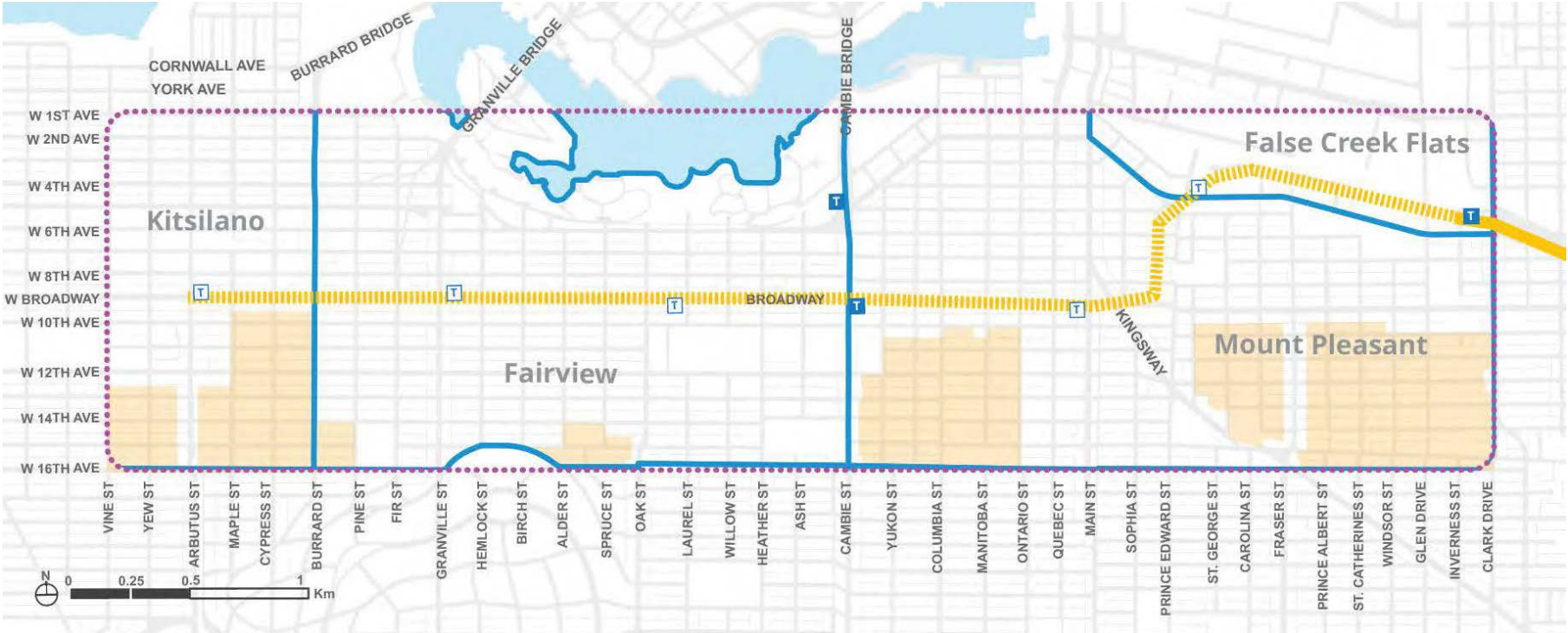
Plan Section	Proposed Amendment	Rationale
Figure 6.1 – Character Areas (p. 37)	Delete and replace Figure 6.1 – Character Areas, as shown below: The map displays the Broadway Plan Area, bounded by W 1st Ave to W 16th Ave and Vine St to Clark Drive. It shows four main character areas: Kitsilano (orange), Fairview (yellow), Mount Pleasant (orange), and False Creek Flats (orange). The map also shows the Future Broadway Subway (yellow dashed line) and existing and future rapid transit stations (blue 'T' symbols). The legend includes: Legend --- Broadway Plan Area - Future Broadway Subway - Existing Rapid Transit Station - Future Rapid Transit Station - Millennium Line - Neighbourhood boundary Character Area - Centres - Industrial/Employment Areas - Existing Low Density Areas - Existing Apartment Areas - Villages	To correct minor map errors in the Mount Pleasant and Kitsilano areas. Additionally, map colours have been revised to align with Land Use (Chapter 7) maps.

Plan Section	Proposed Amendment	Rationale
Centres (p.38)	Delete and replace Figure 6.2 - Centres, as shown below:  Legend Broadway Plan Area - Future Broadway Subway - Existing Rapid Transit Station - Future Rapid Transit Station - Millennium Line - Neighbourhood Boundary - Character Area - Centres - Station Areas	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
Centres – Shoulder Areas (p.43)	Delete and replace Figure 6.6 – Centres -Shoulder Areas, as shown below:  Legend Broadway Plan Area - Future Broadway Subway - Existing Rapid Transit Station - Future Rapid Transit Station - Millennium Line - Neighbourhood Boundary - Character Area - Centres	To correct minor map errors in the Kitsilano area.

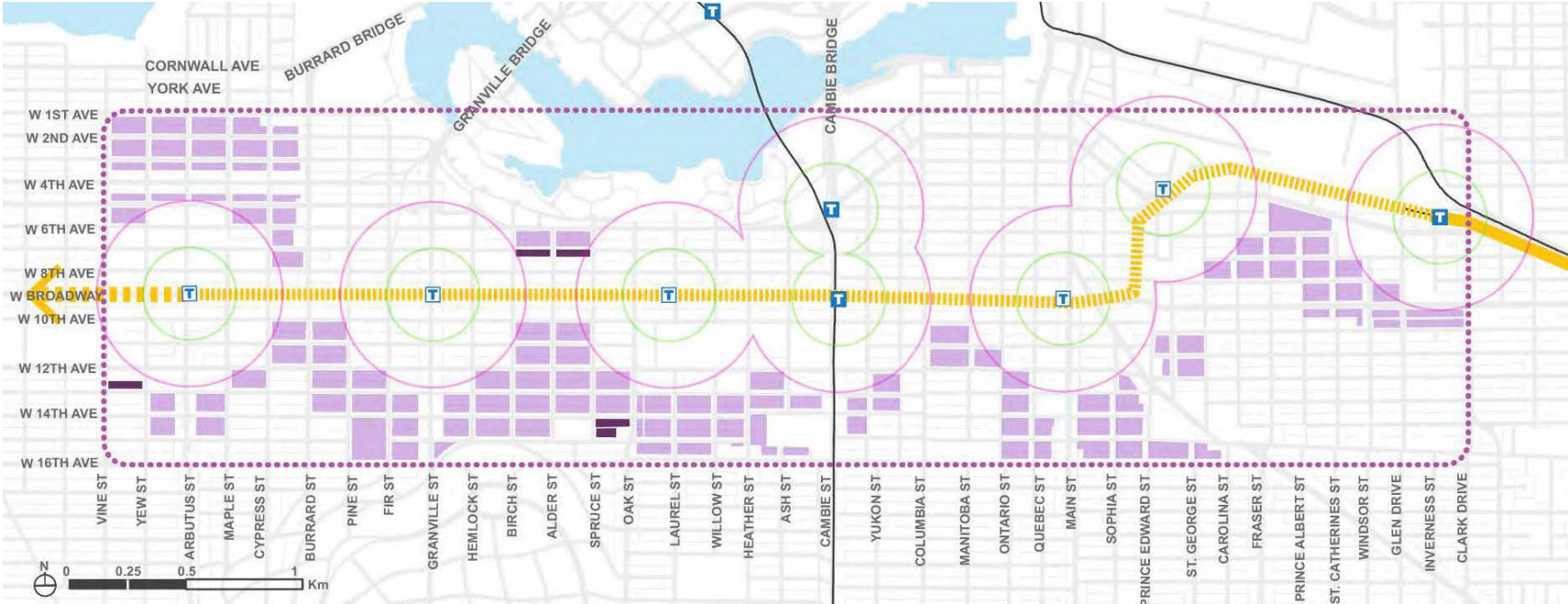
Plan Section	Proposed Amendment	Rationale
Residential Areas (p. 50)	Delete and replace Figure 6.12 - Residential Areas, as shown below: Legend Broadway Plan Area - Future Broadway Subway - Existing Rapid Transit Station - Future Rapid Transit Station - Millennium Line - Neighbourhood Boundary - Character area - Existing Low Density Areas - Existing Apartment Areas	To correct minor map errors in the Mount Pleasant and Kitsilano areas. Additionally, map colours have been revised to align with Land Use (Chapter 7) maps.

Plan Section	Proposed Amendment	Rationale
Plan Directions – Residential Areas (p.51)	Amend: In the existing apartment areas (RM/FM zones), create options for careful renewal and expansion of the existing older rental housing with a focus on maintaining affordability and supporting existing renters to stay in their neighbourhoods.	To align with updated District Schedules.
Plan Directions – Residential Areas (p.51)	Amend: In the existing low-density areas (RS/RT zones), diversify the housing choice with new rental apartment options while fostering a mix of building types from different periods.	To align with updated District Schedules.
Residential - Existing Apartment Areas (p. 52)	Delete and replace Figure 6.13 - Existing Apartment Areas, as shown below:  The map displays the Broadway Plan Area, bounded by Cornwall Ave to the north and W 16th Ave to the south. It highlights three main character areas: Kitsilano, Fairview, and Mount Pleasant. Existing apartment areas are shown in orange. The map also indicates the future Broadway Subway (yellow dashed line) and the Millennium Line (yellow solid line). Transit stations are marked with 'T' icons. A legend at the bottom explains the symbols used. Legend Broadway Plan Area - Future Broadway Subway - T Existing Rapid Transit Station - T Future Rapid Transit Station - Millennium Line - Neighbourhood Boundary - Character area - Existing Apartment Areas	To correct minor map errors in the Mount Pleasant and Kitsilano areas. Additionally, map colours have been revised to align with Land Use (Chapter 7) maps.

Plan Section	Proposed Amendment	Rationale
Residential – Existing Low-Density Areas (p.55)	Amend: The existing low-density areas (RS/RT zones) currently comprise a mix of single-family houses, duplexes, multiple conversion dwellings and small-scale strata developments.	To align with updated District Schedules.
Residential – Existing Low-Density Areas (p. 55)	Delete and replace Figure 6.16 – Existing Low-Density Areas, as shown below:  The map displays the Broadway Plan Area, bounded by W 1st Ave to the north and W 16th Ave to the south. Key streets shown include Vine St, Yew St, Arbutus St, Maple St, Cypress St, Burrard St, Pine St, Fir St, Granville St, Hemlock St, Birch St, Alder St, Spruce St, Oak St, Laurel St, Willow St, Heather St, Ash St, Cambie St, Yukon St, Columbia St, Manitoba St, Ontario St, Quebec St, Main St, Sophia St, Prince Edward St, St. George St, Carolina St, Fraser St, Prince Albert St, St. Catherine St, Windsor St, Glen Drive, Inverness St, and Clark Drive. The map highlights several areas: Kitsilano to the west, Fairview in the center, and Mount Pleasant to the east. A dashed purple line indicates the Broadway Plan Area boundary. A yellow dashed line shows the Future Broadway Subway alignment. Blue 'T' icons represent existing rapid transit stations, and light blue 'T' icons represent future rapid transit stations. A solid yellow line indicates the Millennium Line. A solid blue line shows the Neighbourhood Boundary. Orange shaded areas represent existing low-density areas. A legend at the bottom left explains these symbols. A scale bar (0 to 1 km) and a north arrow are also present. Legend Broadway Plan Area - Future Broadway Subway - Existing Rapid Transit Station - Future Rapid Transit Station - Millennium Line - Neighbourhood Boundary - Character area - Existing Low Density Areas	To correct a minor map error in the Mount Pleasant area. Additionally, map colours have been revised to align with Land Use (Chapter 7) maps.

Plan Section	Proposed Amendment	Rationale
Industrial / Employment Areas (p. 58)	Delete and replace Figure 6.19 – Industrial / Employment Areas, as shown below: Legend Broadway Plan Area - Future Broadway Subway - Existing Rapid Transit Station - Future Rapid Transit Station - Millennium Line - Neighbourhood Boundary - Character Area - Industrial/Employment Areas	Map colours have been revised to align with Land Use (Chapter 7) maps.

Plan Section	Proposed Amendment	Rationale
7 Land Use		
Overall Land Use Concept Plan (p. 64 and 65)	Delete and replace Figure 7.1 – Overall Land Use Concept Plan, as shown below: Legend --- Broadway Plan Area - Existing Rapid Transit Station - Future Rapid Transit Station - Neighbourhood Boundary - Parks - Public Schools - Large and Unique Sites Residential Apartment Areas - Low-Rise - Mid- to High-Rise - High-Rise Mixed-Use Areas - Residential Primary - Low-Rise Villages - Medium-Rise - Mid- to High-Rise - High-Rise Broadway Choice-of-Use Areas - Shoulder Area - Station Area Office Districts - Uptown - Uptown Extension Industrial and Employment Areas - Industrial - Medium Intensity - Industrial - High Intensity - Mixed Employment - Medium Intensity - Mixed Employment - High Intensity	To correct minor map errors in the Mount Pleasant and Kitsilano areas.

Plan Section	Proposed Amendment	Rationale
Land Use Policy Definitions: Options/Tenure (p .69)	Amend: In some policy areas, the tenure permitted is associated with the existing use/tenure on the site before redevelopment (e.g. RM/FM-zoned sites in existing apartment areas with existing purpose-built rental housing are required to deliver replacement rental housing).	To align with updated District Schedules.
Figure 7.4 – Tower Limits (p. 77)	Delete and replace Figure 7.4 – Tower Limits, as shown below:  The map displays the Broadway Plan Area, bounded by Cornwall Ave to the north and W 16th Ave to the south. The area is divided into residential zones, with purple shading indicating areas where a 1-tower limit applies. A yellow dashed line represents the Future Broadway Subway, and a green dashed line indicates the Future Millenium Line UBC Extension. The map also shows the current SkyTrain Network, including the Millenium Line and the UBC Extension. Transit stations are marked with 'T' icons, and the map includes a legend for various transit features and residential areas. The map is oriented with North at the top, and a scale bar indicates distances up to 1 km. Legend ----- Broadway Plan Area ----- Future Broadway Subway ----- Future Millenium Line UBC Extension ----- Millenium Line ----- Current SkyTrain Network [T] Existing Rapid Transit Station [T] Future Rapid Transit Station 200 metre Tier 400 metre Tier - Residential Areas - Residential Areas: 1 tower limit	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
Insert new section under "7 Land Use": Development Permit Applications	Insert a new section: Development Permit Applications, see item 1 below. Figure 7.X below to be renumbered as required	To align with updated District Schedules and previous City-initiated rezonings through Broadway Plan implementation in 2023.

1. Development Permit Applications

Throughout Broadway Plan implementation, City-initiated rezonings will be undertaken over time to help facilitate development options enabled by the Plan. The areas below (see [new] figure 7.X) are where City-initiated rezonings have occurred. See the Land Use Chapters 8-10 for detailed land use policies.

This map is for illustrative purposes only. Please visit the City’s website to determine your property’s zoning district.

For development permit applications, the Broadway Plan policies will continue to apply, including (but not limited to) Built Form and Site Design (Chapter 11), Housing (Chapter 12), and Heritage (Chapter 18) policies. In cases where a district schedule does not enable a development option, applicants should proceed through a privately-initiated rezoning application process.

(New) Figure 7.X. City-Initiated Rezoning Areas



Legend

- City-Initiated Rezoning Areas
- Broadway Plan Area

Plan Section	Proposed Amendment	Rationale
8. Kitsilano		
Introduction (p. 80)	Delete and replace Figure 8.1 - Kitsilano Neighbourhood Land Use, as shown below: The map displays the Kitsilano neighbourhood with various land use zones. The vertical axis lists streets from W 1ST AVE to W 16TH AVE, and the horizontal axis lists streets from VINE ST to BURRARD ST. The map is divided into several sub-areas: Kitsilano North (top), West 4th Village (center), Kitsilano North (middle), Broadway-Arbutus South (bottom-left), and Kitsilano South (bottom-right). A legend on the right side of the map defines the following categories: Legend - Broadway Plan Area (dashed line) - Existing Rapid Transit Station (blue 'T' in a square) - Future Rapid Transit Station (blue 'T' in a circle) - Neighbourhood Boundary (thick black line) - Sub-Area Boundary (thin black line) - Policy Area Boundary (dotted line) - Parks (green) - Public Schools (grey) - Large and Unique Sites (light grey) Residential Apartment Areas - Low-Rise (light yellow) - Mid- to High-Rise (yellow) - High-Rise (orange) Mixed-Use Areas - Residential Primary (orange) - Low-Rise Villages (light pink) - Medium-Rise (pink) - Mid- to High-Rise (red) - High-Rise (dark red) Broadway Choice-of-Use Areas - Shoulder Area (brown) - Station Area (dark brown) Office Districts - Uptown (blue) - Uptown Extension (light blue) Industrial and Employment Areas - Industrial - Medium Intensity (purple) - Industrial - High Intensity (dark purple) - Mixed Employment - Medium Intensity (pink) - Mixed Employment - High Intensity (dark pink)	To correct minor map errors in the Kitsilano area.

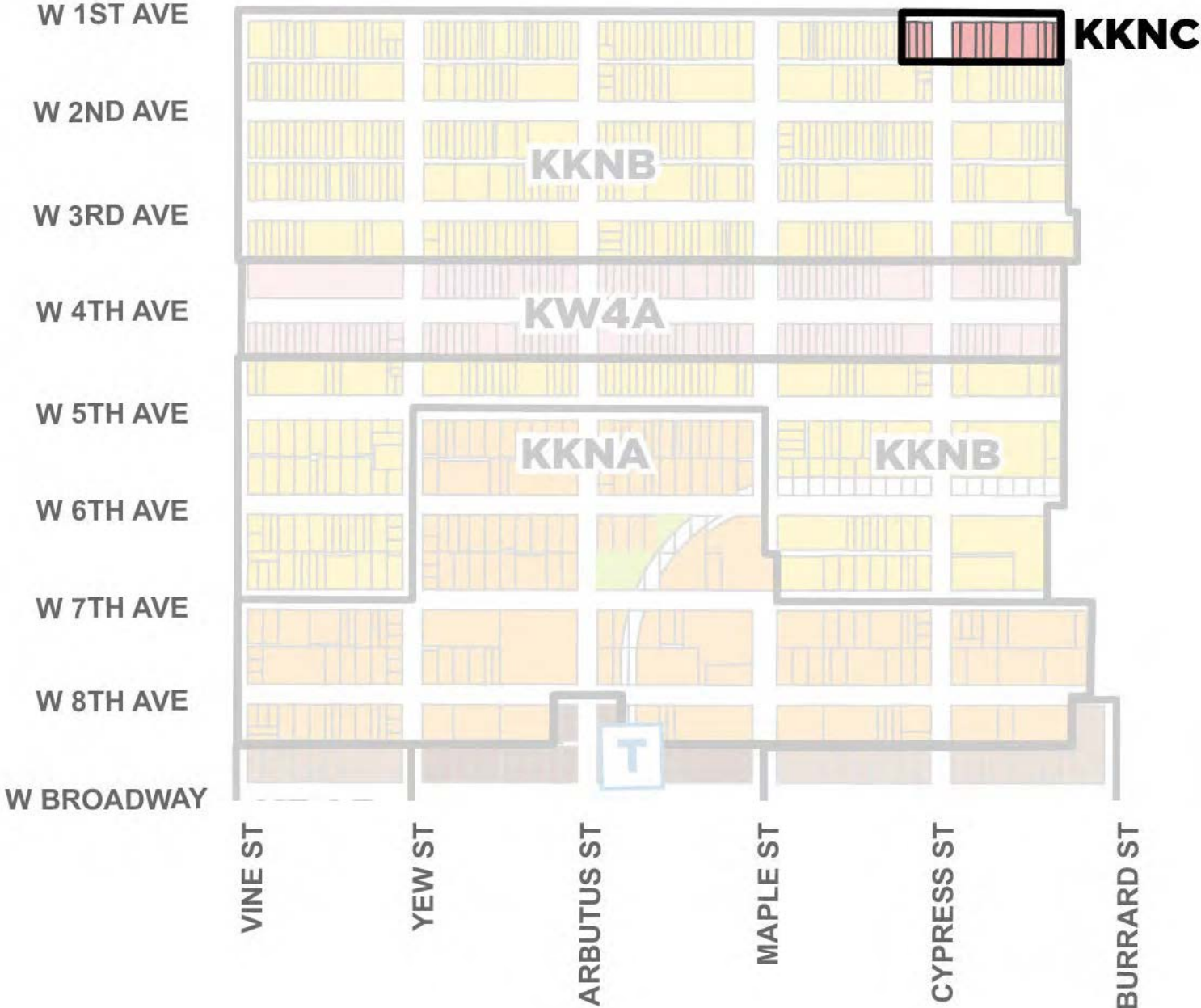
Plan Section	Proposed Amendment	Rationale
Kitsilano North (p. 81)	Delete and replace Kitsilano North area map, as shown below: The map shows a grid of streets. Vertical streets from left to right are VINE ST, YEW ST, ARBUTUS ST, MAPLE ST, CYPRESS ST, and BURRARD ST. Horizontal streets from top to bottom are W 1ST AVE, W 2ND AVE, W 3RD AVE, W 4TH AVE, W 5TH AVE, W 6TH AVE, W 7TH AVE, W 8TH AVE, and W BROADWAY. The map is divided into several colored zones: a pink zone labeled 'KKNC' at the top right; a yellow zone labeled 'KKNB' below it; a light pink zone labeled 'KW4A' below that; an orange zone labeled 'KKNA' in the center; another yellow zone labeled 'KKNB' to the right of 'KKNA'; and a blue square labeled 'T' at the bottom center, representing a transit stop. The zones are outlined with black lines.	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
8.1 Kitsilano North – Area A (p. 82)	Delete and replace Kitsilano North – Area A map, as shown below: Legend Delamont area	To correct minor map errors in the Kitsilano area.

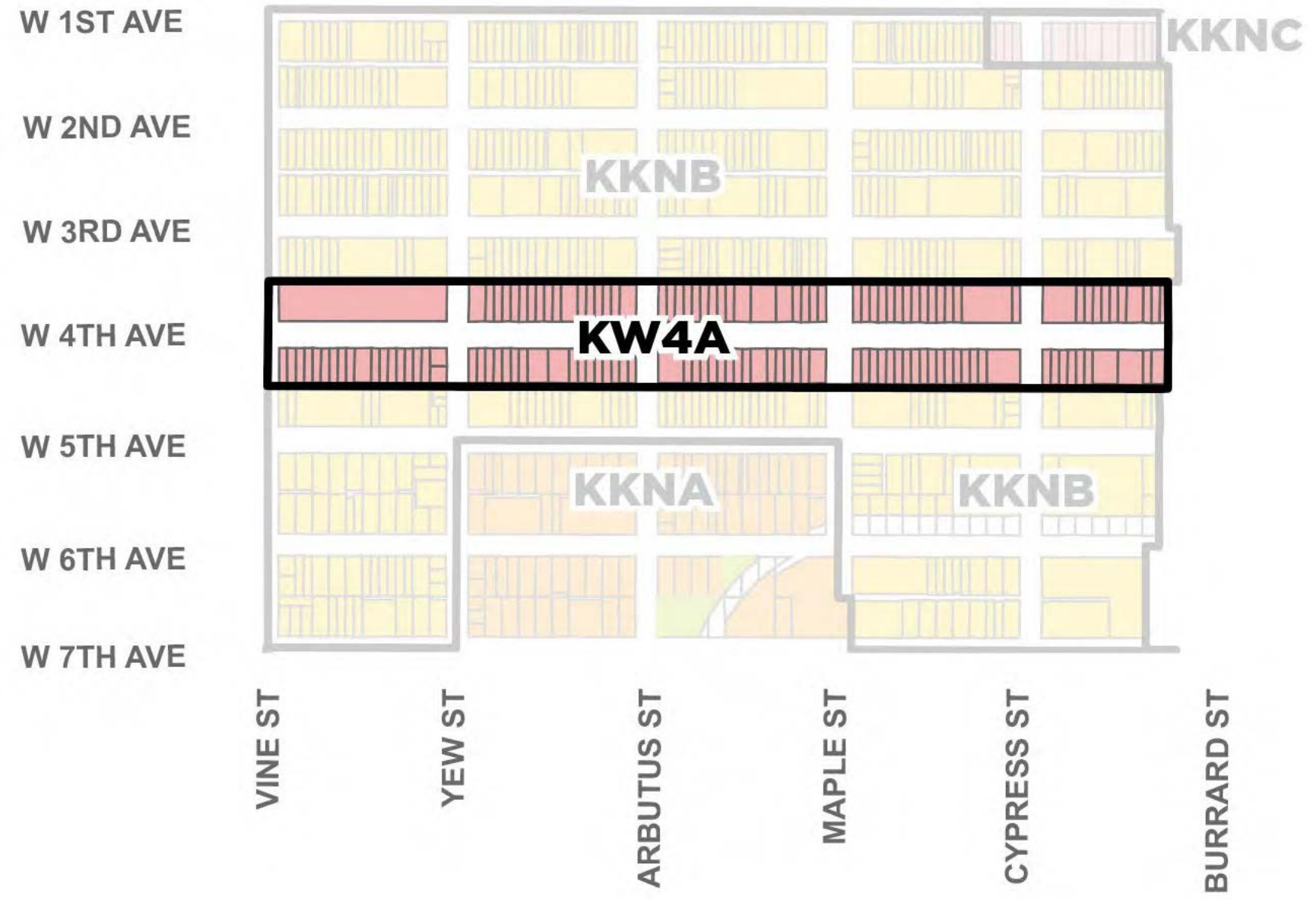
Plan Section	Proposed Amendment					Rationale
8.1.1 (p. 83)	Amend:					To align with updated District Schedules.
	Policy Area	Kitsilano North - Area A			KKNA	
	Uses	Residential, retail/service				
	Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing		
		Tower form	Non-tower form	Tower form	Non-tower form	
	Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys	
	Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR	
	Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	
	Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - For existing social housing sites, 100% of the residential floor area must be social housing. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-3, an applicant-initiated site-specific rezoning application to the R5-3 zoning district may be considered. However, in some cases the height and density permitted by the R5-3 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	- Applies where a tower cannot be achieved due to lot conditions or policy 8.1.2. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - For existing social housing sites, 100% of the residential floor area must be social housing. - To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-3 or R3-3, an applicant-initiated site-specific rezoning application to the R3-3 zoning district may be considered.	- A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-3, an applicant-initiated site-specific rezoning application to the R5-3 zoning district may be considered. However, in some cases the height and density permitted by the R5-3 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	- Applies where a tower cannot be achieved due to lot conditions or policy 8.1.2. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-3 or R3-3, an applicant-initiated site-specific rezoning application to the R3-3 zoning district may be considered.	
	“Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. - Where the development options enabled under the R5 or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may consider pursuing a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.					

Plan Section	Proposed Amendment	Rationale
8.2 Kitsilano North – Area B (p. 85)	Delete and replace Kitsilano North – Area B map, as shown below: The map shows a grid of streets. The vertical streets from left to right are VINE ST, YEW ST, ARBUTUS ST, MAPLE ST, CYPRESS ST, and BURRARD ST. The horizontal streets from top to bottom are W 1ST AVE, W 2ND AVE, W 3RD AVE, W 4TH AVE, W 5TH AVE, W 6TH AVE, W 7TH AVE, W 8TH AVE, and W BROADWAY. A blue 'T' symbol is located on W BROADWAY between ARBUTUS ST and MAPLE ST. The map is divided into several colored zones: a yellow zone in the top right labeled KKNB, a light blue zone in the center labeled KW4A, a light green zone in the center left labeled KUNA, and a yellow zone in the bottom right labeled KKNB. The map also shows a network of smaller streets and a transit line running along W BROADWAY.	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment					Rationale																																															
8.2.1 (p. 86)	Amend:					To align with updated District Schedules.																																															
	<table><tr><th>Policy Area</th><th colspan="3">Kitsilano North – Area B</th><th colspan="2">KKNB</th></tr><tr><th>Uses</th><td colspan="5">Residential, retail/service</td></tr><tr><th rowspan="2">Option/Tenure</th><td colspan="2">Secured market rental housing or social housing</td><td colspan="3">Strata ownership housing, limited to sites without existing purpose-built rental or social housing</td></tr><tr><td>Tower form</td><td>Non-tower form</td><td>Tower form</td><td colspan="2">Non-tower form</td></tr><tr><th>Max Height</th><td>20 storeys</td><td>3-6 storeys</td><td>12 storeys</td><td colspan="2">3-6 storeys</td></tr><tr><th>Max Density</th><td>6.5 FSR</td><td>1.0-2.7 FSR</td><td>4.0 FSR</td><td colspan="2">1.0-2.7 FSR</td></tr><tr><th>Min Frontage</th><td>45.7 m (150 ft.)</td><td>Variable – refer to Built Form and Site Design (Chapter 11)</td><td>45.7 m (150 ft.).</td><td colspan="2">Variable – refer to Built Form and Site Design (Chapter 11)</td></tr><tr><th>Notes</th><td colspan="5"> • A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-4. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4, an applicant-initiated site-specific rezoning application to the R5-4 zoning district may be considered. However, in some cases the height and density permitted by the R5-4 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • For existing social housing sites, 100% of the residential floor area must be social housing. • Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, an applicant-initiated site-specific rezoning application to the R3-3 zoning district may be considered. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning • An applicant-initiated site-specific rezoning application to the R4-1 zoning district may be considered. However, in some cases the height and density permitted by the R4-1 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, an applicant-initiated site-specific rezoning application to the R3-3 zoning district may be considered. • “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply. </td></tr></table>					Policy Area	Kitsilano North – Area B			KKNB		Uses	Residential, retail/service					Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing			Tower form	Non-tower form	Tower form	Non-tower form		Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys		Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR		Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.).	Variable – refer to Built Form and Site Design (Chapter 11)		Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-4. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4, an applicant-initiated site-specific rezoning application to the R5-4 zoning district may be considered. However, in some cases the height and density permitted by the R5-4 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • For existing social housing sites, 100% of the residential floor area must be social housing. • Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, an applicant-initiated site-specific rezoning application to the R3-3 zoning district may be considered. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning • An applicant-initiated site-specific rezoning application to the R4-1 zoning district may be considered. However, in some cases the height and density permitted by the R4-1 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, an applicant-initiated site-specific rezoning application to the R3-3 zoning district may be considered. • “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.					
Policy Area	Kitsilano North – Area B			KKNB																																																	
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Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR																																																	
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.).	Variable – refer to Built Form and Site Design (Chapter 11)																																																	
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-4. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4, an applicant-initiated site-specific rezoning application to the R5-4 zoning district may be considered. However, in some cases the height and density permitted by the R5-4 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • For existing social housing sites, 100% of the residential floor area must be social housing. • Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, an applicant-initiated site-specific rezoning application to the R3-3 zoning district may be considered. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning • An applicant-initiated site-specific rezoning application to the R4-1 zoning district may be considered. However, in some cases the height and density permitted by the R4-1 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, an applicant-initiated site-specific rezoning application to the R3-3 zoning district may be considered. • “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.																																																				

Plan Section	Proposed Amendment	Rationale
8.3 Kitsilano North – Area C (p. 88)	Delete and replace Kitsilano North – Area C map, as shown below:  W 1ST AVE W 2ND AVE W 3RD AVE W 4TH AVE W 5TH AVE W 6TH AVE W 7TH AVE W 8TH AVE W BROADWAY VINE ST YEW ST ARBUTUS ST MAPLE ST CYPRESS ST BURRARD ST KKNC KKNB KW4A KKNA T	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
West 4 th Village (p. 90)	Delete and replace West 4th Village area map, as shown below:	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
8.4 West 4 th Village (p. 91)	Delete and replace West 4th Village map, as shown below: 	To correct minor map errors in the Kitsilano area.

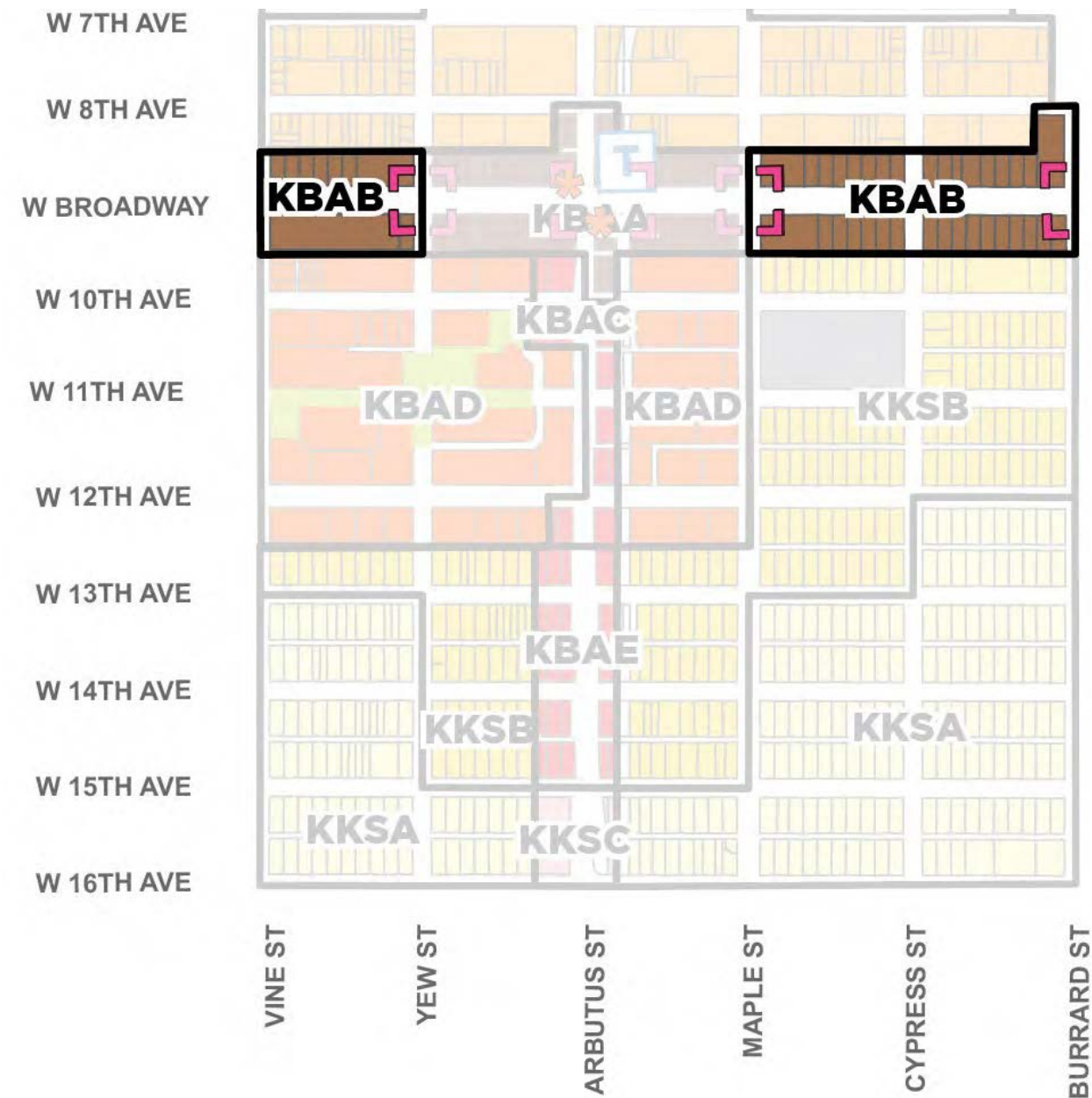
Plan Section	Proposed Amendment	Rationale
Broadway / Arbutus South (p. 93)	Delete and replace Broadway / Arbutus South area map, as shown below:	To correct minor map error in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
8.5 Broadway / Arbutus South – Area A (p. 94)	Delete and replace Broadway / Arbutus South – Area A map, as shown below: Legend - Opportunity Area for Enhanced Corner Setbacks for POPs - Potential Key Site for Larger POPs	To correct minor map error in the Kitsilano area.

8.6 Broadway / Arbutus South –
Area B (p. 97)

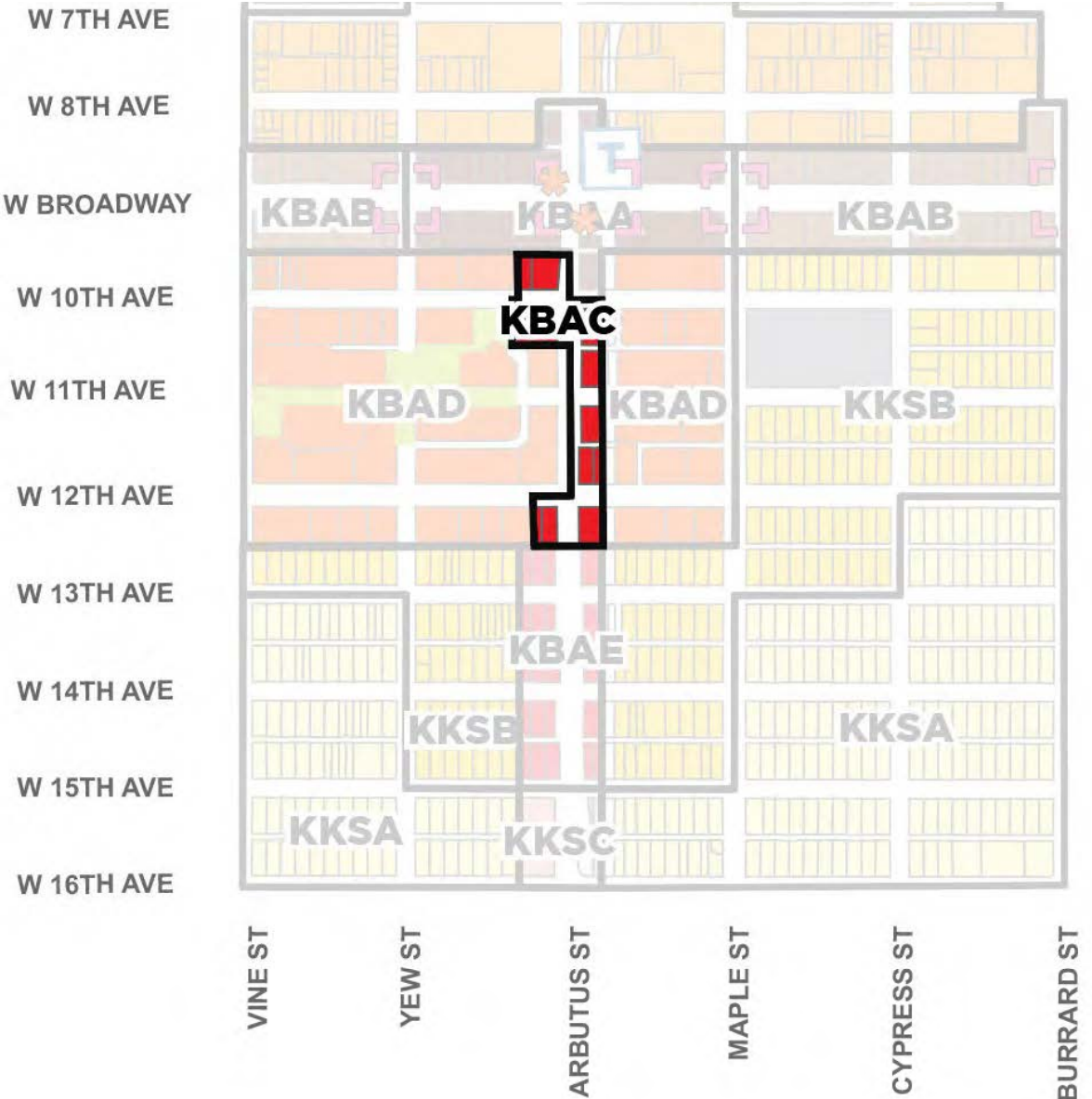
Delete and replace Broadway / Arbutus South – Area B map, as shown below:

To correct minor map error in the Kitsilano area.

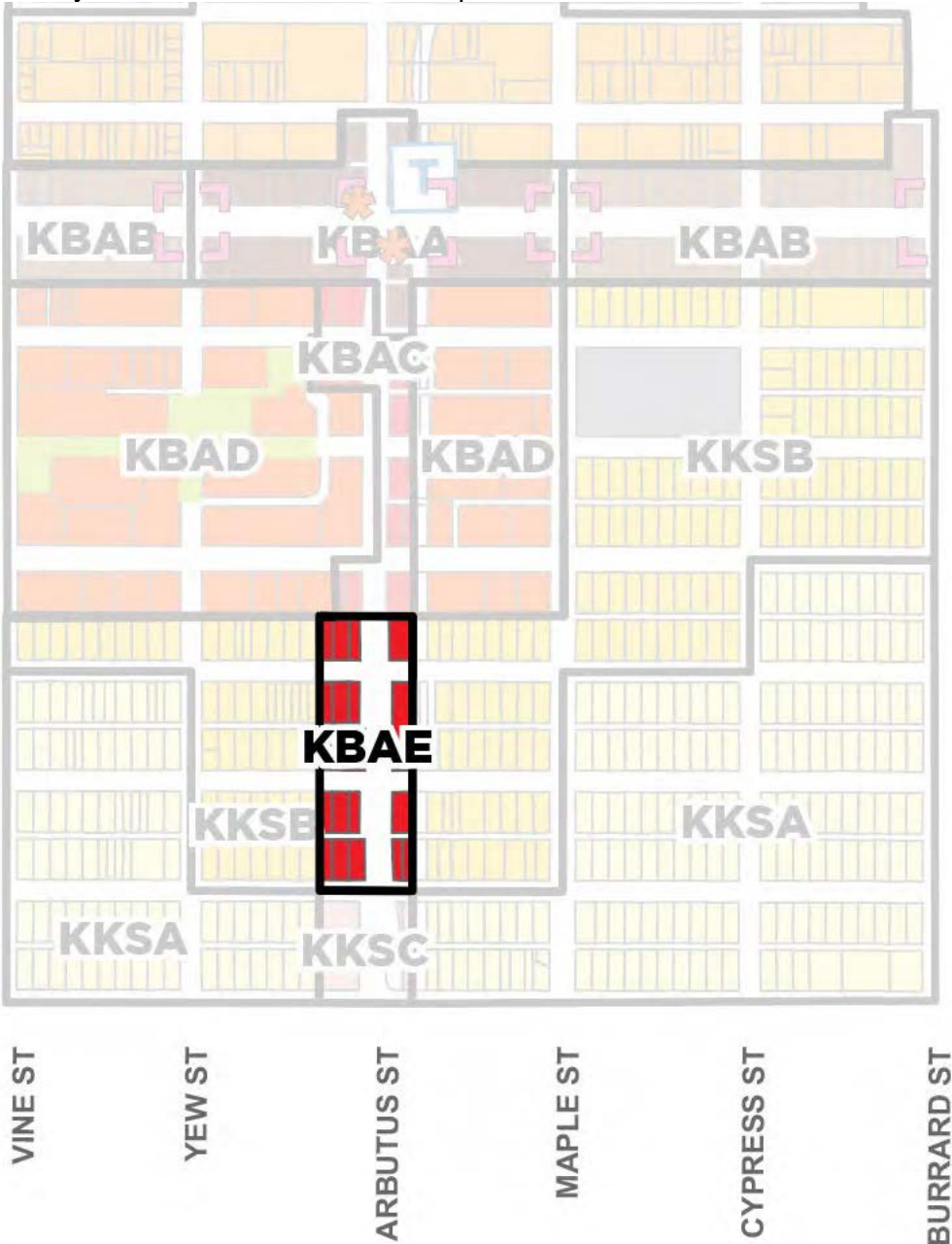


Legend

 Opportunity Area for Enhanced Corner Setbacks for POPs

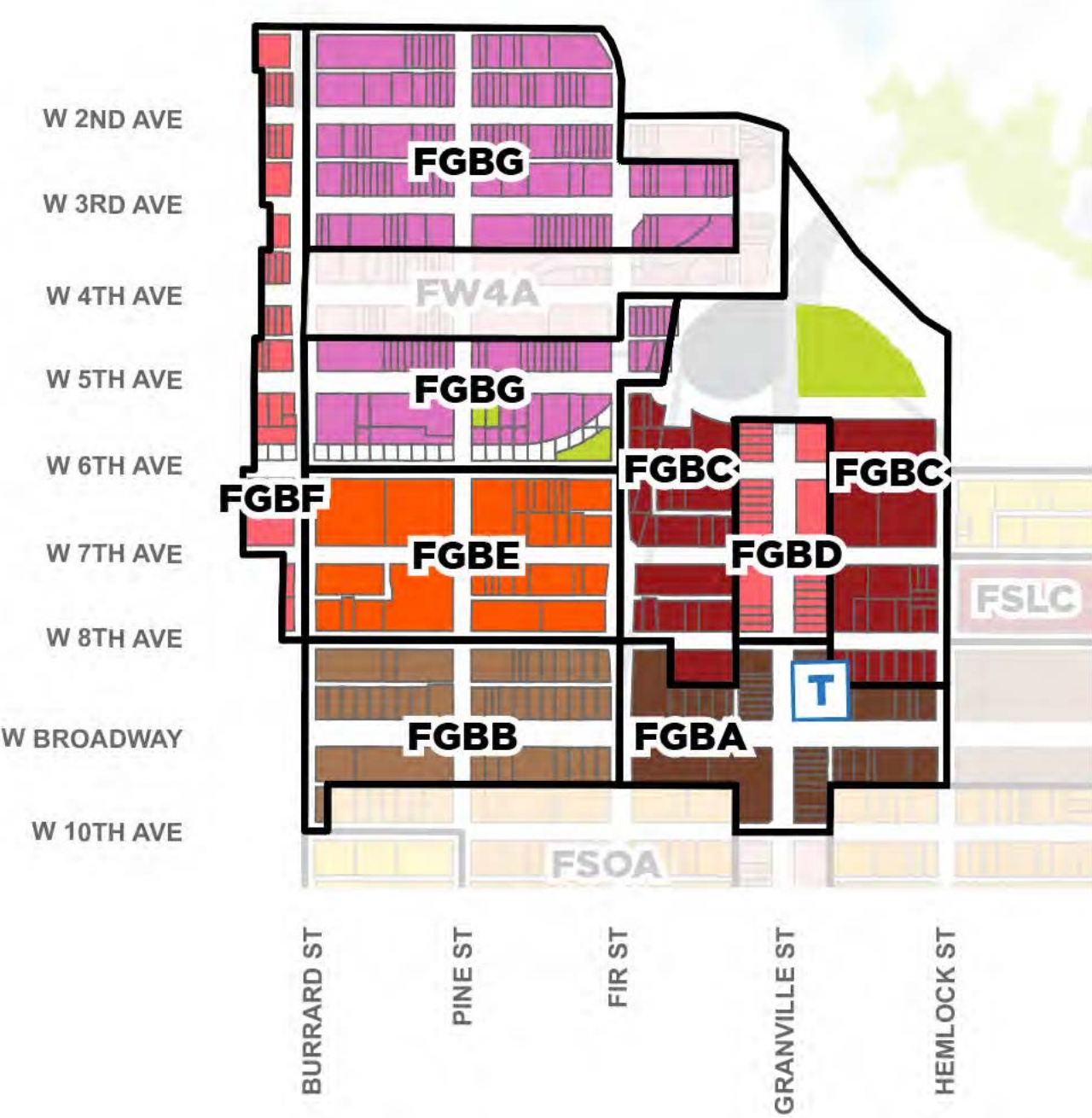
Plan Section	Proposed Amendment	Rationale
8.7 Broadway / Arbutus South – Area C (p. 99)	Delete and replace Broadway / Arbutus South – Area C map, as shown below: 	To correct minor map error in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
8.8 Broadway / Arbutus South – Area D (p. 101)	Delete and replace Broadway / Arbutus South – Area D map, as shown below: The map displays a grid of streets with various zones labeled. The zones are: KBAB (top left), KBAA (top center), KBAD (center left, highlighted in orange and green), KBAE (center right), KKSAB (bottom left), KKSA (bottom center), and KKSC (bottom right). The streets shown are W 7th Ave, W 8th Ave, W Broadway, W 10th Ave, W 11th Ave, W 12th Ave, W 13th Ave, W 14th Ave, W 15th Ave, W 16th Ave, Vine St, Yew St, Arbutus St, Maple St, Cypress St, and Burrard St.	To correct minor map error in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
8.9 Broadway / Arbutus South – Area E (p. 103)	Delete and replace Broadway / Arbutus South – Area E map, as shown below: 	To correct minor map error in the Kitsilano area.

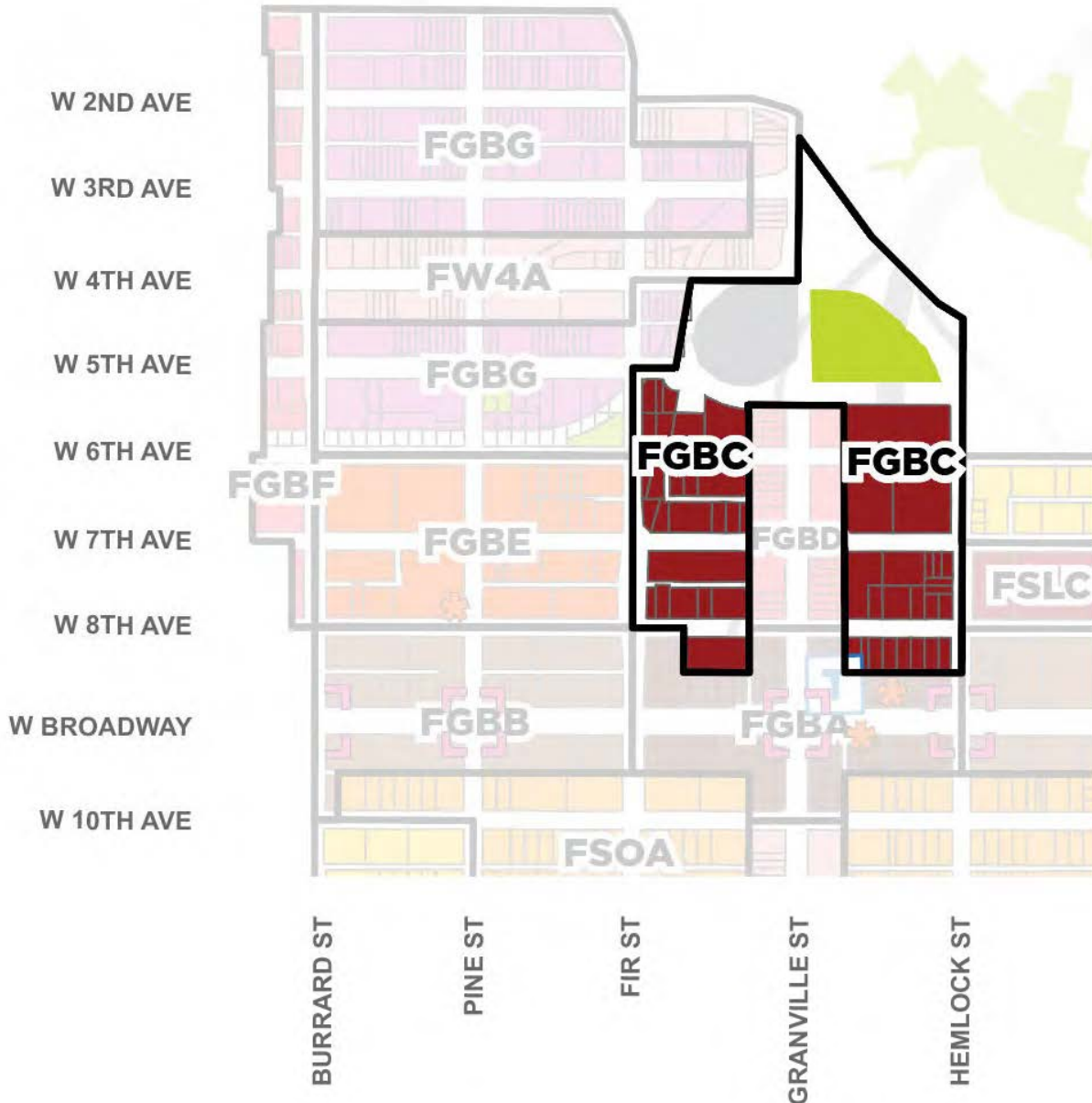
Plan Section	Proposed Amendment	Rationale																															
8.10.1 (p. 108)	Amend: <table><tr><th>Policy Area</th><th colspan="2">Kitsilano South - Area A</th><th>KKSA</th></tr><tr><td>Uses</td><td colspan="3">Residential, retail/service</td></tr><tr><td>Option/Tenure</td><td colspan="3">Secured market rental housing</td></tr><tr><td>Max Height</td><td>6 storeys</td><td colspan="2">3-5 storeys</td></tr><tr><td>Max Density</td><td>2.4-2.7 FSR</td><td colspan="2">1.0-2.2 FSR</td></tr><tr><td>Min Frontage</td><td>30.1 m (99 ft.)</td><td colspan="2">Variable - refer to Built Form and Site Design (Chapter 11)</td></tr><tr><td rowspan="2">Notes</td><td> - Density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and section 11.3 for details) </td><td colspan="2"> - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details) </td></tr><tr><td colspan="3"> - To facilitate these development options, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - Where the development options enabled under the R3-2 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply. </td></tr></table>	Policy Area	Kitsilano South - Area A		KKSA	Uses	Residential, retail/service			Option/Tenure	Secured market rental housing			Max Height	6 storeys	3-5 storeys		Max Density	2.4-2.7 FSR	1.0-2.2 FSR		Min Frontage	30.1 m (99 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)		Notes	Density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and section 11.3 for details)	Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)		- To facilitate these development options, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - Where the development options enabled under the R3-2 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.			To align with updated District Schedules.
Policy Area	Kitsilano South - Area A		KKSA																														
Uses	Residential, retail/service																																
Option/Tenure	Secured market rental housing																																
Max Height	6 storeys	3-5 storeys																															
Max Density	2.4-2.7 FSR	1.0-2.2 FSR																															
Min Frontage	30.1 m (99 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)																															
Notes	Density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and section 11.3 for details)	Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)																															
	- To facilitate these development options, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - Where the development options enabled under the R3-2 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.																																
8.11.1 (p. 110)	Amend: <table><tr><th>Policy Area</th><th colspan="2">Kitsilano South – Area B</th><th>KKSB</th></tr><tr><td>Uses</td><td colspan="3">Residential, retail/service</td></tr><tr><td>Option/Tenure</td><td>Secured market and below-market rental housing or social housing</td><td colspan="2">Secured rental housing</td></tr><tr><td>Max Height</td><td>18 storeys</td><td colspan="2">3-6 storeys</td></tr><tr><td>Max Density</td><td>5.5 FSR</td><td colspan="2">1.0-2.7 FSR</td></tr><tr><td>Min frontage</td><td>45.7 m (150 ft.)</td><td colspan="2">Variable – refer to Built Form and Site Design (Chapter 11)</td></tr><tr><td rowspan="2">Notes</td><td> - A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-2, applicants can pursue a site-specific rezoning application to the R5-2 zoning district. However, in some cases the height and density permitted by the R5-2 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. </td><td colspan="2"> - Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 8.11.2. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - To facilitate this development option, many sites have been rezoned to R5-2 or R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. </td></tr><tr><td colspan="3"> - Where the development options enabled under the R5-2 or R3-2 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply. </td></tr></table>	Policy Area	Kitsilano South – Area B		KKSB	Uses	Residential, retail/service			Option/Tenure	Secured market and below-market rental housing or social housing	Secured rental housing		Max Height	18 storeys	3-6 storeys		Max Density	5.5 FSR	1.0-2.7 FSR		Min frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)		Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-2, applicants can pursue a site-specific rezoning application to the R5-2 zoning district. However, in some cases the height and density permitted by the R5-2 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	- Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 8.11.2. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - To facilitate this development option, many sites have been rezoned to R5-2 or R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.		Where the development options enabled under the R5-2 or R3-2 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.			To align with updated District Schedules.
Policy Area	Kitsilano South – Area B		KKSB																														
Uses	Residential, retail/service																																
Option/Tenure	Secured market and below-market rental housing or social housing	Secured rental housing																															
Max Height	18 storeys	3-6 storeys																															
Max Density	5.5 FSR	1.0-2.7 FSR																															
Min frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)																															
Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-2, applicants can pursue a site-specific rezoning application to the R5-2 zoning district. However, in some cases the height and density permitted by the R5-2 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	- Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 8.11.2. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - To facilitate this development option, many sites have been rezoned to R5-2 or R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.																															
	Where the development options enabled under the R5-2 or R3-2 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.																																

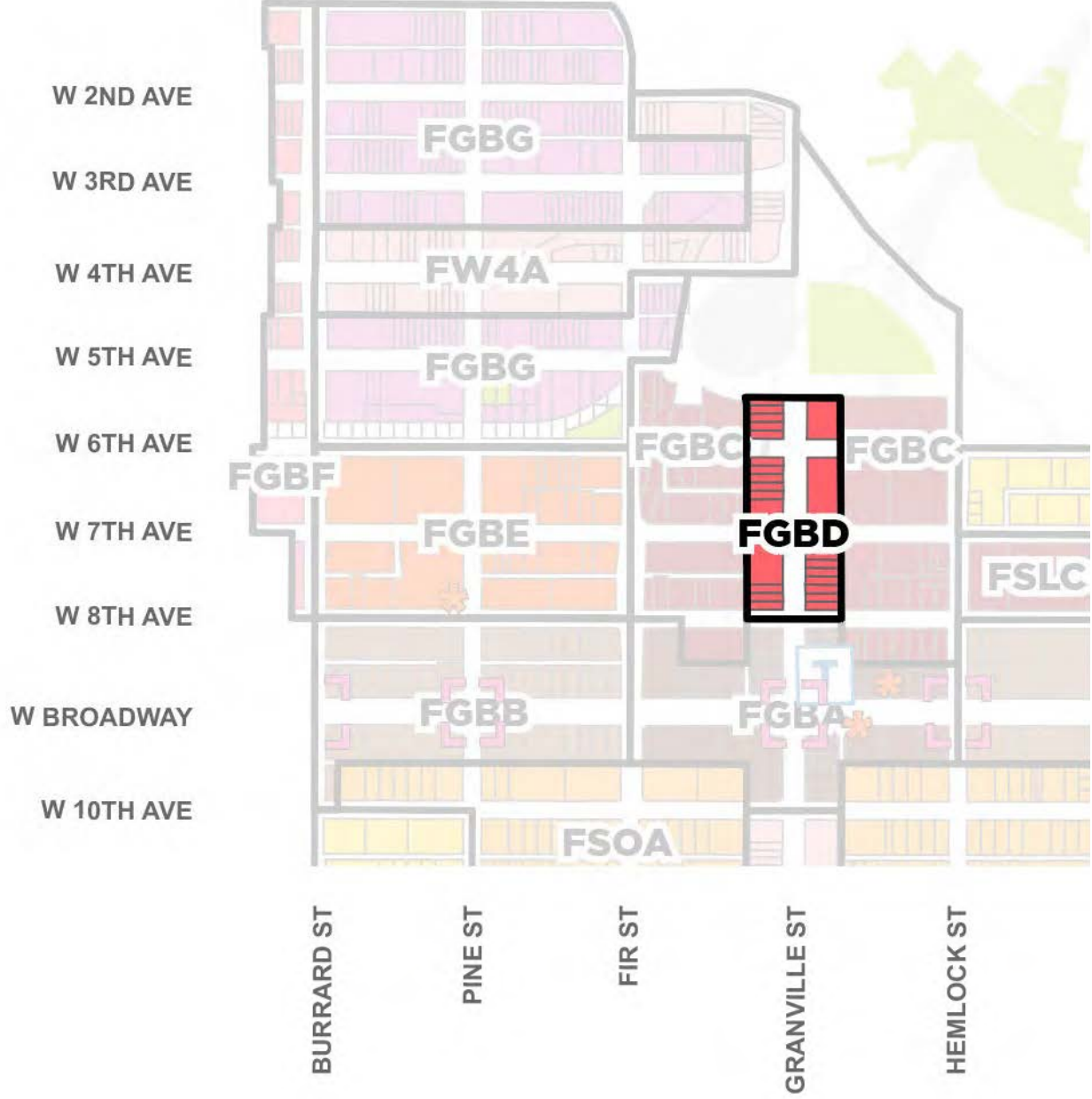
Plan Section	Proposed Amendment	Rationale
9 Fairview		
Introduction (p. 115)	Delete and replace Figure 9.1 Fairview Neighbourhood Land Use, as shown below:  The map displays the Fairview neighbourhood with various land use zones. The vertical axis lists streets from W 1ST AVE to W 16TH AVE, and the horizontal axis lists streets from BURRARD ST to YUKON ST. Key areas labeled include Granville-Burrard Slopes, Fairview Slopes, Broadway Shoulder Area (West), Uptown/Cambie North, Fairview South, South Granville Village, and Uptown South. The map uses a color-coded system to represent different land use types, as detailed in the legend. Legend - Broadway Plan Area - Existing Rapid Transit Station - Future Rapid Transit Station - Neighbourhood Boundary - Sub-Area Boundary - Policy Area Boundary - Parks - Public Schools - Large and Unique Sites Broadway Choice-of-Use Areas - Shoulder Area - Station Area Residential Apartment Areas - Low-Rise - Mid- to High-Rise - High-Rise Mixed-Use Areas - Residential Primary - Low-Rise Villages - Medium-Rise - Mid- to High-Rise - High-Rise Office Districts - Uptown - Uptown Extension Industrial and Employment Areas - Industrial - Medium Intensity - Industrial - High Intensity - Mixed Employment - Medium Intensity - Mixed Employment - High Intensity	To correct minor map errors in the Kitsilano area.

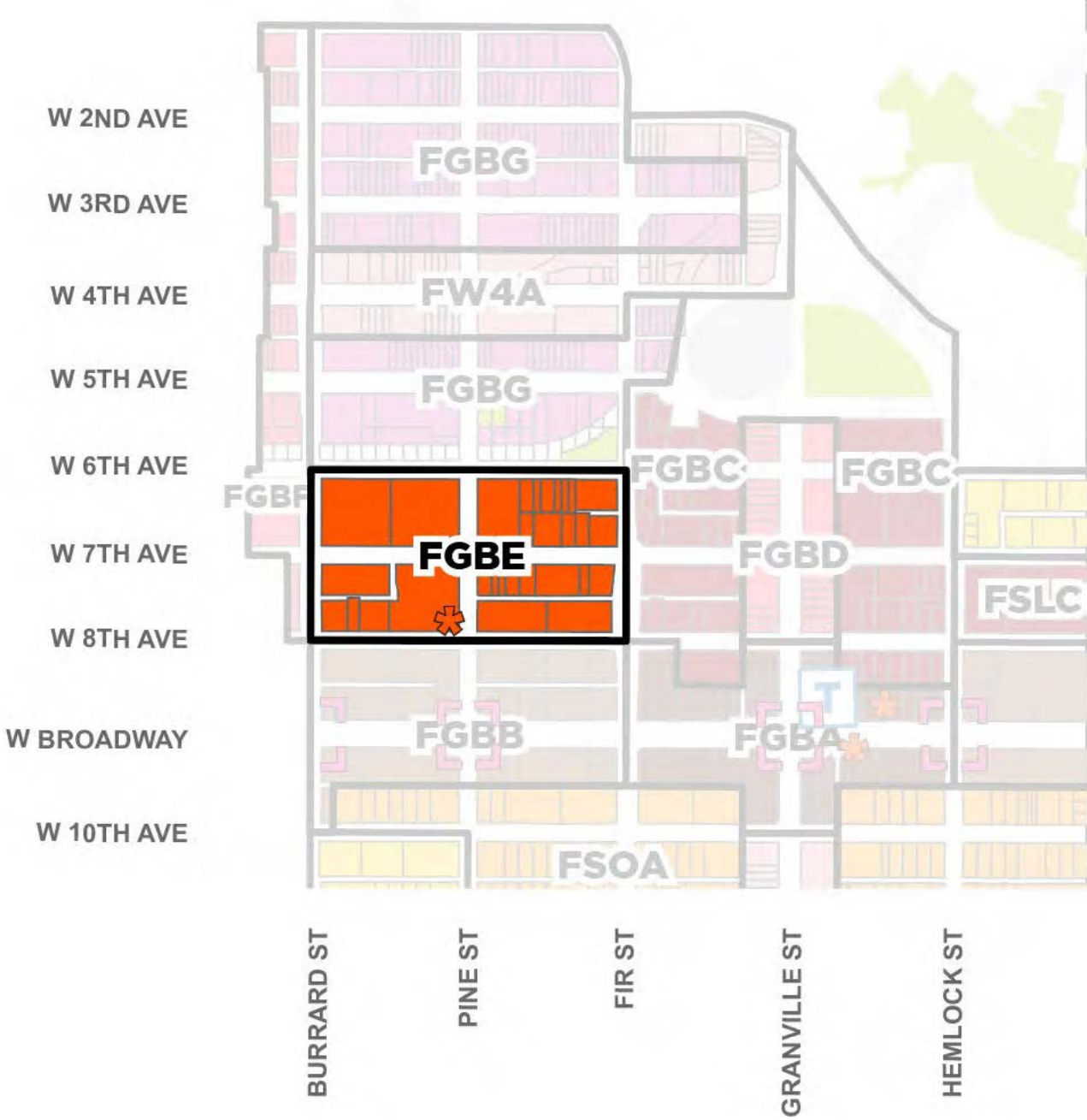
Plan Section	Proposed Amendment	Rationale
Granville / Burrard Slopes (p. 116)	Delete and replace Granville / Burrard Slopes area map, as shown below: 	To correct minor map errors in the Kitsilano area.

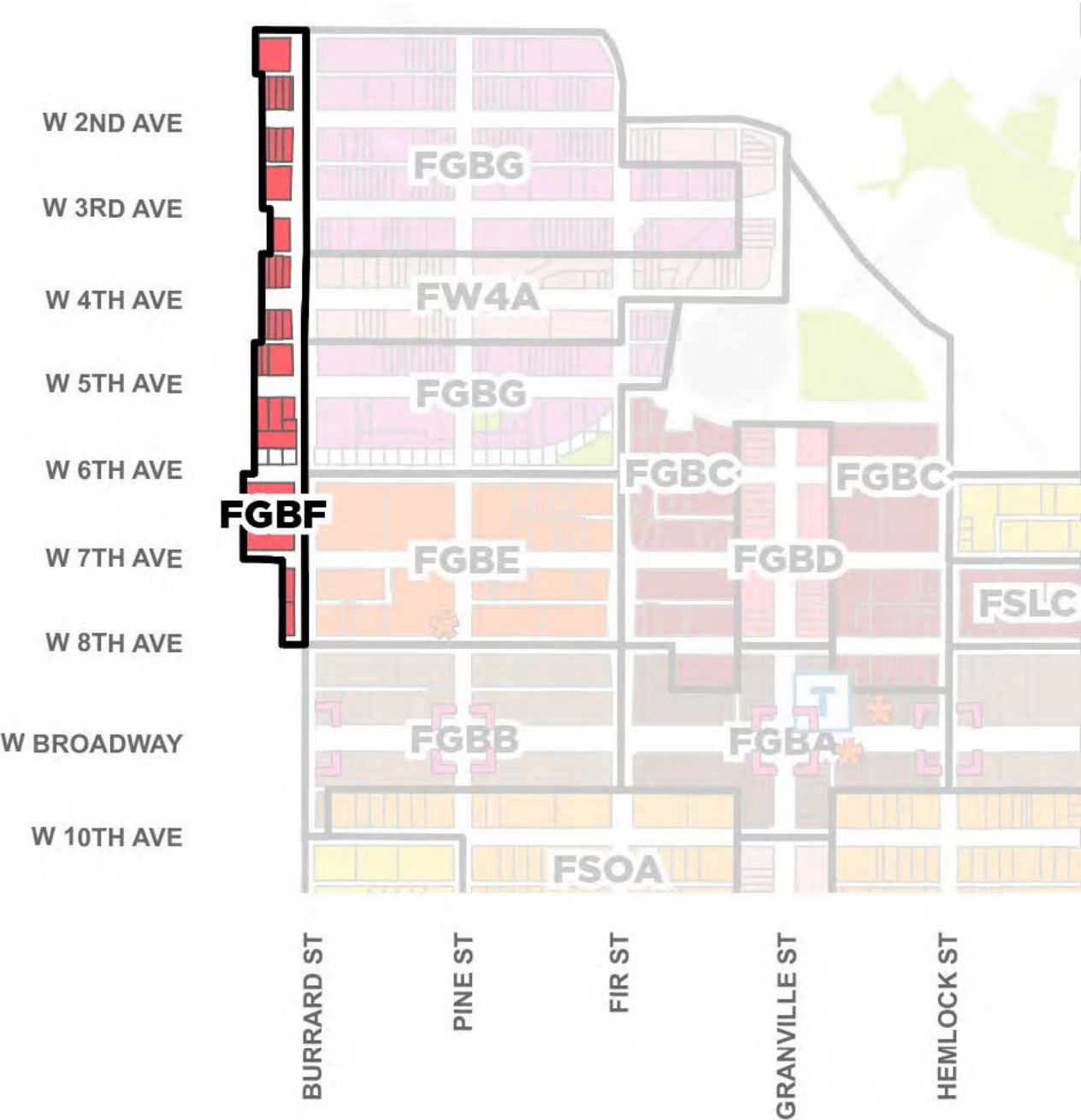
Plan Section	Proposed Amendment	Rationale
9.1 Granville / Burrard Slopes – Area A (p. 118)	Delete and replace Granville / Burrard Slopes – Area A map, as shown below: Legend - Opportunity Area for Enhanced Corner Setbacks for POPs - Potential Key Site for Larger POPs	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
9.2 Granville / Burrard Slopes – Area B (p. 121)	Delete and replace Granville / Burrard Slopes – Area B map, as shown below: Legend Opportunity Area for Enhanced Corner Setbacks for POPs	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
9.3 Granville / Burrard Slopes – Area C (p. 124)	Delete and replace Granville / Burrard Slopes – Area C map, as shown below: 	To correct minor map errors in the Kitsilano area.

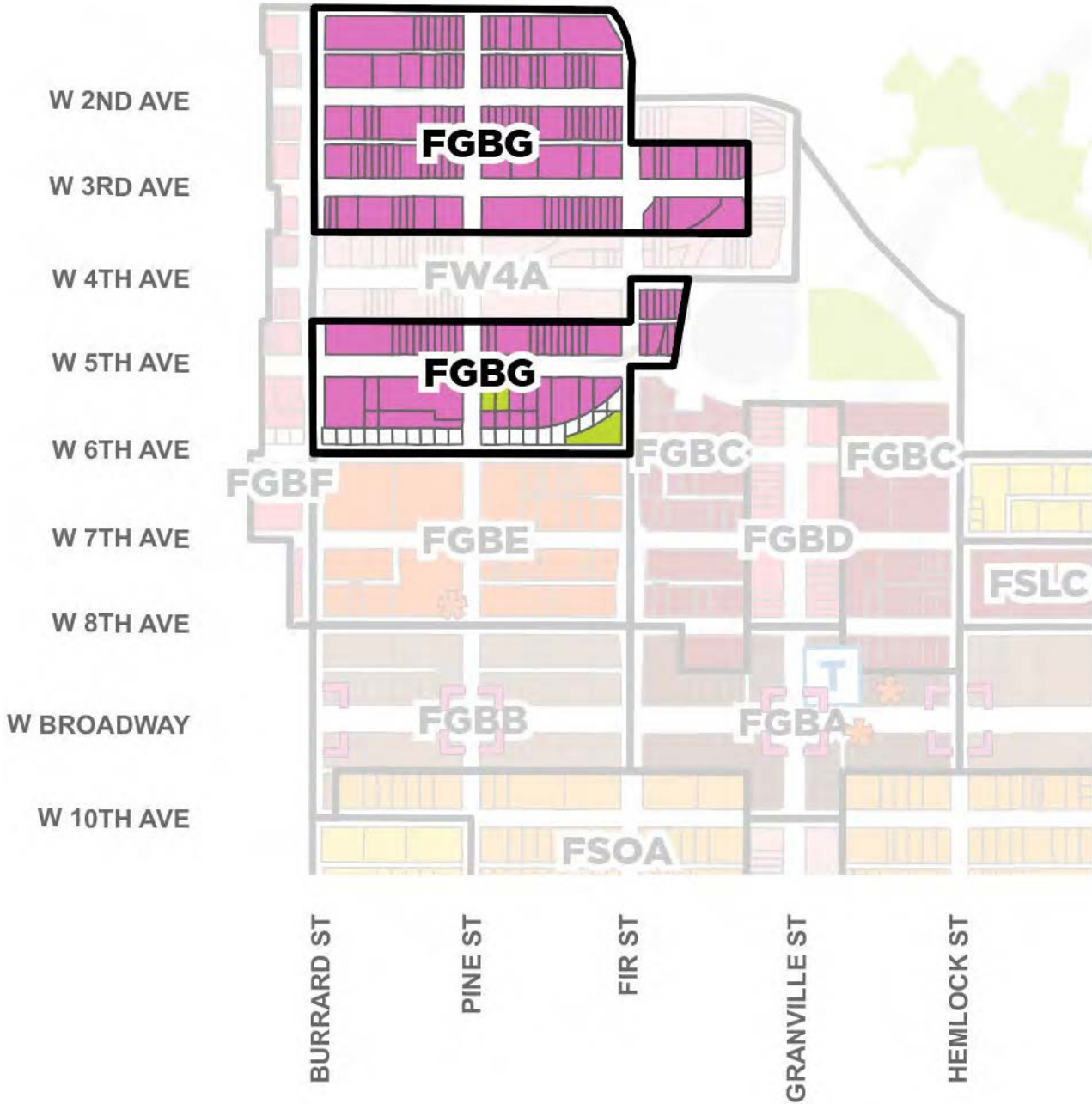
Plan Section	Proposed Amendment	Rationale
9.4 Granville / Burrard Slopes – Area D (p. 126)	Delete and replace Granville / Burrard Slopes – Area D map, as shown below:  The map shows a grid of streets with various colored zones. The central zone, bounded by W 6TH AVE to W 8TH AVE and BURRARD ST to HEMLOCK ST, is labeled FGBD and is highlighted with a red and white cross. Other zones include FGBG (pink), FW4A (light blue), FGBF (light green), FGBC (light blue), FGBE (light green), FSLC (light blue), FGBB (light green), FGBA (light green), and FSOA (light blue). The map is bounded by W 2ND AVE to W 10TH AVE and BURRARD ST to HEMLOCK ST.	To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale
9.5 Granville / Burrard Slopes – Area E (p. 128)	Delete and replace Granville / Burrard Slopes – Area E map, as shown below:  Legend ★ Potential Key Site for Larger POPs	To correct minor map errors in the Kitsilano area.

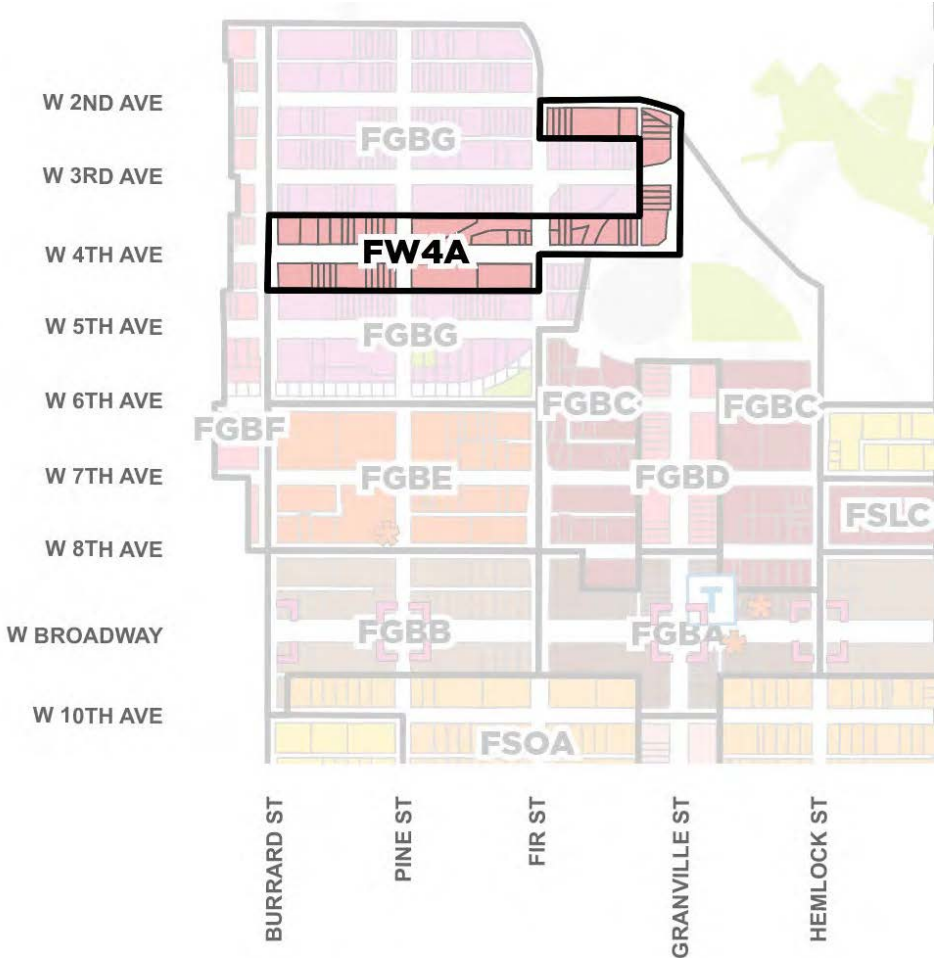
Plan Section	Proposed Amendment	Rationale
9.6 Granville / Burrard Slopes – Area F (p. 130)	Delete and replace Granville / Burrard Slopes – Area F map, as shown below: 	To correct minor map errors in the Kitsilano area.

9.7 Granville / Burrard
Slopes – Area G (p. 132)

Delete and replace Granville / Burrard Slopes – Area G map, as shown below:

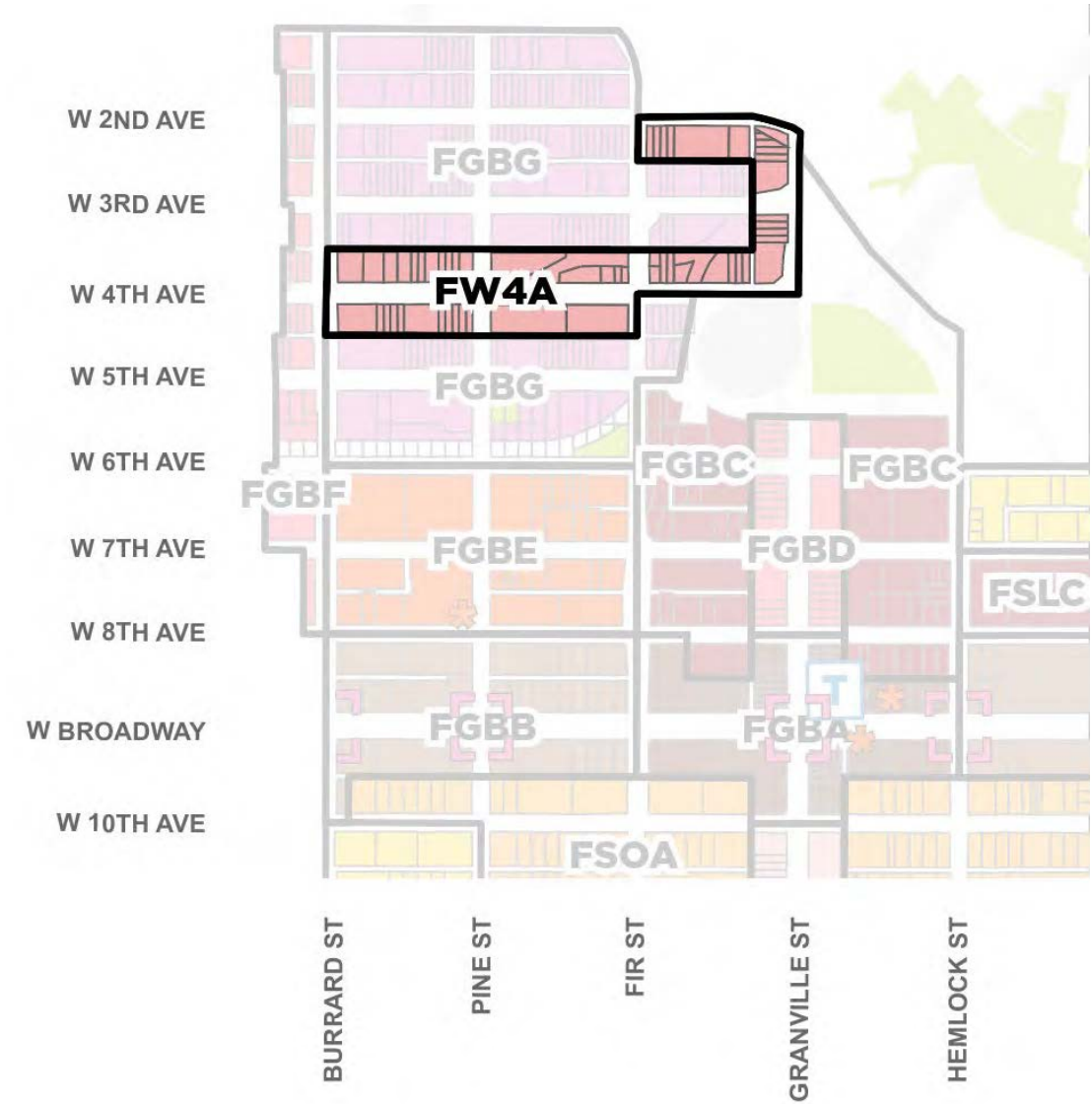


To correct minor map errors in the
Kitsilano area.

Plan Section	Proposed Amendment	Rationale															
9.7.1 (p. 133)	Amend:<table><tr><td>Policy Area</td><td>Granville/Burrard Slopes – Area G</td><td>FGBG</td></tr><tr><td>Uses</td><td colspan="2">Industrial, office, hotel, retail/service, cultural and institutional</td></tr><tr><td>Max Height</td><td colspan="2">10 storeys</td></tr><tr><td>Max Density</td><td colspan="2">4.5 FSR</td></tr><tr><td>Notes</td><td colspan="2">• Refer to the IC-2 zoning district and associated guidelines for details on allowable uses, height, and density.</td></tr></table>	Policy Area	Granville/Burrard Slopes – Area G	FGBG	Uses	Industrial, office, hotel, retail/service, cultural and institutional		Max Height	10 storeys		Max Density	4.5 FSR		Notes	• Refer to the IC-2 zoning district and associated guidelines for details on allowable uses, height, and density.		To clarify previous zoning amendments made in 2023.
Policy Area	Granville/Burrard Slopes – Area G	FGBG															
Uses	Industrial, office, hotel, retail/service, cultural and institutional																
Max Height	10 storeys																
Max Density	4.5 FSR																
Notes	• Refer to the IC-2 zoning district and associated guidelines for details on allowable uses, height, and density.																
9.7 (p. 133)	Add new policy: Rezoning applications will generally not be considered in this area under the Broadway Plan and development should conform with the IC-2 zoning district and any associated design guidelines.	To clarify previous zoning amendments made in 2023.															
West 4 th Village (p. 134)	Delete and replace West 4th Village key area map, as shown below: 	To correct minor map errors in the Kitsilano area.															

9.8 West 4th Village (p. 135)

Delete and replace West 4th Village map, as shown below:



To correct minor map errors in the Kitsilano area.

Plan Section	Proposed Amendment	Rationale																																							
9.9.1 (p. 139)	Amend: <table><tr><th>Policy Area</th><th colspan="2">Fairview South – Area A</th><th colspan="2">FSOA</th></tr><tr><th>Uses</th><td colspan="4">Residential, retail/service</td></tr><tr><th rowspan="2">Option/Tenure</th><td colspan="2">Secured market rental housing or social housing</td><td colspan="2">Strata ownership housing, limited to sites without existing purpose-built rental or social housing</td></tr><tr><td>Tower form</td><td>Non-tower form</td><td>Tower form</td><td>Non-tower form</td></tr><tr><th>Max Height</th><td>20 storeys</td><td>3-6 storeys</td><td>20 storeys</td><td>3-6 storeys</td></tr><tr><th>Max Density</th><td>6.5 FSR</td><td>1.0-2.7 FSR</td><td>6.0 FSR</td><td>1.0-2.7 FSR</td></tr><tr><th>Min Frontage</th><td>45.7 m (150 ft.)</td><td>Variable – refer to Built Form and Site Design (Chapter 11)</td><td>45.7 m (150 ft.)</td><td>Variable – refer to Built Form and Site Design (Chapter 11)</td></tr><tr><th>Notes</th><td colspan="4"> • A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5 or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply. • Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district. • A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district. </td></tr></table>	Policy Area	Fairview South – Area A		FSOA		Uses	Residential, retail/service				Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing		Tower form	Non-tower form	Tower form	Non-tower form	Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys	Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR	Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5 or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply. • Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district. • A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.				To align with updated District Schedules.
Policy Area	Fairview South – Area A		FSOA																																						
Uses	Residential, retail/service																																								
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing																																						
	Tower form	Non-tower form	Tower form	Non-tower form																																					
Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys																																					
Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR																																					
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)																																					
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5 or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply. • Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district. • A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.																																								

9.9.1 (p. 142)

Amend:				
Policy Area:	Fairview South - Area B			FSOB
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details) • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-4. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4, applicants can pursue a site-specific rezoning application to the R5-4 zoning district. However, in some cases the height and density permitted by the R5-4 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • For existing social housing sites, 100% of the residential floor area must be social housing. • Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • Applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district. • “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.			

To align with updated District Schedules.

Plan Section	Proposed Amendment	Rationale																							
9.11.1 (p. 145)	Amend:<table><tr><th>Policy Area</th><th>Fairview South - Area C</th><th>FSOC</th></tr><tr><td>Uses</td><td colspan="2">Residential, retail/service</td></tr><tr><td>Option/Tenure</td><td colspan="2">Secured market rental housing</td></tr><tr><td>Max Height</td><td>6 storeys</td><td>3-5 storeys</td></tr><tr><td>Max Density</td><td>2.4-2.7 FSR</td><td>1.0-2.2 FSR</td></tr><tr><td>Min Frontage</td><td>30.1 m (99 ft.)</td><td>Variable – refer to Built Form and Site Design (Chapter 11)</td></tr><tr><td rowspan="2">Notes</td><td>• Density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.3 for details)</td><td>• Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)</td></tr><tr><td colspan="2">• To facilitate these development options, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • Where the development options enabled under the R3-2 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.</td></tr></table>	Policy Area	Fairview South - Area C	FSOC	Uses	Residential, retail/service		Option/Tenure	Secured market rental housing		Max Height	6 storeys	3-5 storeys	Max Density	2.4-2.7 FSR	1.0-2.2 FSR	Min Frontage	30.1 m (99 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	Notes	• Density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.3 for details)	• Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)	• To facilitate these development options, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • Where the development options enabled under the R3-2 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.		To align with updated District Schedules.
Policy Area	Fairview South - Area C	FSOC																							
Uses	Residential, retail/service																								
Option/Tenure	Secured market rental housing																								
Max Height	6 storeys	3-5 storeys																							
Max Density	2.4-2.7 FSR	1.0-2.2 FSR																							
Min Frontage	30.1 m (99 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)																							
Notes	• Density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.3 for details)	• Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)																							
	• To facilitate these development options, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • Where the development options enabled under the R3-2 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.																								

Plan Section	Proposed Amendment	Rationale																															
9.12.1 (p. 147)	Amend: <table><tr><th>Policy Area</th><th colspan="2">Fairview South - Area D</th><th>FSOD</th></tr><tr><td>Uses</td><td colspan="3">Residential, retail/service</td></tr><tr><td>Option/Tenure</td><td>Secured market and below-market rental housing or social housing</td><td colspan="2">Secured rental housing</td></tr><tr><td>Max Height</td><td>18 storeys</td><td colspan="2">3-6 storeys</td></tr><tr><td>Max Density</td><td>5.5 FSR</td><td colspan="2">1.0-2.7 FSR</td></tr><tr><td>Min Frontage</td><td>45.7 m (150 ft.)</td><td colspan="2">Variable – refer to Built Form and Site Design (Chapter 11)</td></tr><tr><td rowspan="2">Notes</td><td colspan="2"> - A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Applicants can pursue a site-specific rezoning application to the R5-2 zoning district. However, in some cases the height and density permitted by the R5-2 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. </td><td> - Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 9.12.2. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 12) and sections 11.2 and 11.3 for details) - To facilitate this development option, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. </td></tr><tr><td colspan="3"> - Where the development options enabled under the R5-2 or R3-2 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply. </td></tr></table>	Policy Area	Fairview South - Area D		FSOD	Uses	Residential, retail/service			Option/Tenure	Secured market and below-market rental housing or social housing	Secured rental housing		Max Height	18 storeys	3-6 storeys		Max Density	5.5 FSR	1.0-2.7 FSR		Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)		Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Applicants can pursue a site-specific rezoning application to the R5-2 zoning district. However, in some cases the height and density permitted by the R5-2 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.		- Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 9.12.2. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 12) and sections 11.2 and 11.3 for details) - To facilitate this development option, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.	Where the development options enabled under the R5-2 or R3-2 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.			To align with updated District Schedules.
Policy Area	Fairview South - Area D		FSOD																														
Uses	Residential, retail/service																																
Option/Tenure	Secured market and below-market rental housing or social housing	Secured rental housing																															
Max Height	18 storeys	3-6 storeys																															
Max Density	5.5 FSR	1.0-2.7 FSR																															
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)																															
Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Applicants can pursue a site-specific rezoning application to the R5-2 zoning district. However, in some cases the height and density permitted by the R5-2 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.		- Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 9.12.2. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 12) and sections 11.2 and 11.3 for details) - To facilitate this development option, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.																														
	Where the development options enabled under the R5-2 or R3-2 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.																																

9.15.1 (p. 156)

Amend:

Policy Area	Fairview Slopes - Area A				FSLA
Uses	Residential, retail/service, hotel				
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing		Hotel development, limited to sites without existing purpose-built rental or social housing
	Tower form	Non-tower form	Tower form	Non-tower form	
Max Height	12 storeys	3-6 storeys	12 storeys	3-6 storeys	12 storeys
Max Density	4.0 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR	4.0 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R4-1. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R4-1, applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.15.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • To facilitate this development option, many sites have been rezoned to R4-1 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R4-1 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R4-1. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R4-1, applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.15.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R4-1 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R4-1 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.
	• “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R4 or R3-3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.				

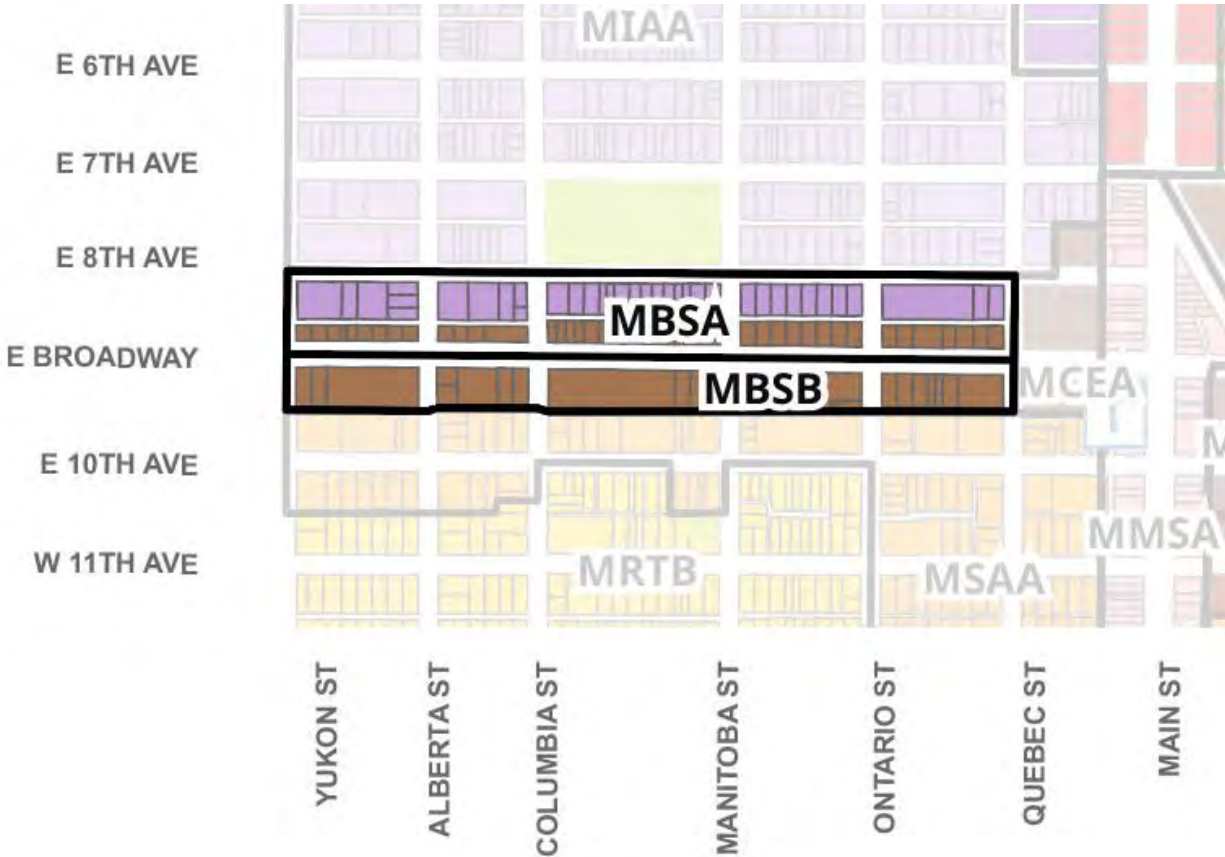
To align with updated District Schedules.

Plan Section	Proposed Amendment	Rationale
9.15.3 (p.156-157)	Amend: For sites within 200 metres of a SkyTrain station (see Chapter 7), rezoning development will be considered up to 20 storeys and 6.5 FSR for: a) secured market rental housing with 20% of the residential floor area secured at below-market rents; b) strata ownership housing with 20% of the residential floor area to be delivered as turnkey social housing units to the City (limited to sites without existing purpose-built rental or social housing); or, c) 100% social housing. Minimum site frontage requirements apply. See Built Form and Site Design (Chapter 11) for details. To facilitate these development options, many sites within 200 metres of a SkyTrain station have been rezoned to R5-3. In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. Where the development options enabled under the R5-3 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.	To align with updated District Schedules.

Plan Section	Proposed Amendment	Rationale																																							
9.22.1 (p. 174)	Amend: <table><tr><th>Policy Area</th><th colspan="2">Uptown South - Area A</th><th colspan="2">FUSA</th></tr><tr><th>Uses</th><td colspan="4">Residential, retail/service</td></tr><tr><th rowspan="2">Option/Tenure</th><td colspan="2">Secured market rental housing or social housing</td><td colspan="2">Strata ownership housing, limited to sites without existing purpose-built rental or social housing</td></tr><tr><td>Tower form</td><td>Non-tower form</td><td>Tower form</td><td>Non-tower form</td></tr><tr><th>Max Height*</th><td>20 storeys</td><td>3-6 storeys</td><td>20 storeys</td><td>3-6 storeys</td></tr><tr><th>Max Density*</th><td>6.5 FSR</td><td>1.0-2.7 FSR</td><td>6.0 FSR</td><td>1.0-2.7 FSR</td></tr><tr><th>Min Frontage</th><td>45.7 m (150 ft.)</td><td>Variable - refer to Built Form and Site Design (Chapter 11)</td><td>45.7 m (150 ft.)</td><td>Variable - refer to Built Form and Site Design (Chapter 11)</td></tr><tr><th>Notes</th><td colspan="4"> • A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • Applies where a tower cannot be achieved due to lot conditions or policy 9.23.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district. • A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • Applies where a tower cannot be achieved due to lot conditions or policy 9.23.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district. • * Achievable height and density may be lower where height is restricted by view cones (excluding social housing). • “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5 or R3 zoning districts are not feasible due to circumstances specific to the site and/ or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply. </td></tr></table>	Policy Area	Uptown South - Area A		FUSA		Uses	Residential, retail/service				Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing		Tower form	Non-tower form	Tower form	Non-tower form	Max Height*	20 storeys	3-6 storeys	20 storeys	3-6 storeys	Max Density*	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR	Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • Applies where a tower cannot be achieved due to lot conditions or policy 9.23.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district. • A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. • Applies where a tower cannot be achieved due to lot conditions or policy 9.23.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district. • * Achievable height and density may be lower where height is restricted by view cones (excluding social housing). • “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5 or R3 zoning districts are not feasible due to circumstances specific to the site and/ or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.				To align with updated District Schedules and with amendments made to the Queen Elizabeth Park View in 2024.
Policy Area	Uptown South - Area A		FUSA																																						
Uses	Residential, retail/service																																								
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing																																						
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Max Height*	20 storeys	3-6 storeys	20 storeys	3-6 storeys																																					
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Plan Section	Proposed Amendment					Rationale
9.23.1 (p. 176)	Amend:					To align with updated District Schedules and with amendments made to the Queen Elizabeth Park View in 2024.
	Policy Area	Uptown South - Area B			FUSB	
	Uses	Residential, retail/service				
	Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing		
		Tower form	Non-tower form	Tower form	Non-tower form	
	Max Height*	20 storeys	3-6 storeys	12 storeys	3-6 storeys	
	Max Density*	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR	
	Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.).	Variable - refer to Built Form and Site Design (Chapter 11)	
	Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - For existing social housing sites, 100% of the residential floor area must be social housing. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Applicants can pursue a site-specific rezoning application to the R5-4 zoning district. However, in some cases the height and density permitted by the R5-4 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	- For existing social housing sites, 100% of the residential floor area must be social housing. - Applies where a tower cannot be achieved due to lot conditions or policy 9.24.2. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - To facilitate this development option, many sites have been rezoned to R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	- See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	- Applies where a tower cannot be achieved due to lot conditions or policy 9.24.2. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - To facilitate this development option, many sites have been rezoned to R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	
		*Achievable height and density may be lower where height is restricted by view cones (excluding social housing). “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. - Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.				

Plan Section	Proposed Amendment	Rationale
10. Mt. Pleasant		
Introduction (p. 186)	Delete and replace Figure 10.1 – Mount Pleasant Neighbourhood Land Use map, as shown below: The map displays the Mount Pleasant neighbourhood with various land use zones. Key areas include the Creative District, Mount Pleasant Centre, Mount Pleasant Industrial Area, Broadway Shoulder Area (East), Mount Pleasant North Apartment Areas, Mount Pleasant South Apartment Areas, Mount Pleasant RT Areas, and Main Street Village. The map is bounded by W 4th Ave to W 16th Ave and Cambie St to Clark Drive. A legend on the right defines the symbols and colors used for different land use types. Legend - Broadway Plan Area - Existing Rapid Transit Station - Future Rapid Transit Station - Neighbourhood Boundary - Sub-Area Boundary - Policy Area Boundary - Parks - Public Schools - Large and Unique Sites Residential Apartment Areas - Low-Rise - Mid- to High-Rise - High-Rise Mixed-Use Areas - Residential Primary - Low-Rise Villages - Medium-Rise - Mid- to High-Rise - High-Rise Broadway Choice-of-Use Areas - Shoulder Area - Station Area Office Districts - Uptown - Uptown Extension Industrial and Employment Areas - Industrial - Medium Intensity - Industrial - High Intensity - Mixed Employment - Medium Intensity - Mixed Employment - High Intensity	To correct a minor map error in the Mount Pleasant Area.

Plan Section	Proposed Amendment	Rationale																					
10.1.1 (p. 189)	Amend: <table><tr><th>Policy Area</th><th>Mount Pleasant Industrial Area – Area A</th><th>MIAA</th></tr><tr><td>Uses</td><td colspan="2">Industrial, office, service/retail, cultural, institutional</td></tr><tr><td>Option/Tenure</td><td>1/3 Industrial option</td><td>1/2 Industrial option</td></tr><tr><td>Max Height</td><td>30.5 m (100 ft.); 4-7 storeys</td><td>46.5 m (152.5 ft.); 8-11 storeys</td></tr><tr><td>Max Density</td><td>4.5 FSR</td><td>6.0 FSR</td></tr><tr><td>Min Frontage</td><td>N/A</td><td>45.7 m (150 ft.)</td></tr><tr><td>Notes</td><td> - A minimum of 1/3 of the floor area must be industrial uses. - The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses. - The I-1 zoning was amended to facilitate this development option. A rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. </td><td> - A minimum of 50% (3.0 FSR) of floor area must be industrial uses, e.g. bio-tech laboratories or other stacked industrial forms. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. See Policy 10.1.8 for the approach to mixed-use hotel and light industrial development site frontages. </td></tr></table>	Policy Area	Mount Pleasant Industrial Area – Area A	MIAA	Uses	Industrial, office, service/retail, cultural, institutional		Option/Tenure	1/3 Industrial option	1/2 Industrial option	Max Height	30.5 m (100 ft.); 4-7 storeys	46.5 m (152.5 ft.); 8-11 storeys	Max Density	4.5 FSR	6.0 FSR	Min Frontage	N/A	45.7 m (150 ft.)	Notes	- A minimum of 1/3 of the floor area must be industrial uses. - The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses. - The I-1 zoning was amended to facilitate this development option. A rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.	- A minimum of 50% (3.0 FSR) of floor area must be industrial uses, e.g. bio-tech laboratories or other stacked industrial forms. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. See Policy 10.1.8 for the approach to mixed-use hotel and light industrial development site frontages.	To clarify previous zoning amendments made in 2023.
Policy Area	Mount Pleasant Industrial Area – Area A	MIAA																					
Uses	Industrial, office, service/retail, cultural, institutional																						
Option/Tenure	1/3 Industrial option	1/2 Industrial option																					
Max Height	30.5 m (100 ft.); 4-7 storeys	46.5 m (152.5 ft.); 8-11 storeys																					
Max Density	4.5 FSR	6.0 FSR																					
Min Frontage	N/A	45.7 m (150 ft.)																					
Notes	- A minimum of 1/3 of the floor area must be industrial uses. - The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses. - The I-1 zoning was amended to facilitate this development option. A rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.	- A minimum of 50% (3.0 FSR) of floor area must be industrial uses, e.g. bio-tech laboratories or other stacked industrial forms. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. See Policy 10.1.8 for the approach to mixed-use hotel and light industrial development site frontages.																					
Broadway Shoulder Area East (p. 194)	Delete and replace map image, as shown below: 	To correct a minor map error in the Mount Pleasant Area.																					

Plan Section	Proposed Amendment	Rationale
10.4 Broadway Shoulder Area East – Area A (p. 195)	Delete and replace map image, as shown below:	To correct a minor map error in the Mount Pleasant Area.

To correct a minor map error in the Mount Pleasant Area.

Plan Section	Proposed Amendment	Rationale																												
10.4.9 (p. 198)	Amend: <table><tr><th>Policy Area</th><th colspan="2">Broadway Shoulder Area East - Area A (I-1 Zone Sites)</th><th>MBSA</th></tr><tr><td>Uses</td><td colspan="3">Industrial, office, service/retail, cultural, institutional</td></tr><tr><td>Option/Tenure</td><td>1/3 Industrial option</td><td colspan="2">1/2 Industrial option</td></tr><tr><td>Max Height</td><td colspan="2">30.5 m (100 ft.); 4-7 storeys</td><td>46.5 m (152.5 ft.); 8-11 storeys</td></tr><tr><td>Max Density</td><td colspan="2">4.5 FSR</td><td>6.0 FSR</td></tr><tr><td>Min Frontage</td><td colspan="2">N/A</td><td>45.7 m (150 ft.)</td></tr><tr><td>Notes</td><td colspan="2"> - A minimum of 1/3 of the floor area must be industrial uses. - The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses. - The I-1 zoning was amended to facilitate this development option. A rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. </td><td> - A minimum of 50% (3.0 FSR) of floor area must be industrial uses, e.g. bio-tech laboratories or other stacked industrial forms. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. </td></tr></table>	Policy Area	Broadway Shoulder Area East - Area A (I-1 Zone Sites)		MBSA	Uses	Industrial, office, service/retail, cultural, institutional			Option/Tenure	1/3 Industrial option	1/2 Industrial option		Max Height	30.5 m (100 ft.); 4-7 storeys		46.5 m (152.5 ft.); 8-11 storeys	Max Density	4.5 FSR		6.0 FSR	Min Frontage	N/A		45.7 m (150 ft.)	Notes	- A minimum of 1/3 of the floor area must be industrial uses. - The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses. - The I-1 zoning was amended to facilitate this development option. A rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.		- A minimum of 50% (3.0 FSR) of floor area must be industrial uses, e.g. bio-tech laboratories or other stacked industrial forms. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	To clarify previous zoning amendments made in 2023.
Policy Area	Broadway Shoulder Area East - Area A (I-1 Zone Sites)		MBSA																											
Uses	Industrial, office, service/retail, cultural, institutional																													
Option/Tenure	1/3 Industrial option	1/2 Industrial option																												
Max Height	30.5 m (100 ft.); 4-7 storeys		46.5 m (152.5 ft.); 8-11 storeys																											
Max Density	4.5 FSR		6.0 FSR																											
Min Frontage	N/A		45.7 m (150 ft.)																											
Notes	- A minimum of 1/3 of the floor area must be industrial uses. - The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses. - The I-1 zoning was amended to facilitate this development option. A rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.		- A minimum of 50% (3.0 FSR) of floor area must be industrial uses, e.g. bio-tech laboratories or other stacked industrial forms. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.																											
10.5 Broadway Shoulder Area East – Area B (p. 199)	Delete and replace map image, as shown below: E 6TH AVE E 7TH AVE E 8TH AVE E BROADWAY E 10TH AVE W 11TH AVE Legend Opportunity Area for Enhanced Corner Setbacks for POPs Potential Key Site for Larger POPs	To correct a minor map error in the Mount Pleasant area.																												

Plan Section	Proposed Amendment	Rationale																																								
10.9.1 (p. 214)	Amend: <table><tr><th>Policy Area</th><th colspan="3">Mount Pleasant Centre - Area A (MCEA)</th><th>MCEA</th></tr><tr><th>Uses</th><td colspan="4">Residential, office, retail/service, cultural</td></tr><tr><th>Option/Tenure</th><td>Secured rental and below-market rental housing</td><td>Office/hotel* development</td><td colspan="2">Strata ownership housing</td></tr><tr><th>Max Height*</th><td>30 storeys</td><td>24 storeys</td><td colspan="2">25 storeys</td></tr><tr><th>Max Density*</th><td>10.5 FSR</td><td>10.5 FSR</td><td colspan="2">7.5 FSR</td></tr><tr><th>Min frontage</th><td colspan="4">45.7 m (150 ft.)</td></tr><tr><th>Notes</th><td> - A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - A minimum of three levels of non-residential uses (job space) above the ground floor is required. - A component of strata ownership housing (up to 3.0 FSR) may be considered within the overall maximum density where there are contributions towards on-site open space and/or other community amenities. </td><td> *Hotel maximum height per maximum height for secured rental. </td><td colspan="2"> - A minimum of three levels of non-residential uses (job space) above the ground floor is required. - Development should contribute towards community amenities. </td></tr><tr><td colspan="5"> * Achievable height and density may be lower where height is restricted by view cones.; however, height can be considered up to the underside of Queen Elizabeth Park View section 3.2.4 for secured rental housing or office/hotel development only. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Some sites on the south block face of East 8th Avenue between Scotia and Brunswick Streets have been rezoned to R5-3. For these sites, applicants may also pursue redevelopment options under the R5-3 District Schedule. See Land Use (Chapter 7) for more details. </td></tr></table>	Policy Area	Mount Pleasant Centre - Area A (MCEA)			MCEA	Uses	Residential, office, retail/service, cultural				Option/Tenure	Secured rental and below-market rental housing	Office/hotel* development	Strata ownership housing		Max Height*	30 storeys	24 storeys	25 storeys		Max Density*	10.5 FSR	10.5 FSR	7.5 FSR		Min frontage	45.7 m (150 ft.)				Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - A minimum of three levels of non-residential uses (job space) above the ground floor is required. - A component of strata ownership housing (up to 3.0 FSR) may be considered within the overall maximum density where there are contributions towards on-site open space and/or other community amenities.	*Hotel maximum height per maximum height for secured rental.	- A minimum of three levels of non-residential uses (job space) above the ground floor is required. - Development should contribute towards community amenities.		* Achievable height and density may be lower where height is restricted by view cones.; however, height can be considered up to the underside of Queen Elizabeth Park View section 3.2.4 for secured rental housing or office/hotel development only. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Some sites on the south block face of East 8th Avenue between Scotia and Brunswick Streets have been rezoned to R5-3. For these sites, applicants may also pursue redevelopment options under the R5-3 District Schedule. See Land Use (Chapter 7) for more details.					To align with updated District Schedules and with amendments made to the Queen Elizabeth Park View in 2024.
Policy Area	Mount Pleasant Centre - Area A (MCEA)			MCEA																																						
Uses	Residential, office, retail/service, cultural																																									
Option/Tenure	Secured rental and below-market rental housing	Office/hotel* development	Strata ownership housing																																							
Max Height*	30 storeys	24 storeys	25 storeys																																							
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10.9.5 (p.214)	Amend: On the north side of Broadway between Scotia and Brunswick streets, consider supporting opportunities for lot consolidation across the lane for new development that prioritizes renewal and expansion of social housing (the Rental Housing Stock Official Development Plan applies to existing rental units north of the lane). For stand-alone development of RM-4 Existing Apartment Areas/CD-1 sites north of the lane, see the MNAA Policy Summary Table.	To align with updated District Schedules.																																								

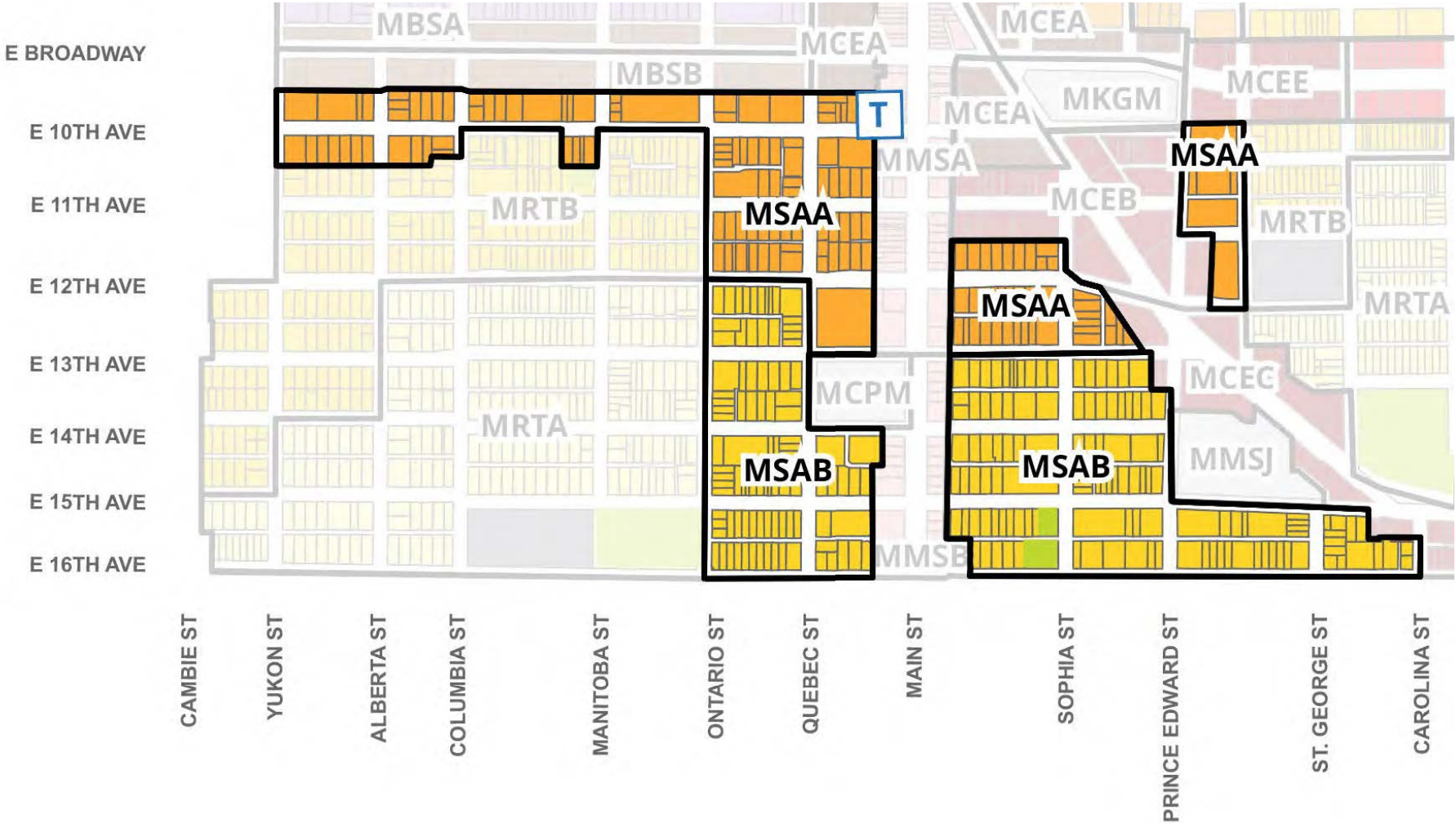
10.19.1 (p. 236)

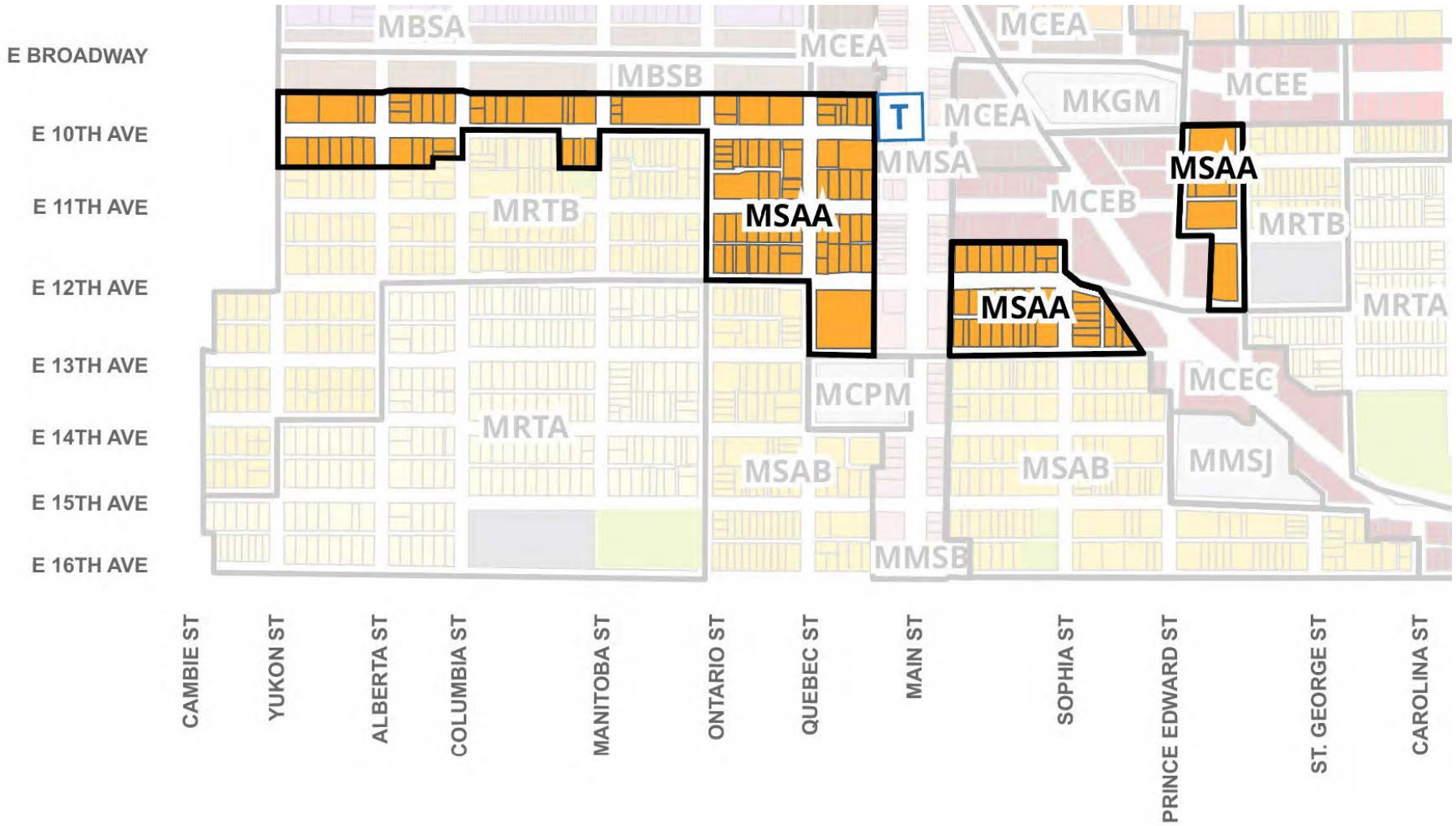
Amend:

Policy Area	Mount Pleasant North Apartment Area - Area A				MNAA
Uses	Residential, retail, service				
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing		
	Tower form	Non-tower form	Tower form	Non-tower form	
Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys	
Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR	
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 10.19.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	• A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 10.19.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	
• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5 or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.					

To align with updated District Schedules.

Plan Section	Proposed Amendment	Rationale																																																				
10.20.1 (p. 239)	Amend: <table><tr><th>Policy Area</th><th colspan="4">Mount Pleasant North Apartment Area - Area B</th><th>MNAB</th></tr><tr><th>Uses</th><td colspan="5">Residential, retail, service</td></tr><tr><th rowspan="2">Option/Tenure</th><td colspan="2">Secured market rental housing or social housing</td><td colspan="3">Strata ownership housing, limited to sites without existing purpose-built rental or social housing</td></tr><tr><td>Tower form</td><td>Non-tower form</td><td>Tower form</td><td colspan="2">Non-tower form</td></tr><tr><th>Max Height</th><td>20 storeys</td><td>3-6 storeys</td><td>12 storeys</td><td colspan="2">3-6 storeys</td></tr><tr><th>Max Density</th><td>6.5 FSR</td><td>1.0-2.7 FSR</td><td>4.0 FSR</td><td colspan="2">1.0-2.7 FSR</td></tr><tr><th>Min Frontage</th><td>45.7 m (150 ft.)</td><td>Variable - refer to Built Form and Site Design (Chapter 11)</td><td>45.7 m (150 ft.)</td><td colspan="2">Variable - refer to Built Form and Site Design (Chapter 11)</td></tr><tr><th rowspan="2">Notes</th><td> - A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - For existing social housing sites, 100% of the residential floor area must be social housing. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-4. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-4, applicants can pursue a site-specific rezoning application to the R5-4 zoning district. However, in some cases the height and density permitted by the R5-4 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. </td><td> - For existing social housing sites, 100% of the residential floor area must be social housing. - Applies where a tower cannot be achieved due to lot conditions or policy 10.20.2. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district. </td><td> - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. </td><td colspan="2"> - Applies where a tower cannot be achieved due to lot conditions or policy 10.20.2. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district. </td></tr><tr><td colspan="5"> “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. - Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply. </td></tr></table>	Policy Area	Mount Pleasant North Apartment Area - Area B				MNAB	Uses	Residential, retail, service					Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing			Tower form	Non-tower form	Tower form	Non-tower form		Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys		Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR		Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)		Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - For existing social housing sites, 100% of the residential floor area must be social housing. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-4. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-4, applicants can pursue a site-specific rezoning application to the R5-4 zoning district. However, in some cases the height and density permitted by the R5-4 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	- For existing social housing sites, 100% of the residential floor area must be social housing. - Applies where a tower cannot be achieved due to lot conditions or policy 10.20.2. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	- See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	- Applies where a tower cannot be achieved due to lot conditions or policy 10.20.2. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.		“Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. - Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.					To align with updated District Schedules.
Policy Area	Mount Pleasant North Apartment Area - Area B				MNAB																																																	
Uses	Residential, retail, service																																																					
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing																																																			
	Tower form	Non-tower form	Tower form	Non-tower form																																																		
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys																																																		
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Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)																																																		
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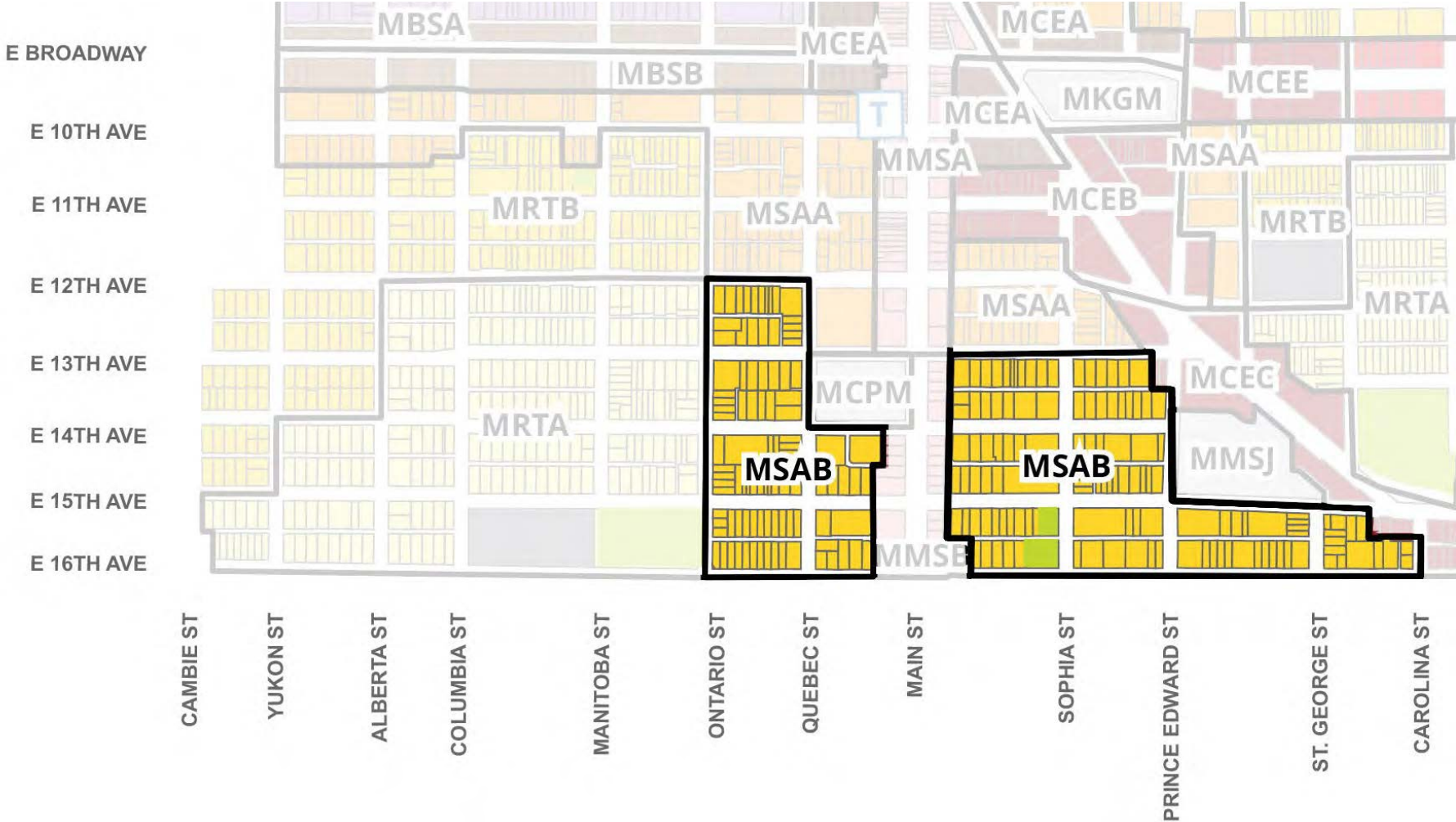
Plan Section	Proposed Amendment	Rationale
Mount Pleasant South Apartment Area (p. 243)	Delete and replace map image, as shown below: 	To correct minor map errors in the Mount Pleasant Area.

Plan Section	Proposed Amendment	Rationale
10.22 Mount Pleasant South Apartment Area – Area A (p.244)	Delete and replace map image, as shown below: 	To correct minor map errors in the Mount Pleasant Area.

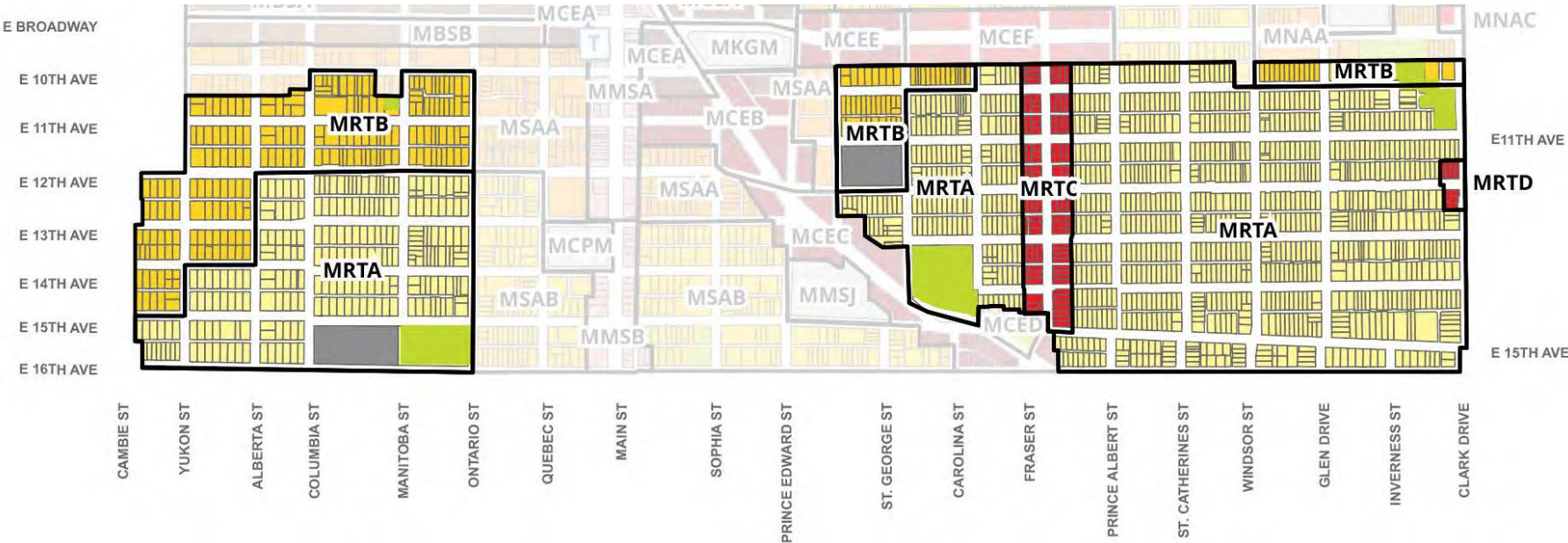
10.22.1 (p. 245)

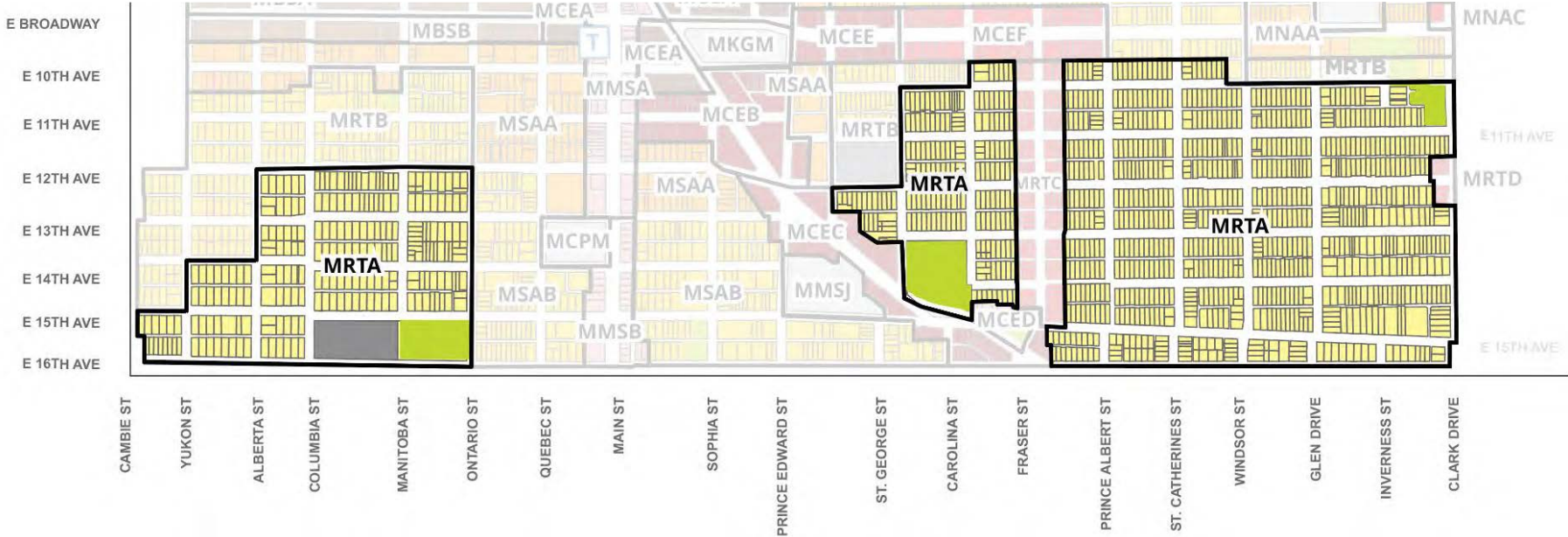
Amend:				
Policy Area	Mount Pleasant South Apartment Area - Area A			MSAA
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing on sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 10.22.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	• Applies where a tower cannot be achieved due to lot conditions or policy 10.22.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.
• “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. • Where the development options enabled under the R5 or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.				

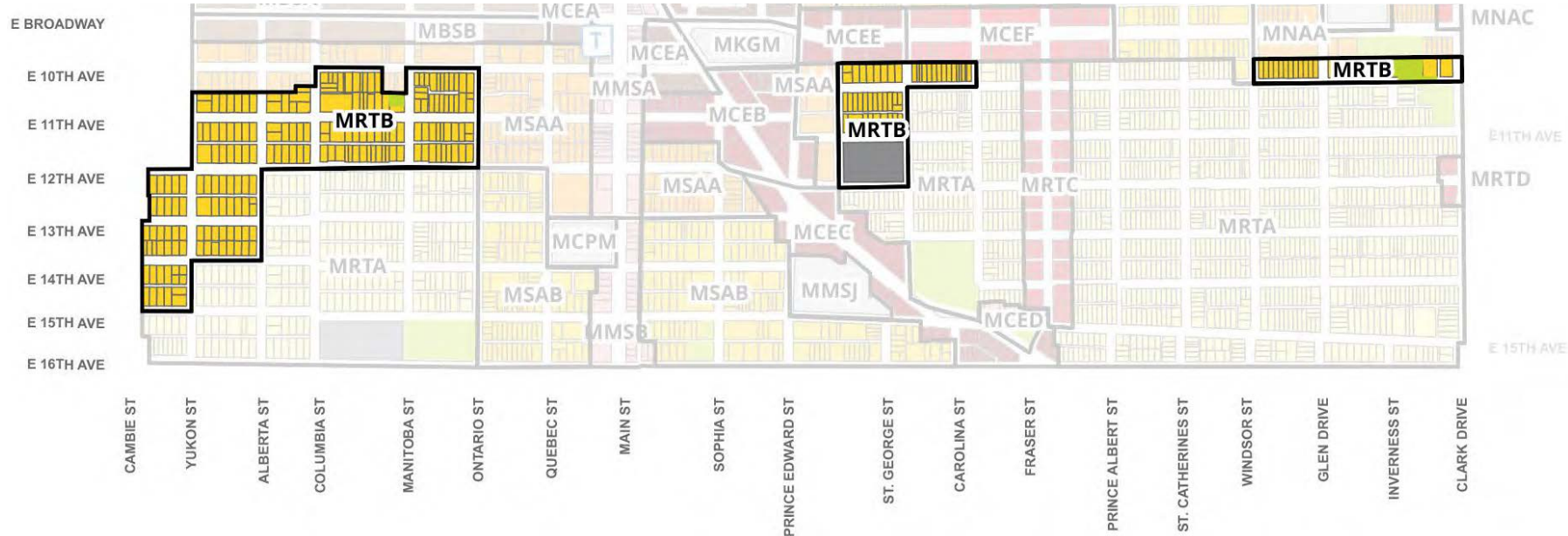
To align with updated District Schedules.

Plan Section	Proposed Amendment	Rationale
10.23 Mount Pleasant South Apartment Area – Area B (p.247)	Delete and replace map image, as shown below: 	To correct minor map errors in the Mount Pleasant area.

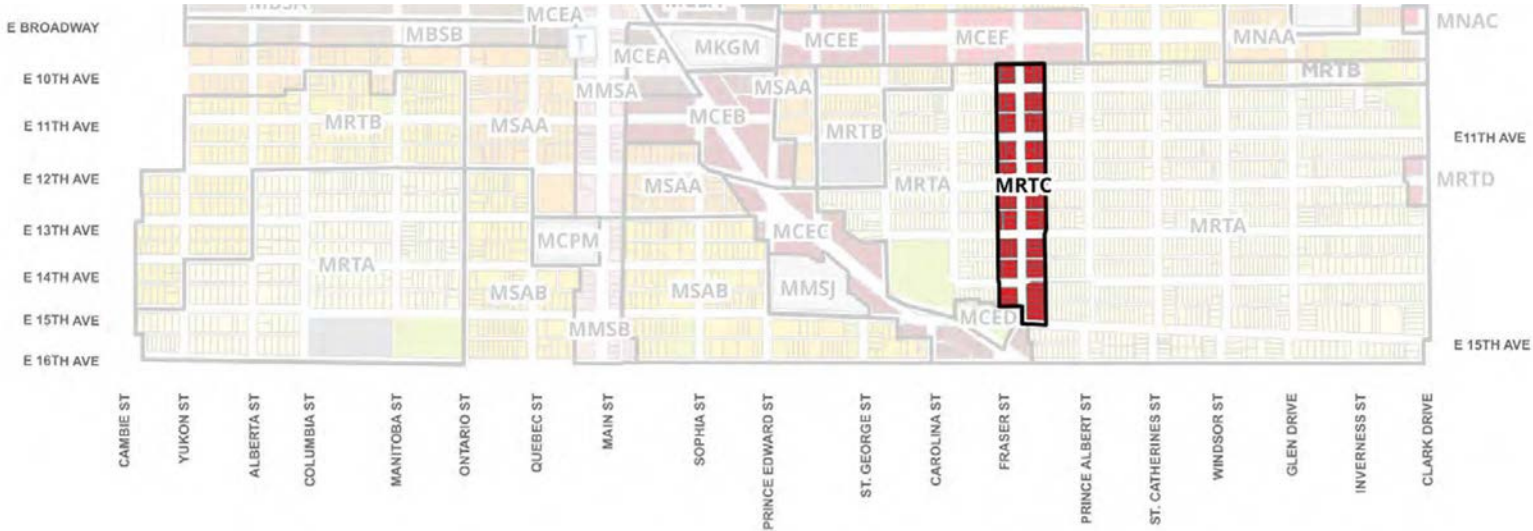
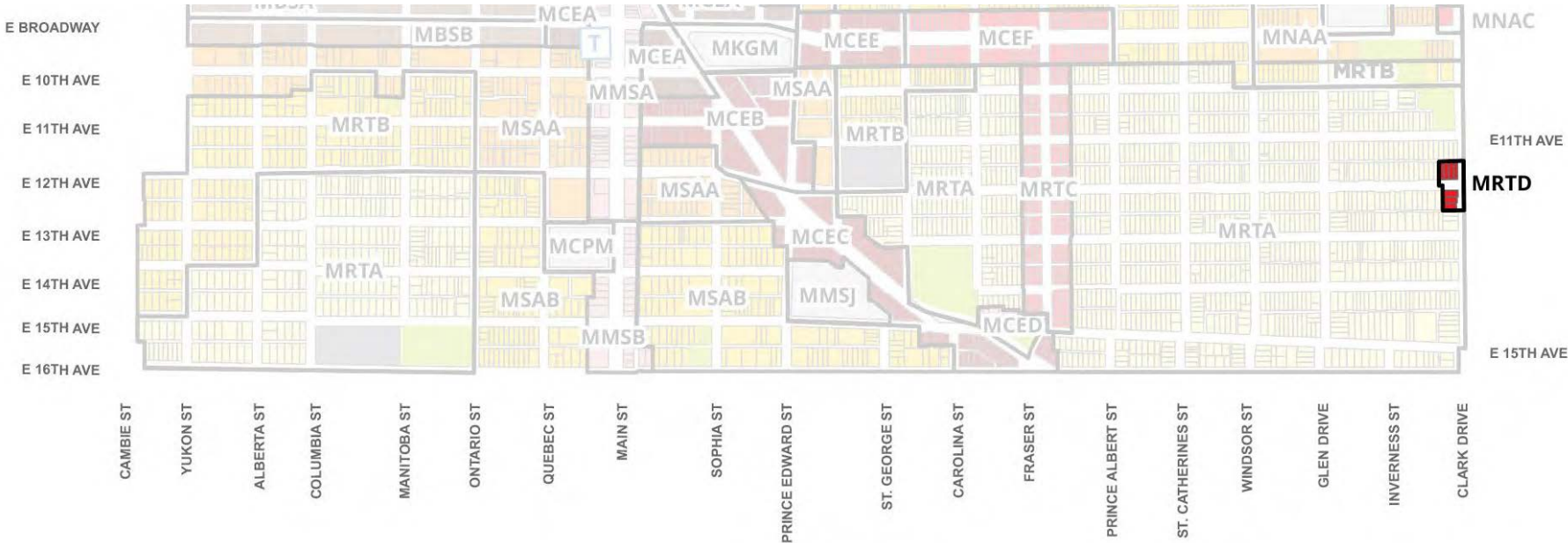
Plan Section	Proposed Amendment	Rationale																																											
10.23.1 (p. 248)	Amend: <table><tr><th>Policy Area</th><th colspan="3">Mount Pleasant South Apartment Area - Area B</th><th>MSAB</th></tr><tr><th>Uses</th><td colspan="4">Residential, retail/service</td></tr><tr><th rowspan="2">Option/Tenure</th><td colspan="2">Secured market rental housing or social housing</td><td colspan="2">Strata ownership housing on sites without existing purpose-built rental or social housing</td></tr><tr><td>Tower form</td><td>Non-tower form</td><td>Tower form</td><td>Non-tower form</td></tr><tr><th>Max Height</th><td>20 storeys</td><td>3-6 storeys</td><td>12 storeys</td><td>3-6 storeys</td></tr><tr><th>Max Density</th><td>6.5 FSR</td><td>1.0-2.7 FSR</td><td>4.0 FSR</td><td>1.0-2.7 FSR</td></tr><tr><th>Min Frontage</th><td>45.7 m (150 ft.)</td><td>Variable - refer to Built Form and Site Design (Chapter 11)</td><td>45.7 m (150 ft.)</td><td>Variable - refer to Built Form and Site Design (Chapter 11)</td></tr><tr><th rowspan="2">Notes</th><td> • A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-4. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4, applicants can pursue a site-specific rezoning application to the R5-4 zoning district. However, in some cases the height and density permitted by the R5-4 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. </td><td> • For existing social housing sites, 100% of the residential floor area must be social housing. • Applies where a tower cannot be achieved due to lot conditions or policy 10.23.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district. </td><td> • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • Applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. </td><td> • Applies where a tower cannot be achieved due to lot conditions or policy 10.23.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. 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Plan Section	Proposed Amendment	Rationale
Mount Pleasant RT Areas (p. 249)	Delete and replace map image, as shown below: 	To correct minor map errors in the Mount Pleasant area.
Mt. Pleasant RT Areas (p. 249)	Amend: Mount Pleasant RT Areas Existing Low-Density Areas	To align with updated District Schedules.
Mt. Pleasant RT Areas (p. 249)	Amend: The Mount Pleasant RT Areas Existing Low-Density Areas are residential areas with green and leafy streets and low-density housing, including single-family houses, duplexes, multiple conversion dwellings and small-scale strata developments.	To align with updated District Schedules.
Mt. Pleasant RT Areas (p. 249)	Amend: Enhance the Mount Pleasant RT Areas Existing Low-Density Areas as walkable, primarily residential areas with more diverse housing options by providing opportunities for new rental housing, including off-arterial locations, while fostering a mix of building types as the areas grow and evolve.	To align with updated District Schedules.
10.24 Mount Pleasant RT Areas – Area A (p. 250)	Amend: 10.24 Mount Pleasant RT Areas Existing Low-Density Areas - Area A	To align with updated District Schedules.

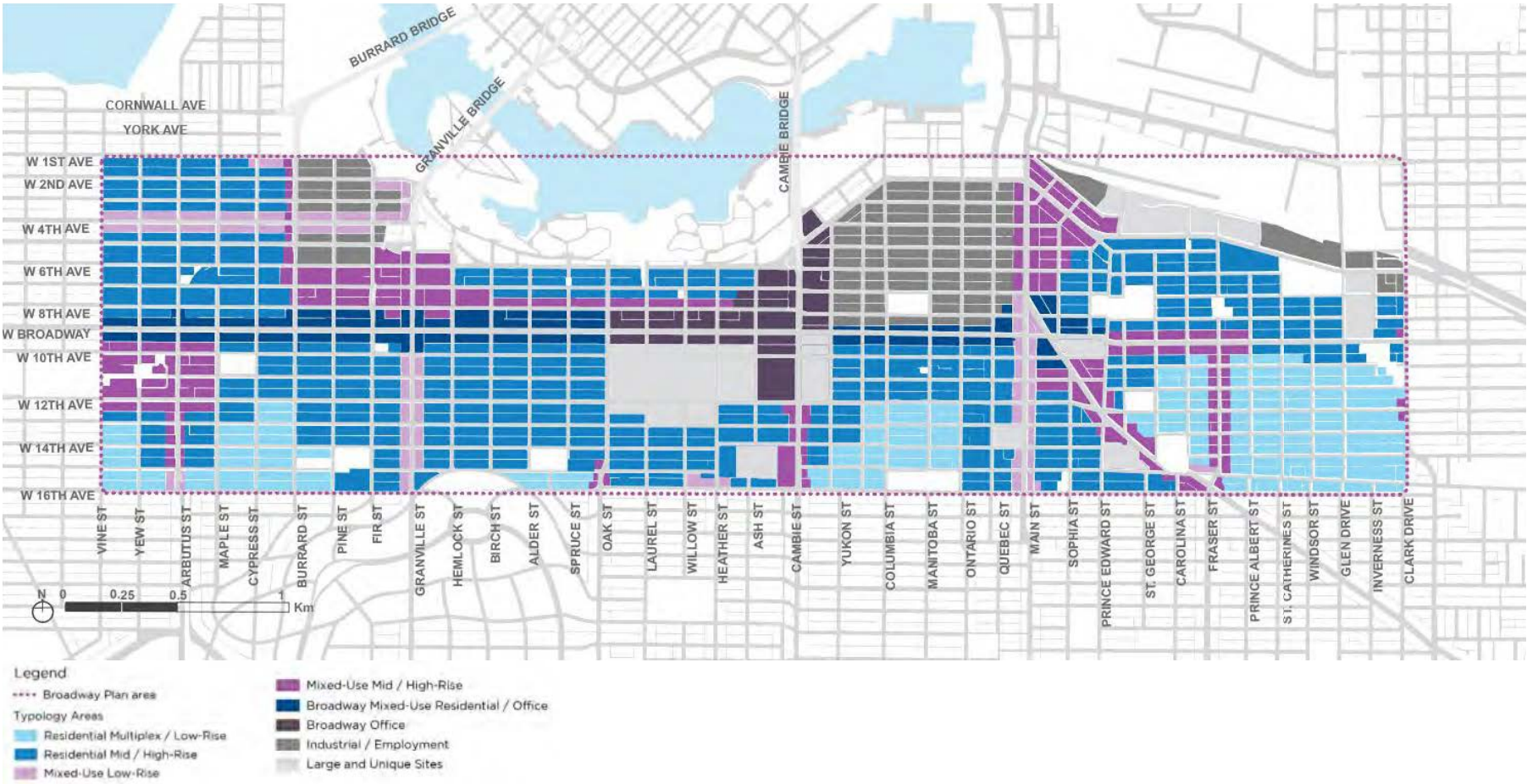
Plan Section	Proposed Amendment	Rationale																					
10.24 Mount Pleasant RT Areas -Area A (p.250)	Delete and replace map image, as shown below: 	To correct minor map errors in the Mount Pleasant area.																					
10.24.1 (p. 251)	Amend: <table><tr><th>Policy Area</th><th>Mount Pleasant RT Existing Low-Density Areas - Area A</th><th>MRTA</th></tr><tr><td>Uses</td><td colspan="2">Residential, retail/service</td></tr><tr><td>Option/Tenure</td><td colspan="2">Secured rental housing</td></tr><tr><td>Max Height</td><td>6 storeys</td><td>3-5 storeys</td></tr><tr><td>Max Density</td><td>2.4-2.7 FSR</td><td>1.0-2.2 FSR</td></tr><tr><td>Min Frontage</td><td>30.1 m (99 ft.).</td><td>Variable – refer to Built Form and Site Design (Chapter 11)</td></tr><tr><td>Notes</td><td colspan="2"> - Density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and section 11.3 for details) - Applies to sites with less than 30.1 m (99 ft.) frontage. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details) - To facilitate these development options, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - Where the development options enabled under the R3-2 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply. </td></tr></table>	Policy Area	Mount Pleasant RT Existing Low-Density Areas - Area A	MRTA	Uses	Residential, retail/service		Option/Tenure	Secured rental housing		Max Height	6 storeys	3-5 storeys	Max Density	2.4-2.7 FSR	1.0-2.2 FSR	Min Frontage	30.1 m (99 ft.).	Variable – refer to Built Form and Site Design (Chapter 11)	Notes	- Density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and section 11.3 for details) - Applies to sites with less than 30.1 m (99 ft.) frontage. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details) - To facilitate these development options, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - Where the development options enabled under the R3-2 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.		To align with updated District Schedules.
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Mount Pleasant RT Areas - Area B (p. 252)	Amend: 10.25 Mount Pleasant RT Areas Existing Low-Density Areas - Area B	To align with updated District Schedules.																					

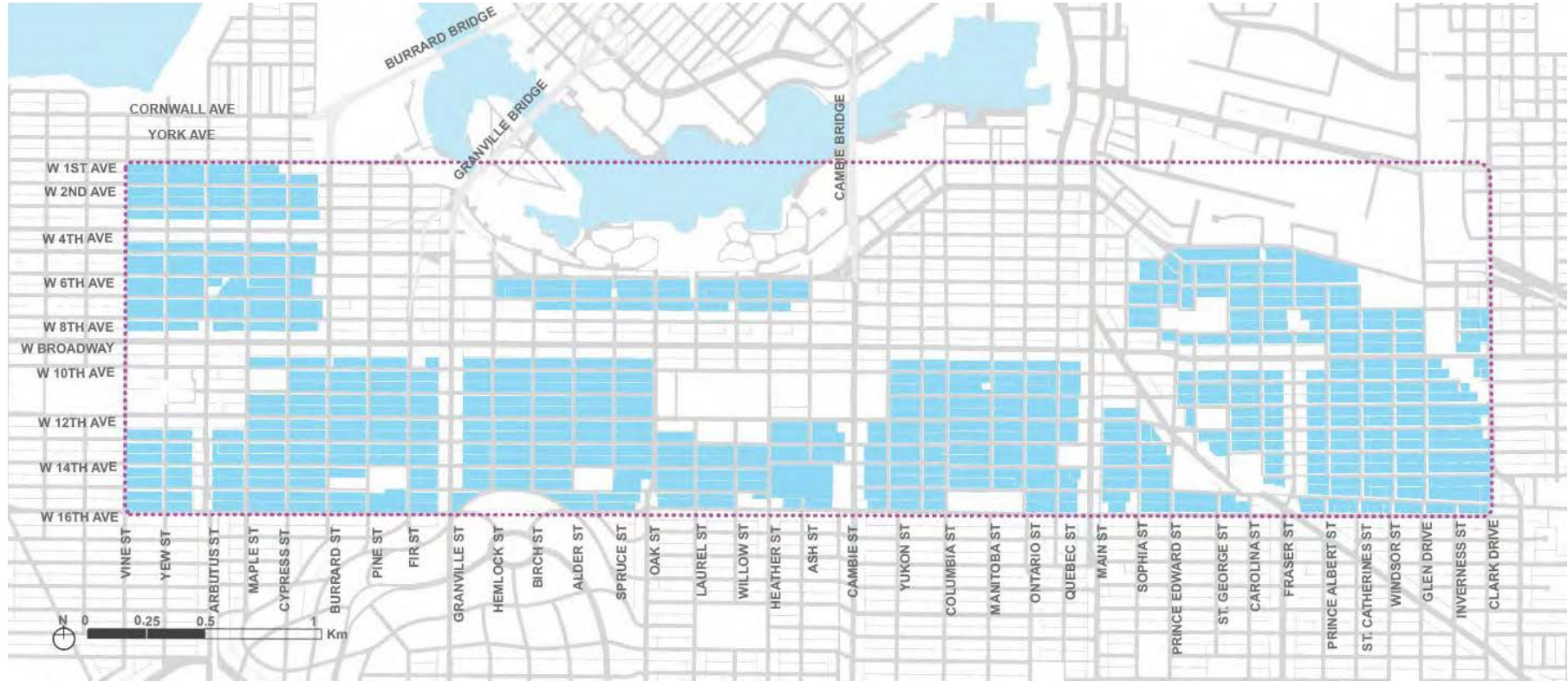
Plan Section	Proposed Amendment	Rationale
10.25 Mount Pleasant RT Areas - Area B (p.252)	Delete and replace map image, as shown below: 	To correct a minor map error in the Mount Pleasant area.

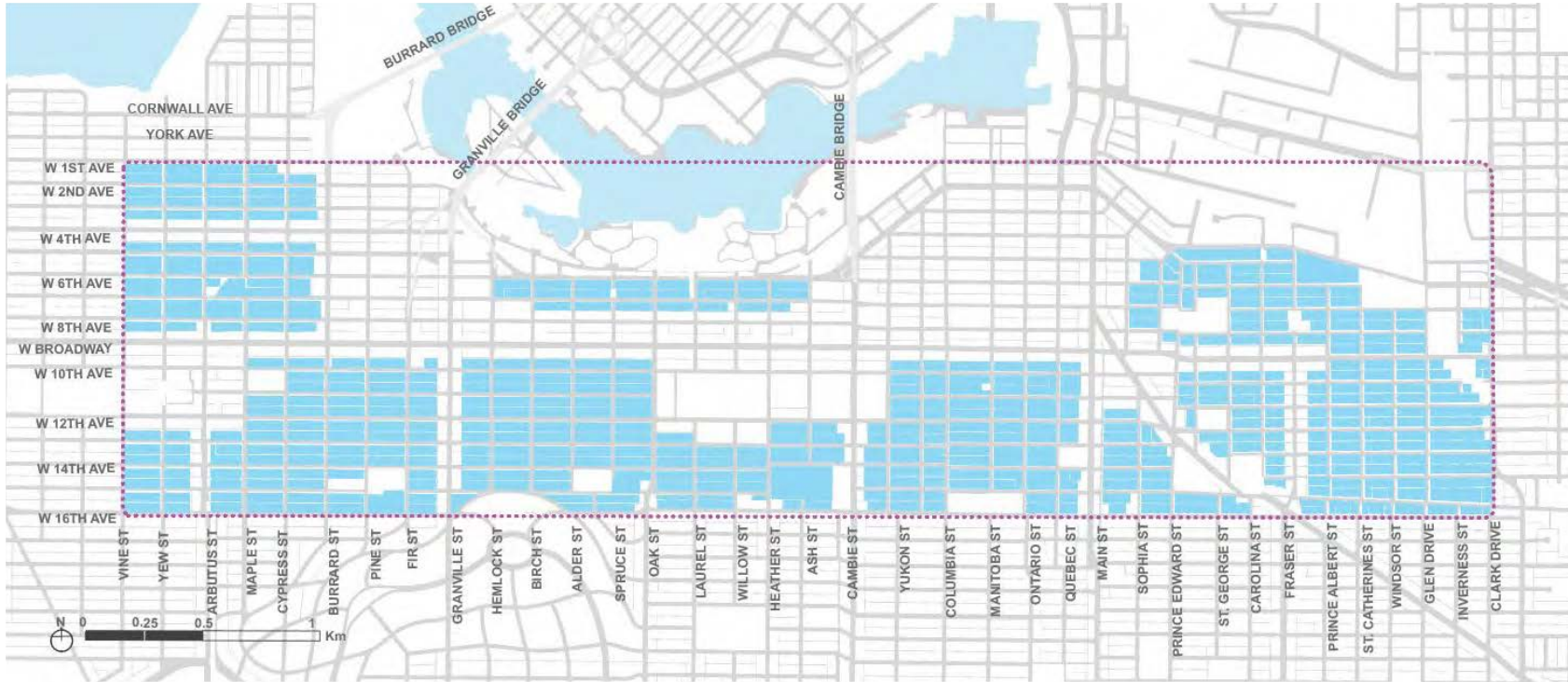
Plan Section	Proposed Amendment	Rationale																							
10.25.1 (p. 253)	Amend: <table><tr><th>Policy Area</th><th>Mount Pleasant RT Existing Low-Density Areas - Area B</th><th>MRTB</th></tr><tr><td>Uses</td><td colspan="2">Residential, retail/service</td></tr><tr><td>Option/Tenure</td><td colspan="2">Secured rental housing</td></tr><tr><td>Max Height</td><td>18 storeys</td><td>3-6 storeys</td></tr><tr><td>Max Density</td><td>5.5 FSR</td><td>1.0-2.7 FSR</td></tr><tr><td>Min Frontage</td><td>45.7 m (150 ft.)</td><td>Variable - refer to Built Form and Site Design (Chapter 11)</td></tr><tr><td rowspan="2">Notes</td><td> - Minimum 20% of the net residential floor area must be secured at below-market rents (see Housing (Chapter 12) for details). - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-2, applicants can pursue a site-specific rezoning application to the R5-2 zoning district. However, in some cases the height and density permitted by the R5-2 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. </td><td> - Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 10.25.2. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details) - To facilitate this development option, many sites have been rezoned to R5-2 or R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. </td></tr><tr><td colspan="2"> - Where the development options enabled under the R5-2 or R3-2 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply. </td></tr></table>	Policy Area	Mount Pleasant RT Existing Low-Density Areas - Area B	MRTB	Uses	Residential, retail/service		Option/Tenure	Secured rental housing		Max Height	18 storeys	3-6 storeys	Max Density	5.5 FSR	1.0-2.7 FSR	Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	Notes	- Minimum 20% of the net residential floor area must be secured at below-market rents (see Housing (Chapter 12) for details). - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.4) have been rezoned to R5-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-2, applicants can pursue a site-specific rezoning application to the R5-2 zoning district. However, in some cases the height and density permitted by the R5-2 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details.	- Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 10.25.2. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details) - To facilitate this development option, many sites have been rezoned to R5-2 or R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.	Where the development options enabled under the R5-2 or R3-2 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.		To align with updated District Schedules.
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10.26 Mount Pleasant RT Areas - Area C (p. 254)	Amend: 10.26 Mount Pleasant RT Areas Existing Low-Density Areas - Area C	To align with updated District Schedules.																							

Plan Section	Proposed Amendment	Rationale
10.26 Mount Pleasant RT Areas -Area C (p.254)	Delete and replace map image, as shown below: 	To correct a minor map error in the Mount Pleasant area.
10.26.1 (p. 255)	Amend: Mount Pleasant RT Areas-Existing Low-Density Areas - Area C	To align with updated District Schedules.
10.27 (p. 256)	Amend: 10.27.1 Mount Pleasant RT Areas-Existing Low-Density Areas - Area D	To align with updated District Schedules.
10.27 Mount Pleasant RT Areas -Area D (p.256)	Delete and replace map image, as shown below: 	To correct minor map errors in the Mount Pleasant area.

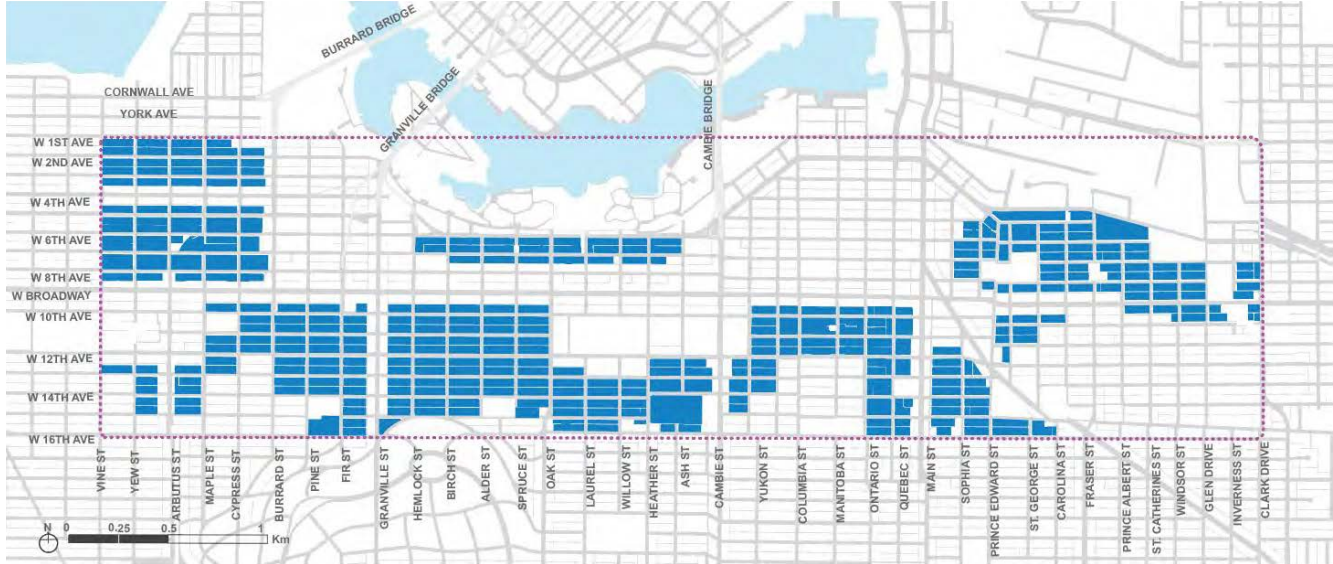
Plan Section	Proposed Amendment	Rationale																					
10.27.1 (p. 257)	Amend: <table><tr><th>Policy Area</th><th>Mount Pleasant RT Areas Existing Low-Density Areas - Area D</th><th>MRTD</th></tr><tr><td>Uses</td><td colspan="2">Retail/service, residential.</td></tr><tr><td>Option/Tenure</td><td colspan="2">Secured market and below-market rental</td></tr><tr><td>Max Height</td><td colspan="2">12 storeys</td></tr><tr><td>Max Density</td><td colspan="2">4.5 FSR</td></tr><tr><td>Min Frontage</td><td colspan="2">30.5 m (100 ft.).</td></tr><tr><td>Notes</td><td colspan="2"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). </td></tr></table>	Policy Area	Mount Pleasant RT Areas Existing Low-Density Areas - Area D	MRTD	Uses	Retail/service, residential.		Option/Tenure	Secured market and below-market rental		Max Height	12 storeys		Max Density	4.5 FSR		Min Frontage	30.5 m (100 ft.).		Notes	A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).		To align with updated District Schedules.
Policy Area	Mount Pleasant RT Areas Existing Low-Density Areas - Area D	MRTD																					
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Plan Section	Proposed Amendment	Rationale
Built Form and Site Design		
Exceptions and Notes (p. 286)	Amend: For secured rental housing developments in the existing residential apartment areas (currently zoned RM and FM) to enable buildings up to 6-storeys.	To align with updated District Schedules.
Built Form Typologies (p.288)	Delete and replace Figure 11.7 – Building Typology Key Map, as shown below: 	To correct minor map errors in Kitsilano area.

Plan Section	Proposed Amendment	Rationale
11.2 Residential: Multiplex and Townhouse (p.302)	Delete and replace Figure 11.22 – Key map identifying areas where this typology is enabled, as shown below: 	To correct minor map errors in Kitsilano area.
11.2 Residential Multiplex and Townhouse (p. 302)	Amend: These ground-oriented building typologies provide for family-friendly housing within the residential areas. They allow for lower density missing middle housing options that provide smaller lot redevelopment options. Form of development should generally follow RR-1 the applicable R3, R4, or R5 District Schedule and associated design guidelines for multiplex and townhouse options, where the following guidance is complementary.	To align with updated District Schedules.
11.2.1 (p. 303)	Amend: As per RR-1 District Schedule, the maximum floor space ratio varies. See the applicable R3, R4, or R5 District Schedule for details. is: a) Triplex / fourplex: 1.0 FSR. b) Townhouse containing 5 to 8 units: 1.0 FSR. c) 3 storey townhouse containing more than 8 units: 1.2 FSR. d) 4 storey townhouse containing more than 8 units: 1.45 FSR.	To align with updated District Schedules.
11.2.2 (p. 303)	Amend: Building height varies. See RR-1 applicable R3, R4, or R5 District Schedule for details.	To align with updated District Schedules.
11.2.3	Amend: Minimum frontage: Varies - See RR-1 applicable R3, R4, or R5 District Schedule for details.	To align with updated District Schedules.

Plan Section	Proposed Amendment	Rationale
11.2.4	Amend: Minimum lot depth: Varies - See RR-1 applicable R3, R4, or R5 District Schedule for details.	To align with updated District Schedules.
11.3 Residential: Low-Rise Apartment (p. 306)	Delete and replace Figure 11.26 – Key map identifying areas where this typology is enabled, as shown below: 	To correct minor map errors in Kitsilano area.
11.3 Residential: Low-Rise Apartment (p. 306)	Amend: Low-rise apartments provide missing middle housing opportunities for people at all stages of life and are well suited to provide fully accessible family sized units with access to private outdoor space. Form of development should generally follow RR-2A, RR-2B, and RR-2C the applicable R3, R4, or R5 District Schedules and associated design guidelines for low-rise apartment options, where the following guidance is complementary. In addition, the following design guidance should apply. An option to include small scale, local serving retail/commercial space is also included.	To align with updated District Schedules.
11.3.1 (p. 308)	Amend: 11.3.1 The maximum floor space ratio varies. See the applicable R5, R4, or R3 District Schedule for details. As per RR-2A, RR-2B, and RR-2C District Schedules, the maximum floor space ratio is: 4 storeys: 1.75 FSR. 4 storeys (corner site with lane): 2.0 FSR. 5 storeys: 2.2 FSR. 5 storeys (corner site with lane): 2.4 FSR. 6 storeys: 2.4 FSR. 6 storeys (corner site with lane): 2.7 FSR.	To align with updated District Schedules.

Plan Section	Proposed Amendment	Rationale
11.3.4 (p. 308)	Amend: 11.3.4 Varies - refer to RR-2A, RR-2B, and RR-2C the applicable R3, R4, or R5 District Schedules for details	To align with updated District Schedules.
11.3.7 (p. 308 – p.309)	Amend: 11.3.7 Varies – refer to the applicable R3, R4, or R5 District Schedules. As per RR-2A, RR-2B, and RR-2C District Schedules, minimum frontages are as follows: a) 4-5 storey: 20.1 m (66 ft.). b) 6 storey (2.4 FSR interior site): 30.1 m (99 ft.). c) 6 storey (2.7 FSR corner site) or 8 storey (3.0 FSR): 40.2 m (132 ft.).	To align with updated District Schedules.
11.3.8 (p. 310)	Amend: 11.3.8 In addition to the requirements set out in the applicable R3, R5, or R5 District Schedules RR-2A, RR-2B, and RR-2C, the following limits on lot assembly are desired: a) Interior site: limit assembly to a maximum site frontage of 40.2 m (132 ft.). b) Corner site: limit assembly to a maximum site frontage of 60.1 m (200 ft.).	To align with updated District Schedules.
Setbacks (p. 309)	Amend: Building setbacks should allow for usable outdoor space for residents, ensure angle of daylight for bedrooms, minimize overlook on the private outdoor space of adjacent homes, and ensure new buildings fit within the overall neighbourhood pattern. See the applicable R3, R4, or R5 District Schedule for details.	To align with updated District Schedules.
11.3.11 (p. 309)	Amend: Interior side yard setback should be a minimum of 1.8 m (6 ft.) for 4 storey, and 2.4 m (8 ft.) for 5 and 6 storey buildings. Exterior side yard setback should be a minimum of 3.7 m (12 ft.).	To align with updated District Schedules.

Plan Section	Proposed Amendment	Rationale
11.4 Residential: Mid to High-Rise Apartment (p. 312)	Delete and replace Figure 11.33 – Key map identifying areas where this typology is enabled, as shown below: 	To correct minor map errors in Kitsilano area.
11.4 Residential: Mid to High-Rise Apartment (p. 312)	Amend: Mid to high-rise buildings will provide increased housing opportunities within quiet residential neighbourhoods. Building and site design should ensure new development is sensitive to context, responds to the pattern and character of the existing neighbourhood, and minimizes shadowing and overlook impacts on adjacent homes and open space. Form of development should generally follow the applicable R4 or R5 District Schedule and associated design guidelines for mid- or high-rise residential apartment buildings, where the following guidance is complementary.	To align with updated District Schedules.
11.4.1 (p. 313)	Amend: Mid- to high-rise residential apartment typologies will be considered between 12–20 storeys. Specific allowable building heights by policy area can be found in Chapters 8-10. Varies – refer to the applicable policy area in Chapters 8-10 and the applicable R4 or R5 District Schedules for details.	To align with updated District Schedules.
11.4.4 (p. 313)	Amend: Increased building height, generally up to six additional storeys, can be considered in circumstances where additional building height helps achieve better urban design outcomes. See the applicable R4 or R5 District Schedule and associated design guidelines for details. Cases may include, but are not limited to developments: a) On larger sites with a frontage greater than 45.7 m (150 ft.). b) Providing an Enhanced Open Space Setback (see policy 11.4.11). c) Proposing tower floor plate sizes less than 604 m² (6,500 ft.²). d) Proposing a “tower-in-open space” typology. e) Proposing heritage conservation with up to 10% additional density.	To align with updated District Schedules.
Setbacks (p. 314)	Amend: Setbacks for mid- to high-rise residential buildings should balance the liveability of new homes (usable outdoor space, daylight and ventilation) with those of the broader community (minimizing overlook and shadowing). See the applicable R4 or R5 District Schedule and associated design guidelines for details.	To align with updated District Schedules.

11.4.9 (p.314)	Amend: Side yard setbacks for the podium should be a minimum of 2.4 m (8 ft.) —3.7 m (12 ft.).	To align with updated District Schedules.
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Plan Section	Proposed Amendment	Rationale
11.6 Mixed – Use: Mid to High Rise (p. 321)	Delete and replace Figure 11.45 – Key map identifying areas where this typology is enabled, as shown below: 	To correct minor map errors in Kitsilano area.

Plan Section	Proposed Amendment	Rationale
Housing		
Figure 12.2 – Opportunities for new housing choices in Broadway Plan area (p. 362)	Delete and replace Figure 12.2 – Opportunities for new housing choices in Broadway Plan area, as shown below:  Legend Broadway Plan Area Future Broadway Subway T Existing Rapid Transit Station T Future Rapid Transit Station Parks Public Schools Residential Areas Existing Low Density Residential Areas Opportunities for social, below-market rental, and secured market rental Existing Apartment Residential Areas* Opportunities for social, below-market rental secured market rental, and strata ownership *One-for-one rental replacement as per the Rental Housing Official Development Plan Requirements. Mixed-Use Areas Villages Opportunities for mixed-use secured rental Mixed-Use Areas Opportunities for mixed-use social, below-market rental, secured rental, and strata ownership Station and Shoulder Areas Station and Shoulder Areas Opportunities for mixed-use strata ownership, mixed-use secured rental and below-market rental Industrial and Employment Areas and Large and Unique Sites Opportunities for commercial, institutional, industrial, service, and cultural uses	To correct minor map errors in the Mount Pleasant, Fairview and Kitsilano areas, and to reflect Broadway Plan amendments approved by Council in December 2024.

Plan Section	Proposed Amendment	Rationale
Transportation		
14.7.6 (p.392)	Amend: Mount Pleasant RT Existing Low-Density Areas areas.	To align with updated District Schedules.
Heritage		
18.2.3 (p. 449)	Amend: Apply the citywide Heritage Policies when considering a Broadway Plan rezoning or development permit proposal that includes a heritage property. a) A rezoning or development permit application for a site occupied by a protected heritage property (protected by a heritage designation bylaw or a Heritage Revitalization Agreement) will not be considered for rezoning if the proposal would should not result in the demolition, severe alteration, replacement of the original building structure, removal of character-defining elements or loss of heritage value, and/or with the façade-only retention of a protected heritage property. b) To be considered favourably for development, through a rezoning or development permit application process, the heritage property on a rezoning site must be preserved, a high level of retention and conservation proposed, and it must be seismically and structurally upgraded. Legal protection of the historic place heritage property is required, if not already protected.	To extend heritage policies to development permit applications as well as rezoning applications.
18.2.5 (p. 449)	Amend: In areas where rezonings may be considered under the Broadway Plan, additional density and other variances beyond zoning provisions are subject to conservation and designation of a heritage building on the VHR. Heritage conservation should be done in a manner consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and the City's Heritage Policies, including a high level of structural retention and conservation.	To extend heritage policies to development permit applications as well as rezoning applications.
18.3 Area-Specific Heritage Policies (p. 450)	Amend: The Broadway Plan area includes many heritage properties that are listed on the VHR. Additional sites were assessed as part of the Broadway Plan process and were identified as having potential to be added to the VHR with further assessment. These potential future additions to the VHR will be addressed as part of Plan implementation or other programs such as updates to the Vancouver Heritage Register Upgrade.	To clarify Plan directions.
18.3.10 Area-Specific Heritage Policies (p. 451)	Amend: Explore enhanced infill opportunities for heritage sites or apartment areas with high concentrations of heritage or character apartment buildings such as the existing apartment areas in the Fairview South. RM-3 zone.	To align with updated District Schedules.

APPENDIX B

Cambie Corridor Plan Amendments

Note:

- When new sections, policies or figures are proposed for addition or removal, subsequent sections, policies or figures will be renumbered accordingly.
- The page numbers referenced correspond to the existing Cambie Corridor Plan and Cambie Corridor Public Realm Plan but they may change in the future.
- Proposed amendments are shown in red if the amendments are an addition and are shown in red with a strikethrough if the amendments are a deletion.

PART A. Cambie Corridor Plan Amendments

Plan Section	Proposed Amendment	Rationale
4. Neighbourhoods		
4.3 Oakridge Municipal Town Centre (p.61)	Amend: A minimum of 30% 20% of the residential floor area is provided as social housing	Align inclusionary social housing requirement for all sites within the neighbourhood and the R5-1 district.
4.3.3 Mixed-Use Buildings on Arterials (p. 78)	Amend: A minimum of 30%-20% of the residential floor area is provided as social housing	Align inclusionary social housing requirement with the R5-1 district.
4.3.4 Heather Street (Local Shopping Street): 37 th -41 st Ave (p. 80)	Amend: Heather Street is envisioned as a key connection between Oakridge Centre and the Heather Lands. This unique connection will have a “car-light” design with a focus on pedestrian and cycling integration with local serving commercial at-grade in areas. In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning (see Figure 14.4). Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines. Uses: Mixed-use Density: Varies with building performance Height: Up to 18 storeys with site frontage requirement Building type: Tower on podium - Mixed-use buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage – see guidelines for high-density buildings in Section 5.6 - Mixed-use buildings will be allowed up to 18 storeys with a minimum 45 m (150 ft) property frontage, up to a maximum two towers per block, when either of the following conditions are met: 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or - A minimum of 30% 20% of the residential floor area is provided as social housing Refer to housing policy (Chapter 7) for further details.	Remove reference to towers per block maximum for remaining block to align with the R5-1 district. Align inclusionary social housing requirement with R5-1 district.
4.3.4 Heather Street (Local Shopping Street): 37 th -41 st Ave (p. 81)	Amend: Minimum tower separation of 27.4 m (90 ft) 24.4 m (80 ft.)	Align tower separation requirement for remaining blocks with the R5-1 district.
4.3.5 43 rd Avenue (Local Shopping Street): Lane East of Cambie to Alberta St – Representative Section: Cambie Street to Columbia Park (north side) (p. 82)	Delete and replace Representative Section: Cambie Street to Columbia Park (north side), as shown in Item 1 below.	Align tower separation requirement with R5-1 district
4.3.5 43 rd Avenue (Local Shopping Street): Lane East of Cambie to Alberta St (p. 82 & 83)	Amend: Mixed-use buildings will be allowed up to 18 storeys with a minimum 45.7 m (150 ft) property frontage, up to a maximum of two towers per block, when either of the following conditions are met: 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or - A minimum of 30%-20% of the residential floor area is provided as social housing Refer to housing policy (Chapter 7) for further details.	Align inclusionary social housing requirement with R5-1 district.

Plan Section	Proposed Amendment	Rationale
4.3.6 High-Density Residential Areas (p. 84)	Amend: Areas off the arterials identified for high-density residential will deliver a range of affordable housing options and create a diversity of building forms. These urban areas will integrate improved streetscapes to connect the neighbourhood to adjacent parks, shops, and services within the MTC. In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning (see Figure 14.4). Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines. - Residential buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage—see guidelines residential buildings off arterials - mid-rise Increased height and density will be considered if the following conditions are met: 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or - A minimum of 30% 20% of the residential floor area is provided as social housing Refer to housing policy (Chapter 7) for further details Tower separation and block configuration: A minimum 90-ft 24.4 m (80 ft) tower separation will be required in all areas of the MTC (see diagram) with a maximum of two towers per block. Future tower placement will be determined by the first tower in the block or within the adjacent blocks. - Tower placement within a block must ensure future tower spacing of 90-ft 24.4 m (80 ft) within the same block, across the street and across the lane - Consolidations that are precluded from tower forms because of tower separation should follow the guidance for 4- and 6-storey mid-rise buildings in Chapter 5 General tower guidance: - Towers should be accessed at grade and provide entries and active uses adjacent to the streets - Open space should provide visual amenity from the street allowing filtered views to and out of the private shared space - Solid walls and hedged areas limiting visual porosity are discouraged - Development proposals will include required public realm features (i.e., landscaped setbacks, wide sidewalks etc.). See Cambie Corridor Public Realm Plan Remove diagram: Diagram showing minimum tower separation	Align inclusionary social housing, tower separation and tower limits requirements with the R5-1 district.

Plan Section	Proposed Amendment	Rationale
4.3.6.1 High-Density Residential Areas (North of 41 st Avenue) (p. 86)	Amend: Uses: Residential Density: Varies with building performance Height: Up to 15 or 18 storeys with site frontage requirement Building type: Tower on podium or ‘tower in open space’ In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning (see Figure 14.4). Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines. - Residential buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage - Residential buildings will be allowed up to 6 storeys on sites precluded from towers, with a minimum frontage of 30.5 m (100 ft) and with the provision of 100% secured rental - Residential buildings will be allowed up to 15 or 18 storeys (dependent on typology) with a minimum 45.7 m (150 ft) property frontage when either of the following conditions are met: 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or - A minimum of 30% 20% of the residential floor area is provided as social housing Refer to housing policy (Chapter 7) for further details.	Add reference to areas proposed to be rezoned through City-initiated rezoning and to relevant District Schedule and Guidelines. Align inclusionary social housing requirement and the R5-1 district.
4.3.6.2 High-Density Residential Areas (South of 41 st Avenue) (p. 88)	Amend: Uses: Residential Density: Varies with building performance Height: Up to 18 storeys with site frontage requirement Building type: Tower on podium In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning (see Figure 14.4). Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines. - Residential buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage - Residential buildings will be allowed up to 6 storeys on sites precluded from towers, with a minimum frontage of 30.5 m (100 ft) and with the provision of 100% secured rental - Residential buildings will be allowed up to 18 storeys with a minimum 45.7 m (150 ft) property frontage when either of the following conditions are met: 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or - A minimum of 30% 20% of the residential floor area is provided as social housing Refer to housing policy (Chapter 7) for further details.	Align inclusionary social housing requirement with the R5-1 district.
4.4.4 Local Commercial Areas (p. 101)	Amend: A minimum of 30% 20% of the residential floor area is provided as social housing	Align inclusionary social housing requirement with the R5-1 district.

Plan Section	Proposed Amendment	Rationale
5. Built Form Guidelines		
05 Built Form Guidelines (p. 126)	Amend: The following built form guidelines are meant to provide guidance for new development in the Corridor. Additional guidelines specific to Marine Landing subarea can be found in Section 4.5.5. Specific requirements related to public realm conditions (e.g., specific building and landscaped setback requirements) are provided in the Cambie Corridor Public Realm Plan. In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning (see Figure 14.4). Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines. The guidelines are organized in the following way: 5.1 Residential buildings on arterials: Mid-rise 5.2 Mixed-use buildings on arterials: 4 to 22 storeys 5.3 MTC commercial core: Cambie 39th to 45th 5.4 Residential buildings off arterial: Mid-rise 5.5 High density buildings: MTC Guidelines for each building type addresses street and lane interface. It is anticipated that areas identified in this Plan for townhouses will be prezoned by the City to RM-8A or RM-8AN, in coordination with utility infrastructure upgrades. In the interim, privately-initiated rezoning applications for townhouse areas may be submitted to rezone to RM-8A or RM-8AN; the built form will be determined by the corresponding RM-8A/RM-8AN District Schedules and Guidelines. Refer to Chapter 14 (Implementation) for further information. In addition to the design principles found here, the City currently requires all new buildings to achieve a high level of sustainability. Refer to Section 11.2 (Low- & Zero-Emission Buildings) of this plan and the City’s Green Building and Green Rezoning Policies.	Add reference to areas proposed to be rezoned through City-initiated rezoning and to relevant District Schedule and Guidelines.

Plan Section	Proposed Amendment	Rationale
Figure 5.1 Built form guideline areas (p. 126)	Delete and replace Figure 5.1, as shown in item 2 below.	Parcels subject to City-initiated rezoning no longer subject to the High-density building: MTC built form guidelines.
5.5 High Density Buildings (p. 147)	Amend: Heather Street and 43rd Avenue are envisioned as new mixed-use streets with small-scale retail and a pedestrian-scale streetwall. 43rd Avenue will have a continuous streetwall with retail at grade and act as a key off-arterial shopping street connecting to Columbia Park. Heather Street will play an important role in providing off-arterial retail opportunities that are mixed with ground-oriented residential units to create a lively frontage. Key considerations for the form, siting, and setbacks of all towers are: • Minimizing shadowing on parks, public open spaces and outdoor school grounds. • Addressing visual privacy by achieving a minimum distance between towers. • Allowing for the future development of towers on adjacent sites by providing a sufficient setback from an interior property line to address minimum separation between towers (27.4 m /90 ft) (24.4 m/80 ft). • Shaping towers so they read as point towers rather than “slab” towers. • Creating architectural diversity among towers.	Align tower separation requirements with the R5-1 district.
5.5.12 (p. 147)	Amend: A maximum of two towers per block will be considered in all areas.	Remove tower per block requirement to align with R5-1 district.
5.5.13 (p. 147)	Amend: Tower placement within a block must demonstrate a minimum 27.4 m (90 ft) 24.4 m (80 ft) separation between existing towers and potential future towers within the block and adjacent blocks. For the purposes of considering tower separation, towers are defined as those floors of a building exceeding a height of 18.3 m (60 ft).	Align tower separation requirements with the R5-1 district.

Plan Section	Proposed Amendment	Rationale
Building Form and Massing (p. 149)	Amend: The maximum tower floor plate size identified may not be achievable on some sites due to the following requirement: • Tower setback from an interior property line; • Size of the site or the presence of an existing tower; and • The required 27.4 m (90 ft) 24.4 m (80 ft) separation between the proposed tower and existing and future towers on adjacent sites. The following are recommended dimensions for achieving an average residential floor plate of 604 sq. m (6,500 sq. ft). The maximum width of a tower can be increased in cases where a minimum distance of 27.4 m (90 ft) 24.4 m (80 ft) from possible future or existing towers on adjacent sites can be achieved.	Align tower separation requirements with the R5-1 district.
7. Housing		
7.2.7 (p. 188)	Amend: In specific high-density residential areas in the Oakridge Municipal Town Centre (identified in Figure 7.2), allow for: • Development of 100% secured rental housing with 20% of net residential floor area to be below-market rental housing; or, • Development of strata housing with 30% 20% of net residential floor area to be turnkey social housing delivered as completed units on terms that are satisfactory to the City.	Align inclusionary social housing requirement with the R5-1 district.
7.2.10 (p. 188)	Amend: In specific existing local shopping and residential areas (Area B on Figure 7.2), allow for additional height and density for projects that deliver either: • 100% of the residential floor area as secured rental housing with consideration for additional bonus for inclusion of 20% of net residential floor area as below-market rental housing; or, • Development of strata housing with 30%-20% of net residential floor area as turnkey social housing. See Chapter 4 (Neighbourhoods) for site-specific policy direction including housing tenure options.	Align inclusionary social housing requirement for Area B sites with the R5-1 district.
7.2.14 (p. 189)	Amend: In specific high-density residential areas in the Oakridge Municipal Town Centre (identified in Figure 7.2), allow for: • Development of 100% secured rental housing with 20% of net residential floor area to be below-market rental housing; or, • Development of strata housing with 30% 20% of net residential floor area to be turnkey social housing delivered as completed units on terms that are satisfactory to the City.	Align inclusionary social housing requirement for all sites within the Oakridge Municipal Town Centre with the R5-1 district.
7.2.17 (p. 189)	Amend: In specific existing local shopping and residential areas (Area B on Figure 7.2), allow for additional height and density for projects that deliver either: • 100% of the residential floor area as secured rental housing with consideration for additional bonus for inclusion of 20% of net residential floor area as below-market rental housing; or, • Development of strata housing with 30%-20% of net residential floor area as turnkey social housing. See Chapter 4 (Neighbourhoods) for site-specific policy direction including housing tenure options.	Align inclusionary social housing requirement for Area B sites with the R5-1 district.

Plan Section	Proposed Amendment	Rationale
8. Transportation & Mobility		
Figure 8.2: Planned transportation improvements (p. 196)	Delete and replace Figure 8.2, as shown in item 3 below.	Housekeeping to correct inconsistencies between various figures and/or relating to the labelling of primary and secondary active links.
Figure 8.5: Oakridge MTC future street network and typology (p. 208)	Delete and replace Figure 8.5, as shown in item 4 below.	Housekeeping to correct inconsistencies between various figures and/or relating to the labelling of primary and secondary active links.
14. Implementation		
Figure 14.2: Privately-initiated Rezoning (p. 264)	Delete and replace Figure 14.2, as shown in item 5 below.	Remove reference to areas rezoned to the R5-1 district as privately-initiated rezoning no longer considered.
Figure 14.3: Proposed Negotiated CACs and Fixed CAC Targets (p. 266)	Delete and replace Figure 14.3, as shown in item 6 below.	Remove reference to areas rezoned to the R5-1 district as CACs are not applicable under zoning.

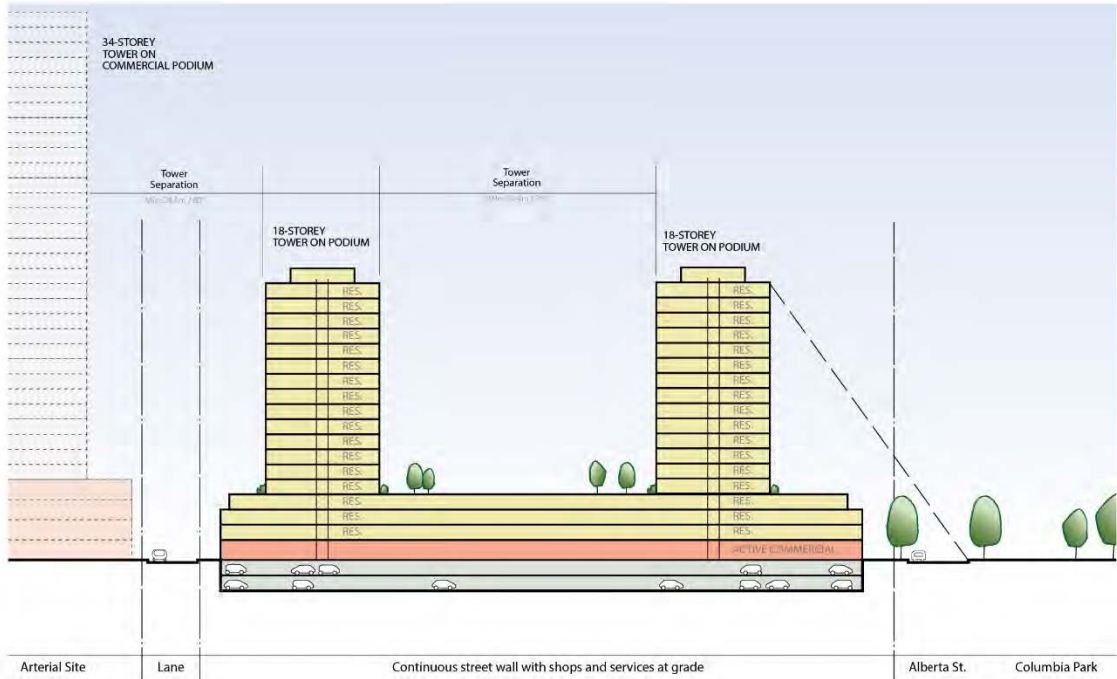
Plan Section	Proposed Amendment	Rationale
14.1.2 City-initiated rezonings (p. 267)	Amend: 14.1.2.1: Bylaws and Guidelines It is anticipated that the areas identified for townhouses in Section 3.3 and Chapter 4, and as shown in Figure 14.4 (City-initiated Rezonings), will be rezoned by the City to new RM-8A/8AN zoning districts with accompanying guidelines. The timing of City-initiated rezoning will be dependent on utility infrastructure upgrades. The first phase of City-initiated rezoning consists of townhouse areas in Stage 1 upgrades of the Utilities Servicing Plan. The second phase of City-initiated rezoning in 2023 consists of townhouse areas where no significant off-site sewer improvements are required. For the remaining townhouse areas outside of the prezoned areas, privately-initiated rezoning applications may be submitted to rezone into the RM-8A/RM-8AN zoning districts. In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning (see Figure 14.4). Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines. As implementation continues, further areas may be identified for City-initiated rezonings in the future.	To clarify areas that have been rezoned through City-initiated rezoning.
	Amend: 14.1.2.2: Amenity and Affordable Housing Contributions The by-laws for townhouse areas will include a density bonus provision where projects will contribute a per square foot value on the approved net increase in density towards community amenities and affordable housing. The by-law for the R5-1 zoning district has inclusionary requirements for the provision of affordable housing (either secured rental with below-market rental, or strata with social housing), as well as a density bonus opportunity in exchange for a childcare provision. All density bonus contributions and inclusionary housing requirements will be reviewed periodically to align with market and inflationary changes.	To clarify amenity and affordable housing requirements within the R5-1 district.
Figure 14.4: City-initiated Rezonings (p. 268)	Delete and replace Figure 14.4, as shown in item 7 below.	Update City-initiated Rezoning map to include parcels proposed to be rezoned to R5-1.

PART B. Cambie Corridor Public Realm Plan Amendments

Plan Section	Proposed Amendment	Rationale
2. Character Areas		
Untitled Figure (p. 7)	Delete and replace Untitled Figure (p. 7) as shown in item 8 below.	Housekeeping to correct inconsistencies between various figures and/or relating to the labelling of primary and secondary active links.
Figure 2.1 Overview of the Cambie Corridor (p. 8-9)	Delete and replace Figure 2.1, as shown in item 9 below.	Housekeeping to correct inconsistencies between various figures and/or relating to the labelling of primary and secondary active links.
2.1.3 Oakridge Town Centre (p.12)	Amend: In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning. Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines.	Provides reference to new R5-1 District Schedule and Design Guidelines
Figure 2.1.3 Overview of Oakridge Town Centre (p. 12)	Delete and replace Figure 2.1.3, as shown in item 10 below.	Update Overview of Oakridge Town Centre map to include parcels proposed to be rezoned to R5-1.
3. Public Spaces		
Figure 3.8 Overview of plazas, enhanced open spaces, and public realm improvements (p. 62-63)	Delete and replace Figure 3.8, as shown in item 11 below.	Housekeeping to correct inconsistencies between various figures and/or relating to the labelling of primary and secondary active links.
3.9 Active Links (p. 72)	Amend: In 2025, certain areas within the Oakridge Municipal Town Centre were rezoned to the R5-1 District through a City-initiated rezoning (see Figure 2.1.3). Developments within these areas that have been rezoned to the R5-1 District should refer to the R5-1 District Schedule and Design and Development Guidelines.	Provides reference to new R5-1 District Schedule and Design Guidelines
Figure 3.9 Active links (p. 72-73)	Delete and replace Figure 3.9, as shown in item 12 below	Housekeeping to correct inconsistencies between various figures and/or relating to the labelling of primary and secondary active links.
3. Green Network		
Figure 4.3 Locations for rainwater management (p. 98-99)	Delete and replace Figure 4.3, as shown in item 13 below.	Housekeeping to correct inconsistencies between various figures and/or relating to the labelling of primary and secondary active links.

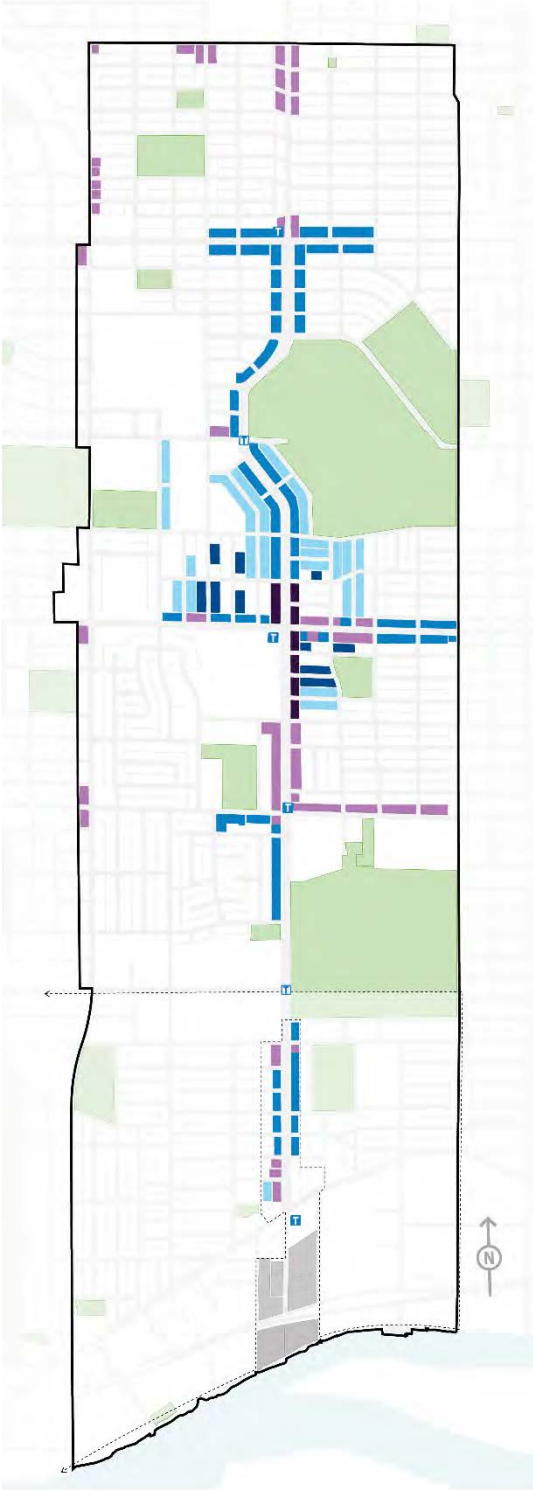
1. Delete Representative Section: Cambie Street to Columbia Park (north side), and replace with the map shown below:

Representative Section: Cambie Street to Columbia Park (north side)



2. Delete Figure 5.1 Built form guidelines areas, and replace with the map shown below:

Figure 5.1 Built form guideline areas

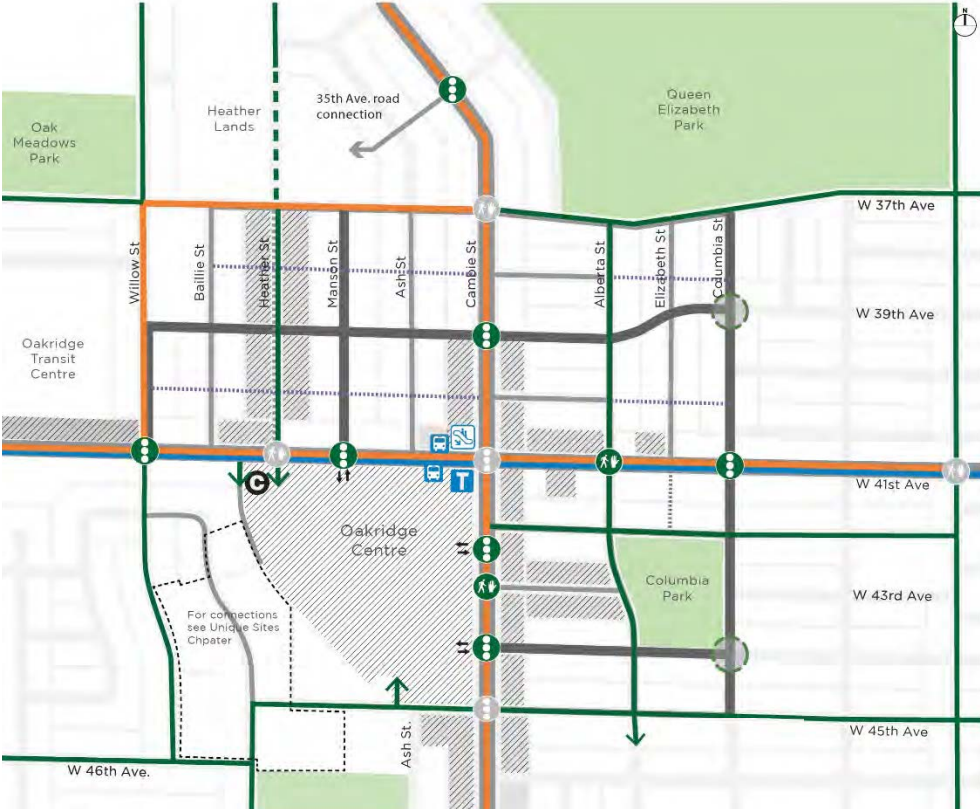


3. Delete Figure 8.2 Planned transportation improvements, and replace with the map shown below:

Figure 8.2 Planned transportation improvements



4. Delete Figure 8.5 Oakridge MTC future street network and typology, and replace with the map shown below:
Figure 8.5 Oakridge MTC future street network and typology

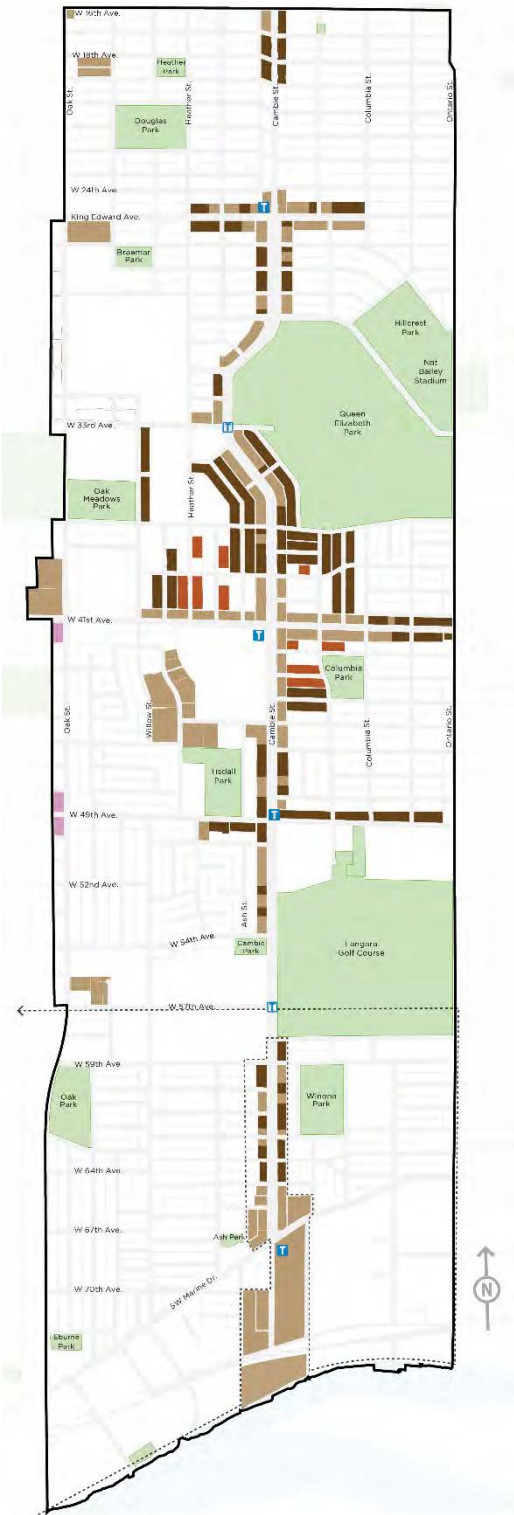


5. Delete Figure 14.2 Privately-initiated Rezoning, and replace with the map shown below:

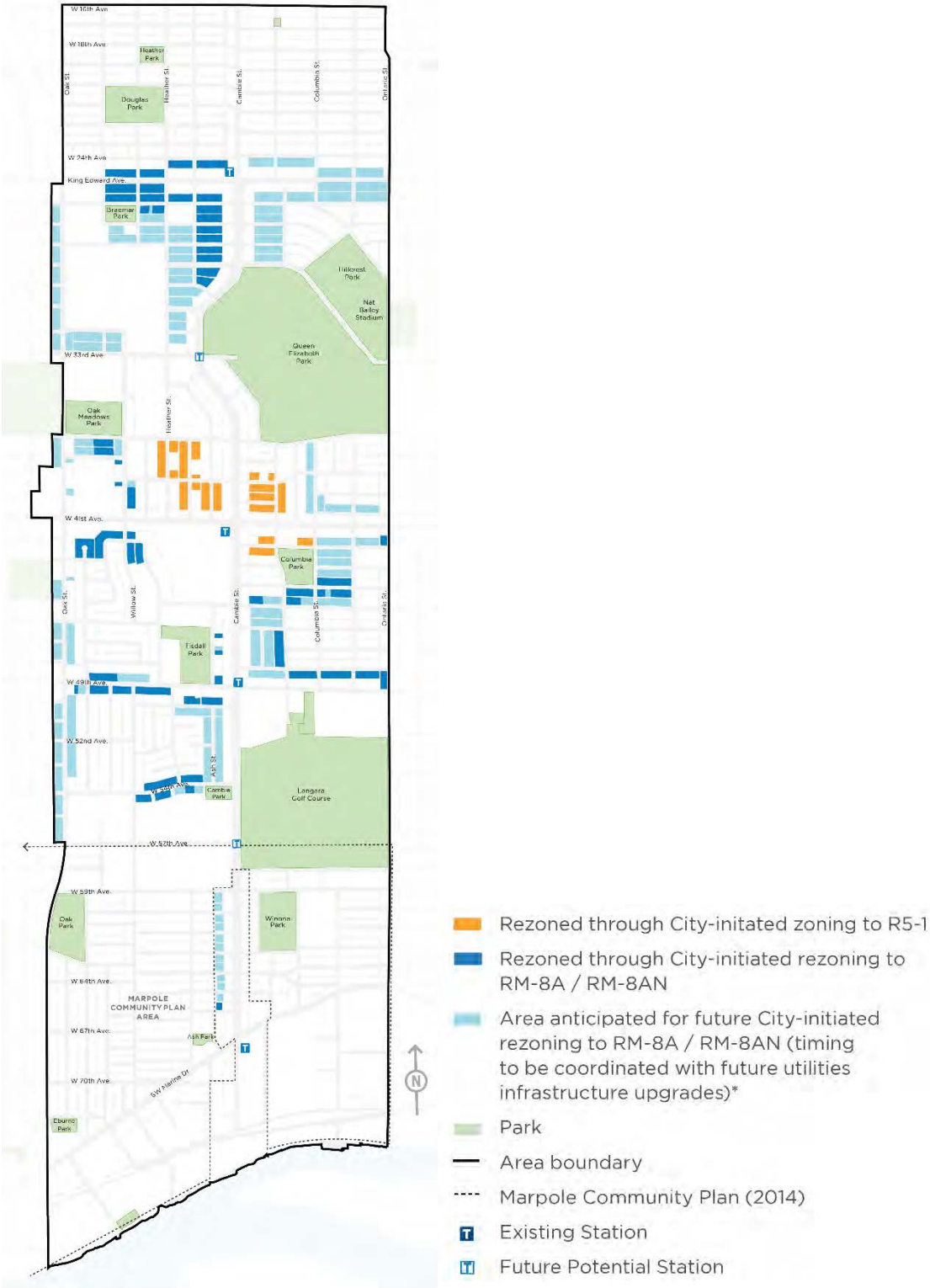
Figure 14.2 Privately-initiated Rezoning



6. Delete Figure 14.3 Proposed Negotiated CACs and Fixed CAC Targets, and replace with the map shown below:
Figure 14.3 Proposed Negotiated CACs and Fixed CAC Targets

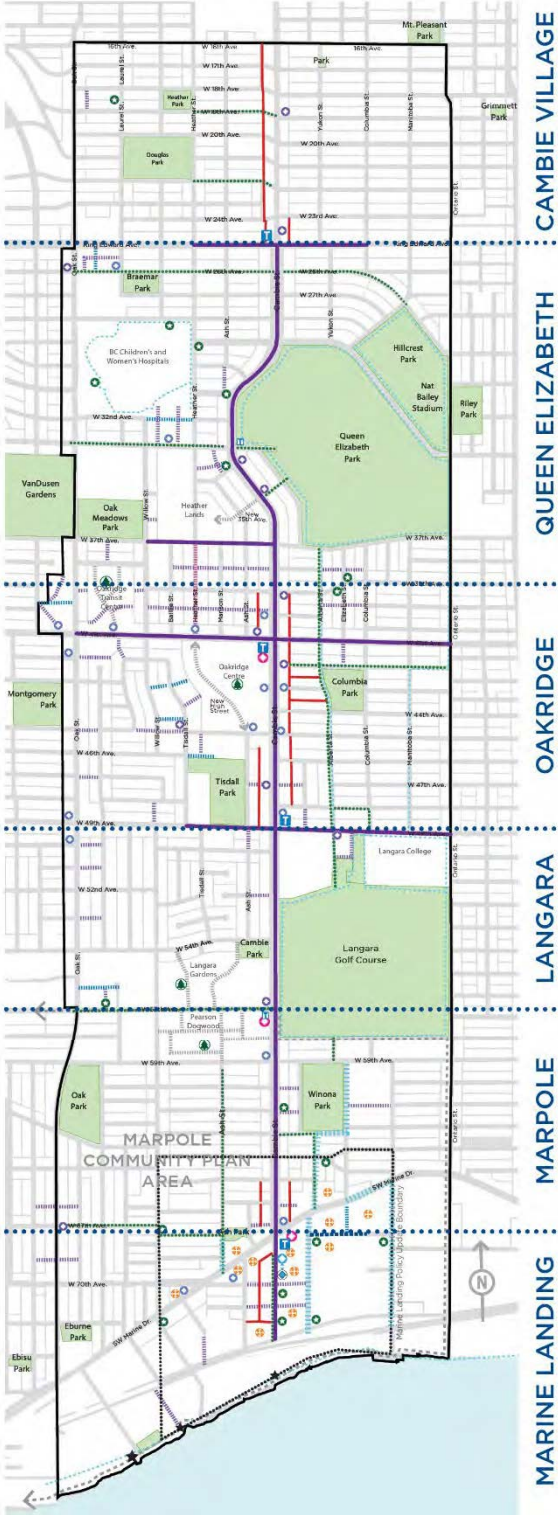


7. Delete Figure 14.4 City-initiated Rezoning, and replace with the map and legend as shown below:
Figure 14.4 City-initiated Rezoning



8. Delete Untitled Figure (p. 7), and replace with the map as shown below:

Untitled Figure (p.7)



9. Delete Figure 2.1 Overview of the Cambie Corridor, and replace with the map and legend as shown below:

Figure 2.1 Overview of the Cambie Corridor

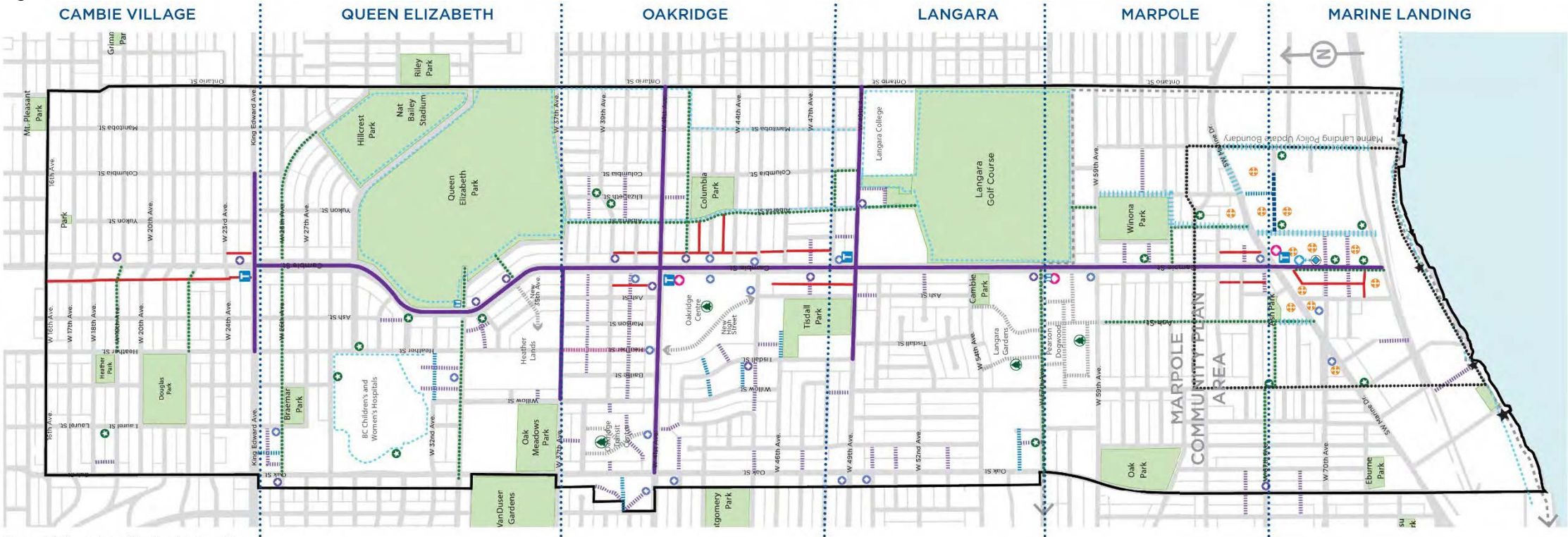
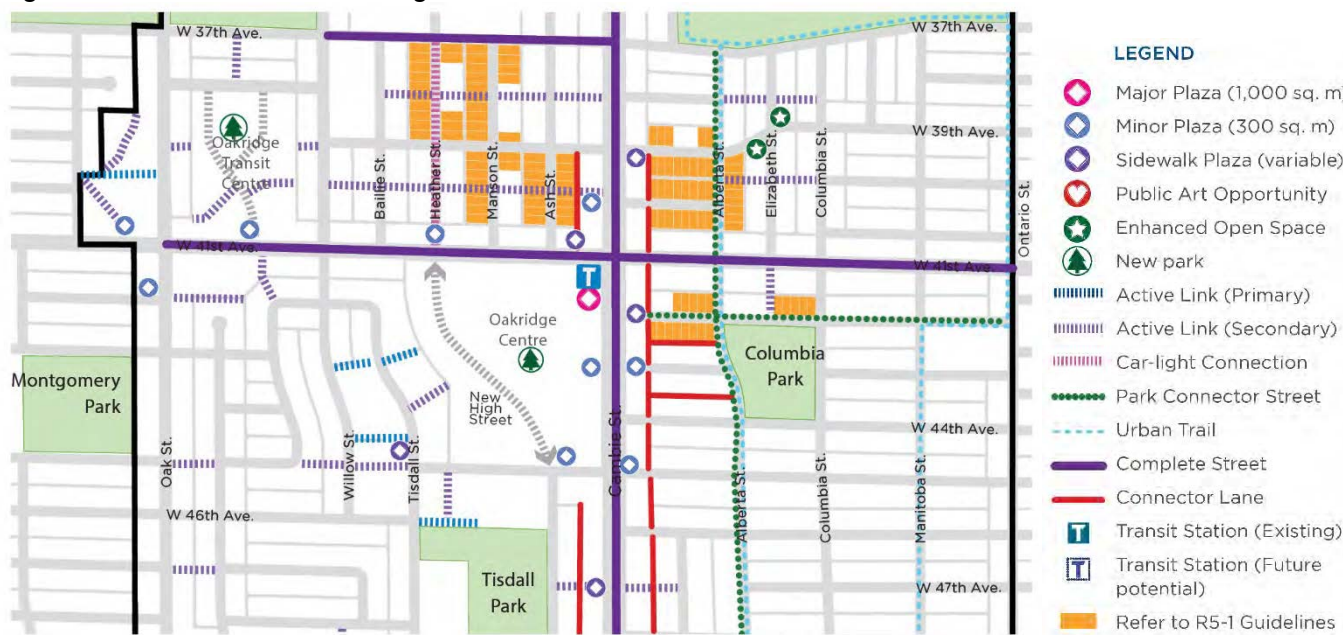


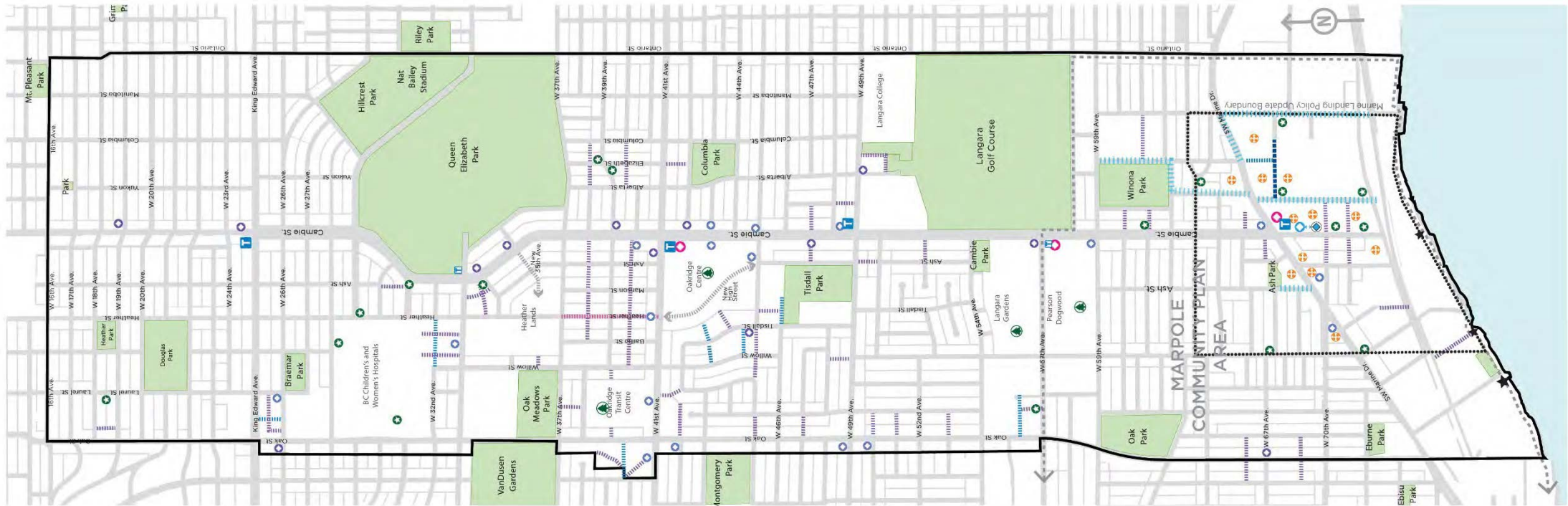
Figure 2.1: Overview of the Cambie Corridor

10. Delete Figure 2.1.3 Overview of Oakridge Town Centre, and replace with the map and legend as shown below:

Figure 2.1.3 Overview of Oakridge Town Centre

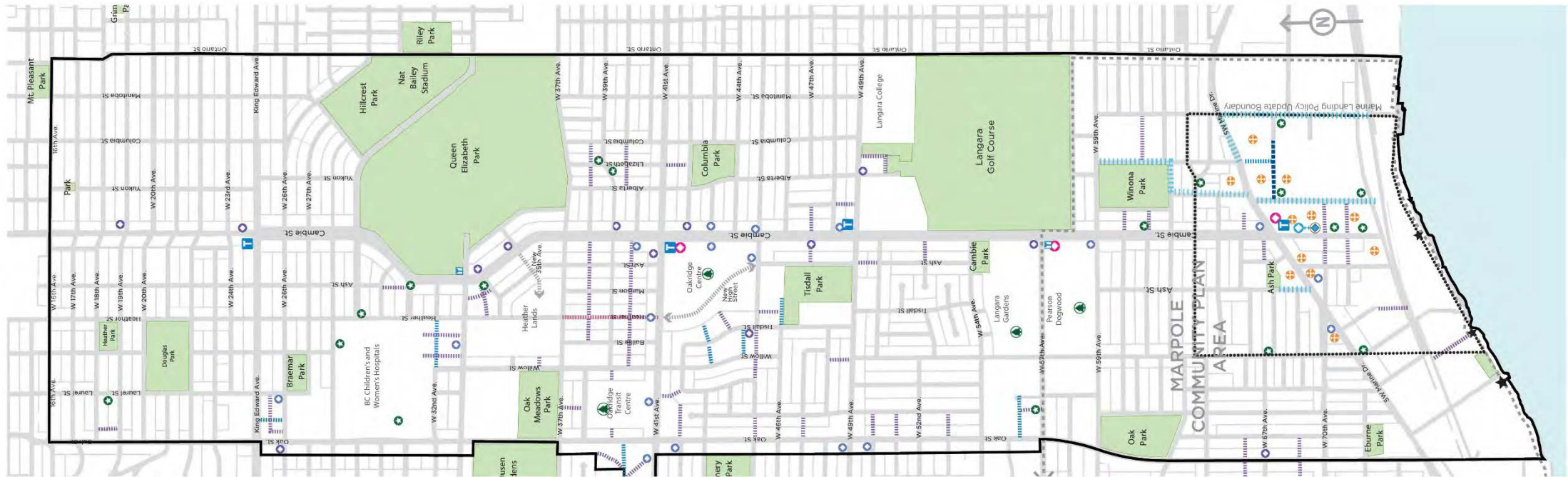


11. Delete Figure 3.8 Overview of plazas, enhanced open spaces, and public realm improvements, and replace with the map as shown below:
Figure 3.8 Overview of plazas, enhanced open spaces, and public realm improvements



12. Delete Figure 3.9 Active links, and replace with the map as shown below:

Figure 3.9 Active links



13. Delete Figure 4.3 Locations for rainwater management, and replace with the map as shown below:

Figure 4.3 Locations for rainwater management

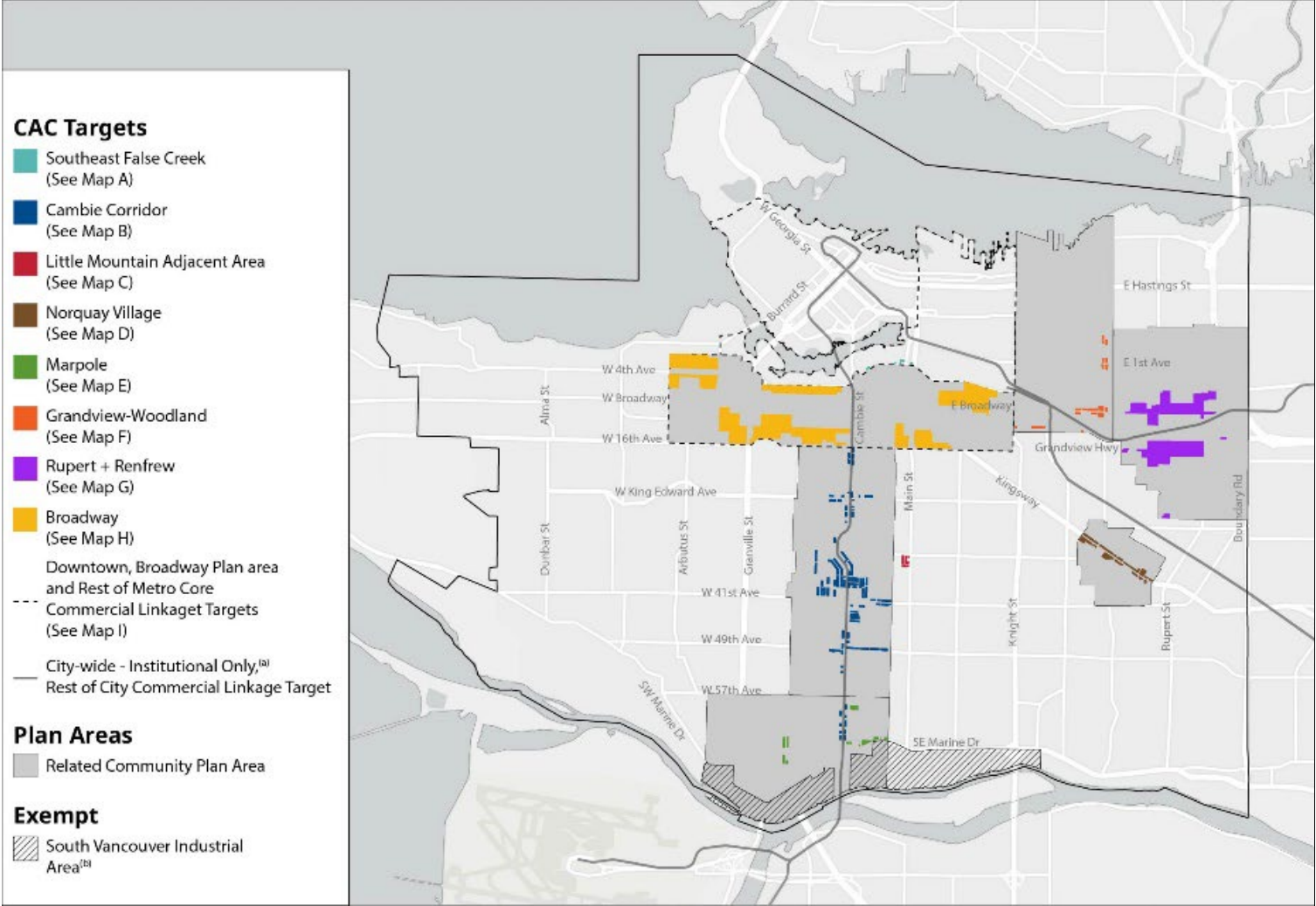


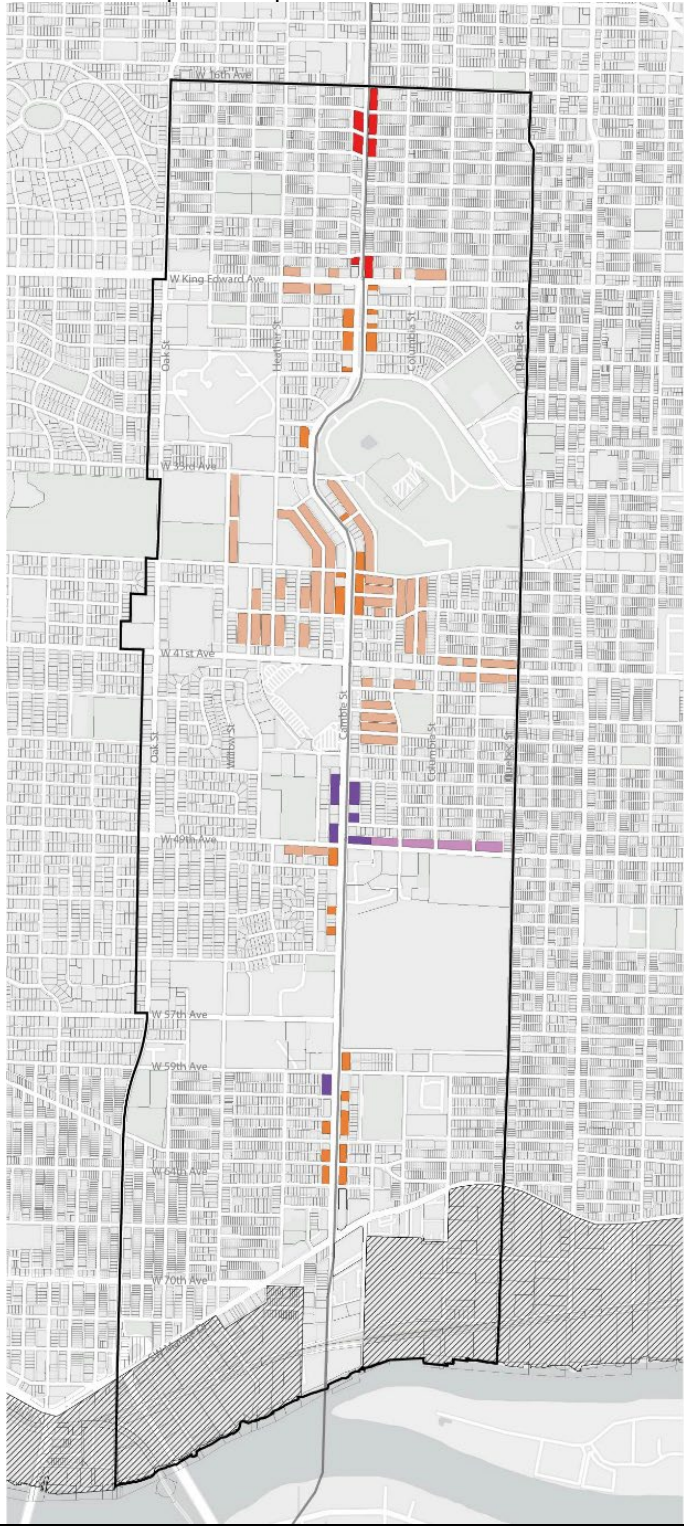
Appendix C: Summary of Proposed Amendments to Policies and Guidelines

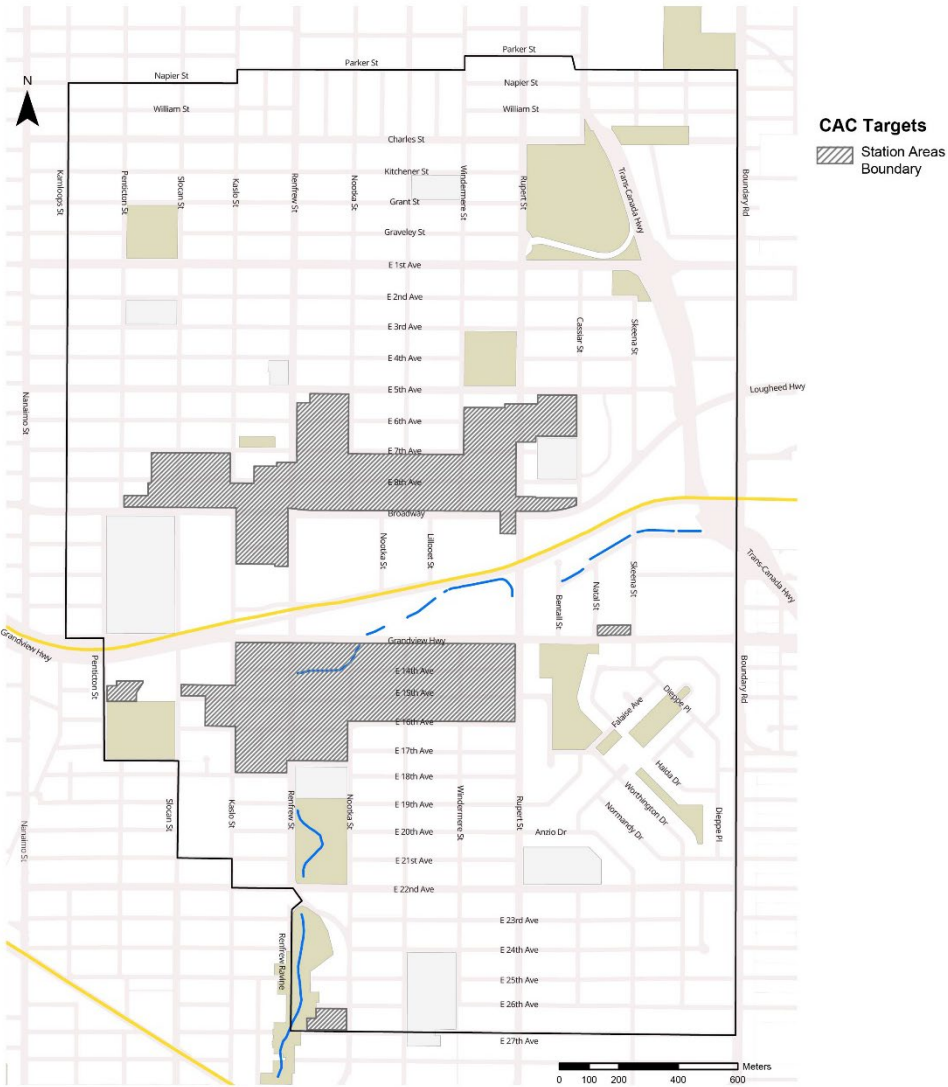
Note:

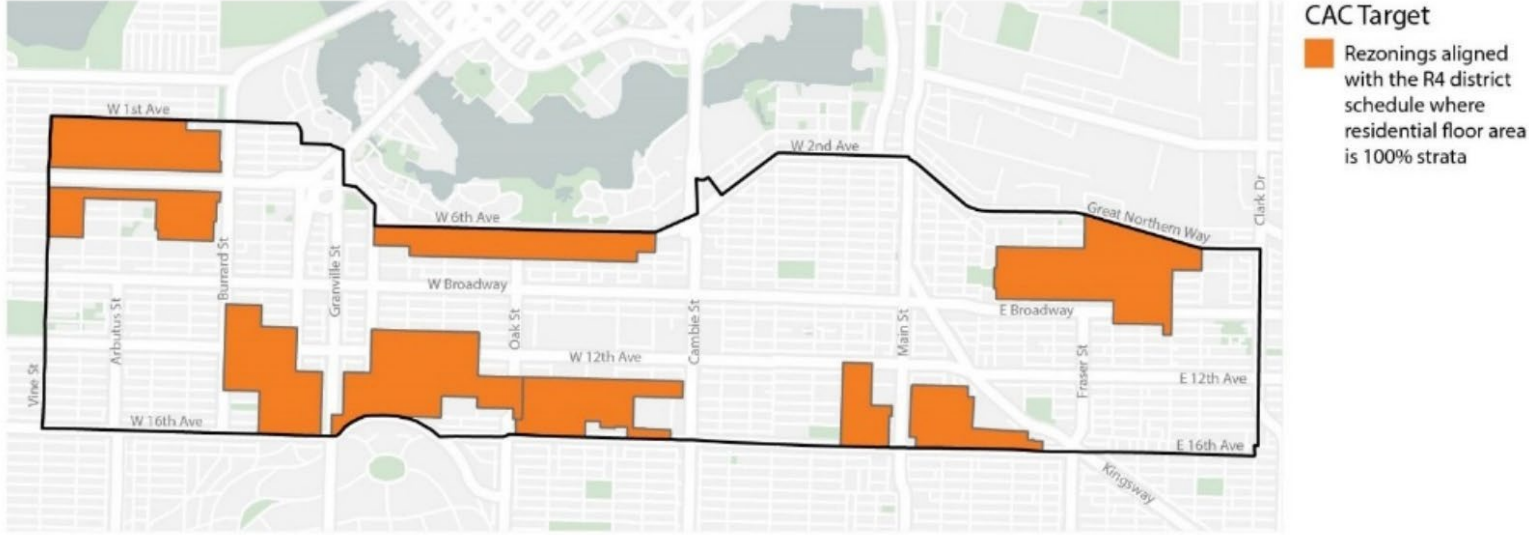
- When new sections, policies or figures are proposed for addition or removal, subsequent sections, policies or figures will be renumbered accordingly.
- Proposed amendments are shown in red if the amendments are an addition and are shown in red with a strikethrough if the amendments are a deletion.

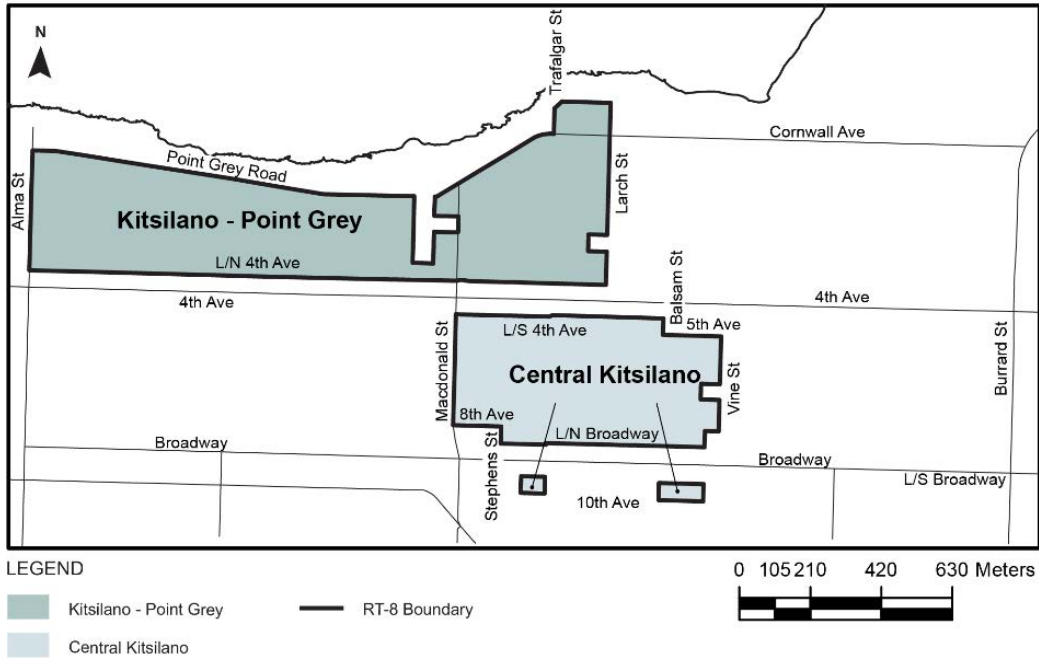
Table 1: Summary of Proposed Amendments to Policies and Guidelines Related to the R3, R4, and R5 District Schedules

Policy/ Guideline	Section	Section Number or Name	Proposed Amendment				Rationale
Community Amenity Contributions Policy for Rezoning	Appendix	Table 1	Map H (Broadway Plan)	Rezoning applications aligned with the R4 district schedule for developments where the residential floor area is 100% strata as shown in Map H	\$215.28/m ² (\$20.00/ft ²)	As per the Broadway Plan Public Benefits Strategy	Adds CAC target applicable to R4
			Re-letter existing Map H references as Map I				Consequential amendment due to addition of Map H
		Key Map	Delete and replace Key Map: 				CAC targets do not apply to parcels rezoned to R5-1

Policy/ Guideline	Section	Section Number or Name	Proposed Amendment	Rationale
		Map B	Delete and replace Map B:  CAC Targets 4-storey residential 4-storey mixed-use 6-storey residential 6-10-storey mixed-use 6-10-storey mixed-use (C-2) Exempt - South Vancouver Industrial Area (under Policy 8.2(d))	CAC targets do not apply to parcels rezoned to R5-1

Policy/ Guideline	Section	Section Number or Name	Proposed Amendment	Rationale
		Map G	Add Map G: 	

Policy/ Guideline	Section	Section Number or Name	Proposed Amendment	Rationale
		Map H	Add Map H: 	Adds CAC target applicable to R4
Strata Title Policies for R1-1, RT and RM Zones	Title	Not applicable	Amend: Strata Title Policies for R1-1, R3, R4, R5, RT and RM Zones	Clarifies that the Strata Title Policies will apply to R3, R4, and R5 districts
Strata Title Policies for R1-1, RT and RM Zones	1	Application and Intent	Amend: These guidelines apply to the strata titling of previously occupied buildings or new construction in the R1-1, R3, R4, R5, RT and RM zones.	Clarifies that the Strata Title Policies will apply to R3, R4, and R5 districts
RT-4, RT-4A, RT-5 and RT-6 Guidelines	Title	Not applicable	Amend: RT-4, RT-4A, and RT-5 and RT-6 Guidelines	Consequential amendment due to repeal of RT-6 District Schedule
	1	Application and Intent	Amend: These guidelines are to be used in conjunction with the RT-4, RT-4A, or RT-5, or RT-6 Districts Schedule of the Zoning and Development By-law and pertain to the approval of conditional floor area for additions to a character house, the approval of the conditional approval uses of Infill and Multiple Conversion Dwelling, and the approval of certain development relaxations, when associated with the retention of a qualifying character house. These guidelines also pertain to the approval of the conditional approval uses of Multiple Dwelling and Single Detached House or Single Detached House with Secondary Suite on a site with more than one principal building in RT-5 and RT-6. ... Application of these guidelines in the RT-4 district in the Vanness Avenue and Boundary road area will be applied with respect to additions to multiple conversion dwellings and infill. The RT-6 zoning encourages the retention of larger character buildings and the redevelopment of other sites which contain non-character buildings. Consequently, more emphasis is placed on architectural design through regulations contained in the zoning district schedule. Although the general policy direction in these areas is to emphasize retention by providing incentives for developments which keep existing buildings, the RT-5 and RT-6 Schedules permit multiple dwellings subject to certain conditions.	Consequential amendment due to repeal of RT-6 District Schedule
	4	Uses	Amend: (Note: The additional guidelines in Section 4 apply only to infill, multiple conversion dwellings, multiple dwellings, and more than one principal building in RT 5 and RT-6).	Consequential amendment due to repeal of RT-6 District Schedule
	4.4	Multiple Dwellings	Amend: Multiple dwelling proposals which comply with the RT-5 and RT-6 Districts District Schedule and having a minimum lot size of 511 m ² may be considered.	Consequential amendment due to repeal of RT-6 District Schedule

Policy/ Guideline	Section	Section Number or Name	Proposed Amendment	Rationale
	4.5	More than One New Principal Building in RT-5 and RT-6	Amend: More than One New Principal Building in RT-5 and RT-6 The RT-5 and RT-6 Districts District Schedule permits more than one principal building on a site. ... On larger lots in the RT-5 District, this provision allows applicants to propose development involving two or more new buildings, particularly where a single new building would overwhelm an existing streetscape, where the lots is an irregular shape (i.e.. narrow and deep) or where the smaller scale of multiple buildings is preferred to a single multiple dwelling building. In the RT-6 District, multiple dwelling proposals on larger sites must be broken into individual buildings, rather than one single building.	Consequential amendment due to repeal of RT-6 District Schedule
	5	RT-6 (West Mount Pleasant)	Delete section 5 in its entirety	Consequential amendment due to repeal of RT-6 District Schedule
	6 through 12	All	Renumber as sections 5 through 11, including all subsections	Consequential amendment due to deletion of section 5 of the guideline above
	[RENUMBERED] 5.1	Site Area	Delete renumbered section 5.1 in its entirety	Housekeeping amendment due to prior rezoning of RS districts to R1-1
	[RENUMBERED] 5.2 through 5.6	All	Renumber as sections 5.1 through 5.5 respectively	Consequential amendment due to deletion of renumbered section 5.1 of the guideline above
	Appendix B	RT-5 & RT-6 Development Options Illustrations	Amend: RT-5 & RT-6 Development Options Illustrations	Consequential amendment due to repeal of RT-6 District Schedule
Kitsilano RT-8 Guidelines	1	Figure 1. Kitsilano RT-8 Districts	Delete and replace Figure 1: 	Consequential amendment due to rezoning to new districts

Policy/ Guideline	Section	Section Number or Name	Proposed Amendment	Rationale
RM-11 Guidelines	1.2	Application	Amend: For a development on a Locked-in Lot proposing Multiple Conversion Dwelling and Infill in combination with retention of a Character House, refer to the RT-5 District Schedule and RT-4, RT-4A, and RT-5, and RT-6 Guidelines.	Consequential amendment due to repeal of RT-6 District Schedule
	2.2.1	Development Scenarios	Amend: Development on a locked-in lot(s) of other dwelling options including duplexes (with or without Secondary Suite or Lock-off Units) and Multiple Conversion Dwelling and Infill in combination with retention of a Character House may be considered on an existing single lot in accordance with the RT-5 District Schedule and RT-4, RT-4A, and RT-5, and RT-6 Guidelines	Consequential amendment due to repeal of RT-6 District Schedule
RM-12 Guidelines	1.2	Application	Amend: For multiple conversion dwelling and infill in combination with retention of a character house, refer to the RT-5 District Schedule and RT-4, RT-4A, and RT-5, and RT-6 Guidelines.	Consequential amendment due to repeal of RT-6 District Schedule
	2.2.1	Development Scenarios	Amend: Other dwelling options may be considered on single lots including duplex (with or without Secondary Suite or Lock-off Units) and Multiple Conversion Dwelling and Infill in combination with retention of a Character House in accordance with the RT-5 Districts Schedule and RT-4, RT-4A, and RT-5, and RT-6 Guidelines.	Consequential amendment due to repeal of RT-6 District Schedule
Strata Title and Cooperative Conversion Guidelines	1	City Guidelines	Amend: (d) The approving authority may refuse an application for conversion of a multiple dwelling, multiple conversion dwelling, or infill multiple dwelling consisting of three or more dwelling units, in the C-2, C-2B, C-2C, C-2C1, R3-3, R4-1, R5-3, R5-4 , RM-2, RM-3, RM-3A, RM-4, RM-5, RM-5A, RM-5B and RM-5C, RM-6, FM-1, or CD-1 District or Districts Schedules, in which rental replacement is required under the Rental Housing Stock Official Development Plan. For more information, please refer to the following documents: (i) Rental Housing Stock ODP (ii) Administrative Bulletin: Rental Housing Stock ODP	R3-3, R4-1, R5-3, and R5-4 districts are to be subject to the Rental Housing Stock ODP
	2(a)	Application Procedure	Amend: Prior to filing a conversion application, the applicant should contact the Enquiry centre (604-873-7611) Development and Building Services Centre ...	Housekeeping amendment
	2(b)	Application Procedure	Amend: The applicant should submit a conversion application to Subdivision and Strata Title Group City of Vancouver West Annex, 515 West 10th Avenue Vancouver, B.C. V5Z 4A8 subdivision@vancouver.ca	Housekeeping amendment
	2	Application Procedure	Amend: Applications take a minimum of eight to ten weeks to process. For further information regarding these guidelines, please contact the Subdivision and Strata Title Group at 604.873.7721 or 604.871.6627 subdivision@vancouver.ca.	Housekeeping amendment
Design and Development Guidelines			Replace Design and Development Guidelines with Appendix D	

Appendix D

Rescind Design and Development Guidelines and
replace with the following document

Design and Development Guidelines

Applicable to

Granville Street Plan,

Rupert and Renfrew Station Area Plan,

and R3, R4 and R5 District Schedules

Approved by Council June 4, 2025

Last amended October 7, 2025



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Introduction

Background

Vancouver's built environment makes the city livable and unique. Good design isn't just about looks—it shapes how buildings work, the quality of spaces, and what they give back to the community. As the city grows, it's important to strike the right balance between thoughtful design and the need to build efficiently.

The Design and Development Guidelines (DDG) were developed to guide building and site design—including how sites are laid out, building massing and design, and *open space*. The DDG keeps things simple by focusing on the key ingredients that make great urban places. As a practical tool, it gives designers and developers more clarity and consistency, making the process more predictable and transparent.

This marks the first step toward Vancouver's City-wide Design and Development Guidelines, a more comprehensive document anticipated for Council consideration in 2026.

Applicability

The DDG applies to new developments seeking approval through both Rezoning and Development Permit (DP) applications:

- **Rezoning applications** in the Rupert and Renfrew Station Area Plan or the Granville Street Area Plan. Rezoning applicants within the Plan boundaries should read this document together with the relevant Plan.
- **Development Permit applications** seeking conditional approval or discretionary variances under the R3, R4 and R5 Districts Schedules.

The High Density Housing for Families with Children Guidelines are integrated into this document and are therefore not applicable where this document is in effect.

How to Use This Document

The DDG is a resource to help applicants shape strong proposals and gives staff a clear framework for evaluation and applying discretion.

Importantly, the DDG isn't about prescribing cookie-cutter solutions or limiting creativity. Instead, it lays out a clear vision and framework that encourages thoughtful, innovative design.

The DDG is generally structured from the largest scale - the neighbourhood or precinct - down to the finer details of how buildings interact with the public realm. Special attention is given to the design of ground floors and their interface with public spaces.

Illustrations and photos are used throughout to clearly show what good design looks like and how it can function. The simple, visual format makes it easy to use for a wide range of audiences—including the community, designers, developers, and City staff. It's designed to be easy to navigate, reduce repetition, and help applicants understand what's expected.

Application of the DDG

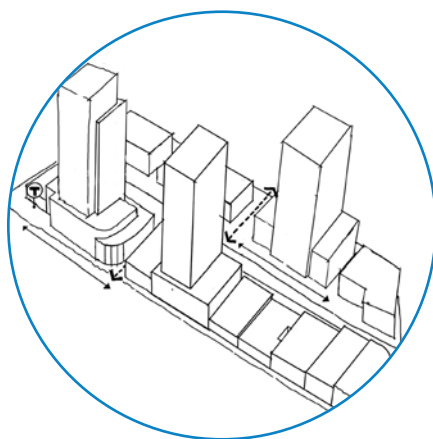
DDG standards and guidelines offer a benchmark for appropriate design and are intended to be adaptable in response to site-specific conditions, policy objectives, and emerging design trends. The degree of flexibility varies by application type as outlined below:

- **Rezoning (RZ) Applications**

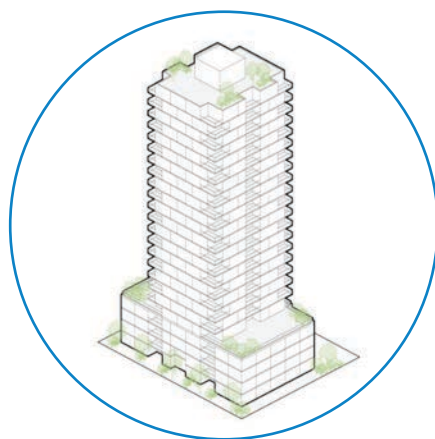
Rezoning is an iterative process guided by the standards and guidelines in this document. Greater flexibility—especially on large, multi-phase, or master-planned sites—may be considered where alternative approaches can demonstrate alignment with the urban design intent.

- **Development Permit (DP) Applications**

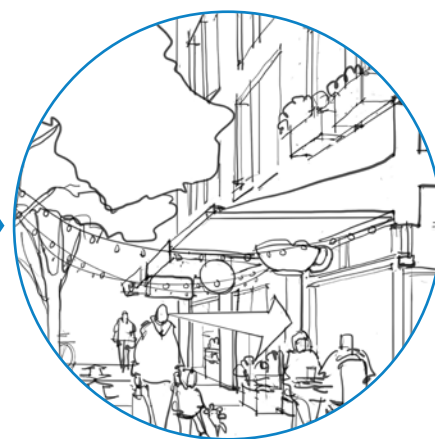
DP applications proceeding under existing zoning undergo a more streamlined review process. In these cases, deviations from the standards and guidelines should be minimized to support a more timely review.



Neighbourhood



Building

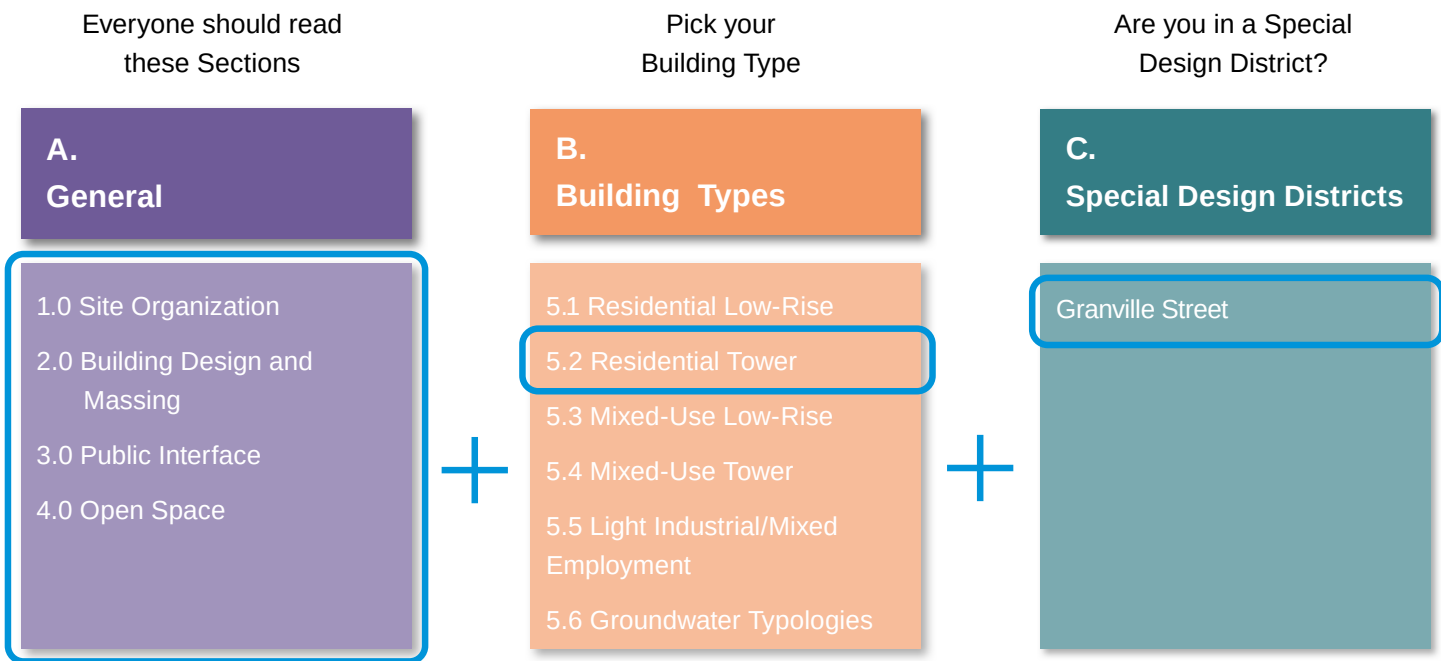


Ground floor

How to Use This Document (Cont'd)

The DDG is broken down into three main Chapters and an Appendix.

- **Chapter A: General Guidelines** apply to all building typologies. All applicants and staff should read and understand this content, as they establish the overarching design expectations for each application.
- **Chapter B: Building Types** contains building type-specific design guidance, including guidelines, where applicable, pertaining to the Zoning and Development By-Law (ZDBL) that contain conditions of approval for discretionary variations to regulations as permitted by the Director of Planning. Applicants and staff only need to reference the sections relevant to their specific building type. This section includes helpful 'cheatsheets' of key form of development parameters and provides simple illustrations of typical development scenarios.
- **Chapter C: Special Design Districts** provides additional guidance for projects located in designated special areas of the city that require additional review. This section only needs to be consulted if a project falls within one of these districts.
- **Appendix** includes regulatory and policy references and a glossary of technical terms that are italicized throughout the document.



Sample Section

Within each Chapter, there are numbered Sections and Sub-Sections addressing specific elements of the built environment. Each Section is generally organized as follows:

- ① **Statement:** to-the-point directive statement that explains the purpose or primary objective of the Section.
- ② **Standards:** measurable design criteria—such as dimensions, distances, and clear language—to promote consistent design quality across projects, while still allowing for flexibility and site-specific solutions.
- ③ **Guidelines:** more flexible and qualitative in nature, offering direction that allows for a range of design responses and suggestions on how to meet a given objective or design intent.
- ④ **Application Icons:** RZ and DP icons signify whether a standard or guideline applies to rezoning applications, development permit applications, or both.
- ⑤ **Diagrams:** clear diagrams to supplement and clarify Standards and Guidelines.
- ⑥ **Photos:** capturing real-world examples of projects that meet the intent of the Section.

2 BUILDING MASSING AND DESIGN

2.3 Design efficient and livable dwelling units ①

Standards ②

2.3.1 Residential units that have one aspect with RZ DP exterior wall should not be deeper than 12.2 m (40 ft).

2.3.2 Dwelling units should provide floor-to-floor heights between 2.7 – 3.3 m (9 – 11 ft) to accommodate structural and mechanical systems. Taller floor-to-floor heights may be considered for mass timber buildings.

Guidelines ③

2.3.3 Where included, below-market rental units should RZ DP match market rental units in design quality, livability, and unit mix. Requirements for family-size units with 2 or more bedrooms should be met within both the market and below-market rental unit mixes.

④

2.3.4 Primary living spaces should face the street, rear yard, or a courtyard. Single-aspect units facing a side yard are only acceptable if they front a mid-block connection or are set back at least 7.6 m (25 ft) from a shared property line.

2.3.5 Unit design is encouraged to:

- a) Consider the space needs for a range of daily activities including cooking, eating, hosting friends, studying, and children's play;
- b) Allow for sight lines between kitchen, living, and outdoor areas; and
- c) Provide functional entry storage for strollers, mobility aids, and personal items.



Figure 7. Illustrative example of a two-bedroom family unit with clearly defined spaces and generous entry area.

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Clear sight lines between living space and outdoor areas.
Rental Apartments, North Vancouver, Canada.



⑥

Design Principles

In 2022, City Council approved the Vancouver Plan—a unified land-use framework focused on building a more livable, affordable, and sustainable city for everyone. It outlines community values for growth based on what matters most to the community.

The design principles in this document build on that vision, turning big ideas into clear, practical goals for the built environment. These principles aren't something applicants need to respond to directly—they're here to show the intent behind the standards and guidelines, which *are* the parts applicants should address in their proposals.



Design spaces that support health and well-being.

This means:

- Designing homes that bring in lots of natural light, fresh air, great outlook, and a real sense of privacy.
- Adding outdoor spaces where people can relax, play, and feel connected to nature.



Celebrate and strengthen local character, culture, and identity

This means:

- Designing buildings and spaces that feel true to the area's architecture, materials, history, and cultures.
- Highlighting key views and working with natural features to strengthen the sense of place.
- Making sure new development blends in thoughtfully with what's already there.



Shape and animate the public realm.

This means:

- Making streets and public spaces feel welcoming with people-friendly design and lively ground floors — like shops, restaurants, patios, and homes.
- Adding mid-block connections through big sites to make it easier and nicer to walk around.
- Designing *Privately Owned Public Spaces (POPS)* as great spots to hang out, meet up, or just take a breather.



Design spaces that bring people together.

This means:

- Adding shared spaces like outdoor dining areas, play zones, and gardens where people can hang out and connect.
- Creating lively ground floors and friendly edges that spark everyday interactions.
- Making sure it's easy for everyone to get around, including folks using wheelchairs or pushing strollers.



Design spaces that boost biodiversity and help people connect with nature.

This means:

- Using eco-friendly landscaping and nature-based design strategies.
- Protecting existing trees and growing the urban canopy.
- Limiting parkades to allow for soil and healthier trees.
- Creating rooftop gardens or green roofs.



Design with a human scale and timeless features that feel good now—and last.

This means:

- Buildings that reinforce a fine-grained urban fabric and human-scaled design.
- Creating well-proportioned buildings with a clear, simple design idea
- Using quality, durable materials and thoughtful details.



Design with efficiency and sustainability

This means:

- Replacing high carbon materials and practices with low carbon alternatives.
- Making spaces flexible and adaptable so they can evolve over time.
- Focusing on simple forms and standardized components to reduce construction and maintenance costs.
- Designing simple, functional layouts that meet a diversity of needs.

Design Flexibility and Transparency

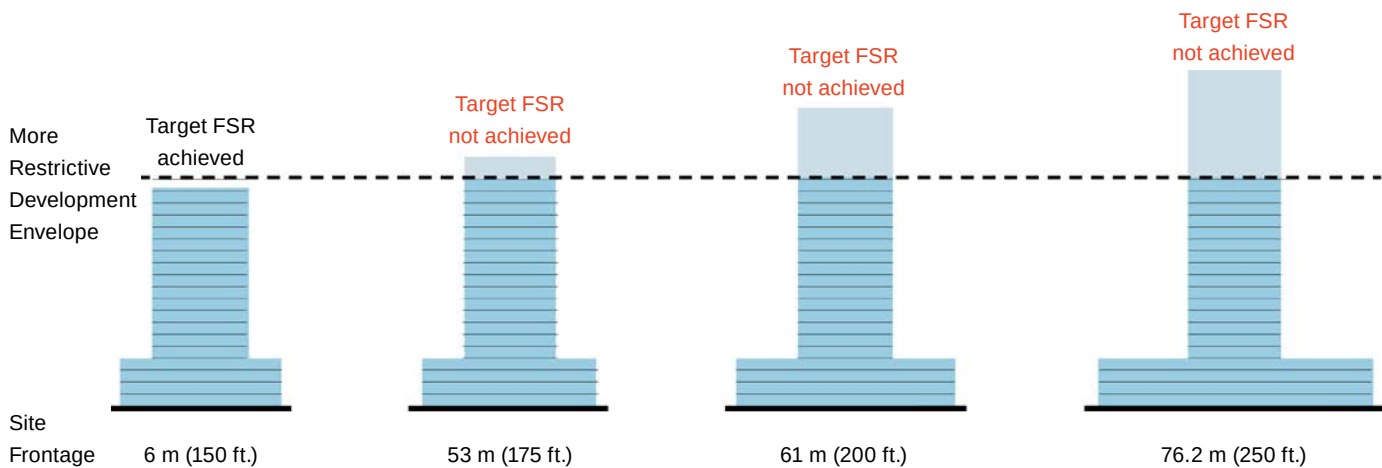
A key goal of the DDG is to support design flexibility and avoid repetitive, cookie-cutter outcomes. This is achieved in part by allowing a more permissive development envelope, enabling creative, site-specific designs that respond to unique site conditions. A balanced approach to flexibility supports architectural diversity, enhances building efficiency, and promotes livable neighbourhoods, while upholding Vancouver's high standards of placemaking.

Importantly, a more permissive development envelope—including greater height and larger *tower floor plates*—while maintaining overall density, offers a practical mechanism to achieve target densities on large sites (see Figure 1). In return, large sites are expected to provide publicly accessible *open space* at grade. This avoids the need for case-by-case negotiations and creates a more transparent and predictable approvals process.

This content is for informational purposes only and is intended to provide background rationale to support understanding.

More Restrictive Approach

- ☒ target density on large sites
- ☒ green space
- ☒ design flexibility



More Permissive Approach

- ☒ target density on large sites
- ☒ green space
- ☒ design flexibility

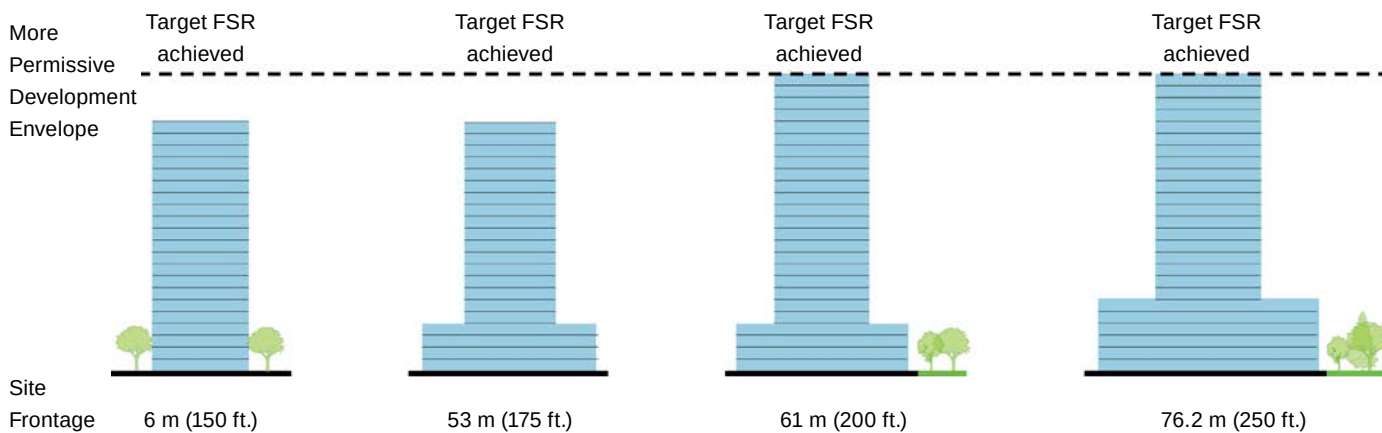


Figure 1. Illustrative diagram comparing a more restrictive building envelop (top) with a more flexible development envelope (bottom) that supports varied site sizes, building types, and the provision of publicly accessible open space on large sites.

A. GENERAL

This Chapter provides design guidance that applies to all building typologies. All applicants and staff should read and understand this content, as they establish the overarching design expectations for each application.

1 SITE ORGANIZATION

Introduction

Site organization involves the spatial arrangement of buildings, activities, *open spaces*, circulation, and access within a development site. Thoughtful site planning enhances functionality, supports sustainability goals, and creates a coherent relationship between built form and the public realm.

Intent

A well-organized **site layout** that:

- Incorporates existing natural features and makes the most of access to views and sunlight.
- Brings life to the public realm by placing *active uses* and building services in the right spots.
- Encourages walkability by creating smaller, more connected blocks that feel human-scaled and support vibrant street life.

1.1 Use *open space* as an organizing element

This section describes how to **locate** *open spaces*. For guidance on how to **design** them see [Section 4 Open Space](#).

Guidelines

- 1.1.1** *Open spaces* should be intentionally located early in the site design process to ensure they are functional and welcoming, not leftover or constrained. *Open spaces* should:
- a) Maximize sunlight and sky views;
 - b) Retain high value trees;
 - c) Minimize exposure to noise, pollution, and wind; and
 - d) Be clearly separated from building circulation routes.
- 1.1.2** When provided, *Privately Owned Public Space (POPS)* should be located to feel clearly public, with direct, prominent, and easily visible access from the sidewalk.

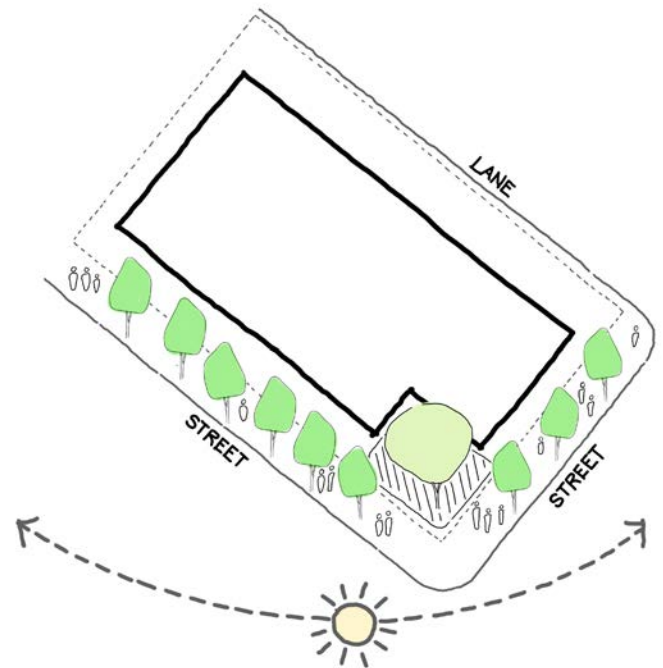


Figure 2. A small seating area at the corner offers good solar access and direct sidewalk entry. The building is set back to preserve a *high-value tree*.

1.2 Position uses to activate the public realm

This section describes how to **locate** uses to activate the public realm. For guidance on how to **design** for public realm activation see [Section 3 Public Interface](#).

Guidelines

- 1.2.1** Active uses should be positioned to enliven **RZ DP** streets, *open spaces*, and *mid-block connections*. Pedestrian entries should be maximized to create engaging frontages.
- 1.2.2** Community uses should be at ground level with **RZ DP** clear public access.
- 1.2.3** Ground-floor building services, including waste, **RZ DP** loading, parking and parking access should be:
- Minimized;
 - Located away from streets, public spaces and on-site *open spaces*; and
 - Preferably located underground.

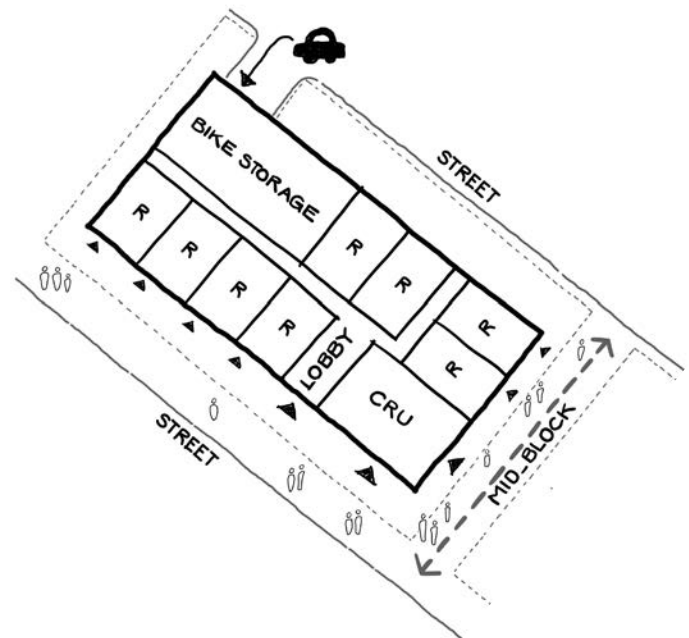


Figure 3. Active uses line the street and *mid-block connection*, while building services, vehicular, and loading access are provided from the lane or lowest-classified adjacent street.

1.3 Use *mid-block connections* to break up long blocks

This section describes how to **locate** *mid-block connections*. For guidance on how to **design** *mid-block connections* see [Section 4.2](#).

Guidelines

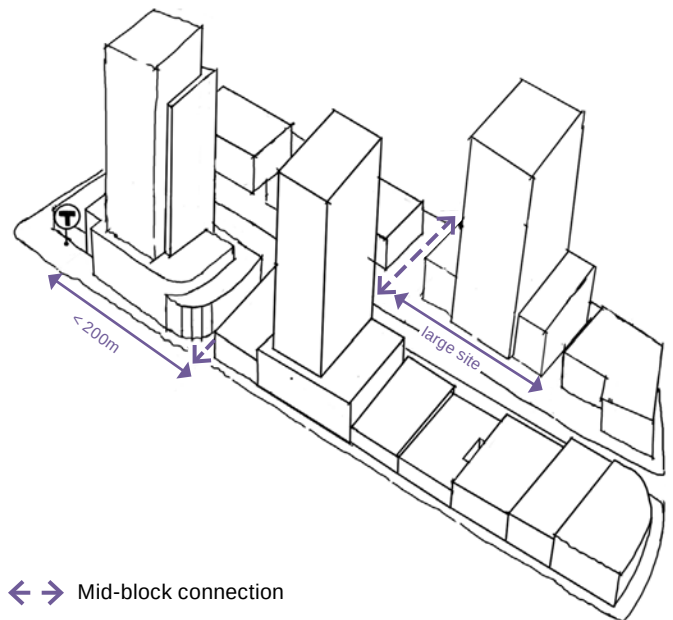
1.3.1 *Mid-block connections* should be provided:

RZ DP

- Where identified in a Public Realm Plan or Framework;
- On mid-block Residential *Tower sites* with a frontage over 60.7 m (199 ft.) where it improves neighbourhood walkability;
- On Mixed-Use *Tower sites* with a frontage over 60.7 m (199 ft.) that are within 200 m (492 ft.) of a rapid transit station; and
- Where a development can create a through-block connection by continuing an existing or planned pathway from a neighbouring site.

1.3.2 Developments should maintain and improve the quality of existing *mid-block connections*.

RZ DP



↔ Mid-block connection

Figure 4. *Mid-block connections* can help to break up long blocks and improve connectivity, especially when in close proximity to a major destination such as a rapid transit station.



*Mid-block connection from W 7th
Ave local street bikeway to Granville
Loop Park and Granville Island beyond.
Vancouver, Canada.*

*Building massing clearly defines streetwall
and public spaces at ground level.*
Marine Gateway, Vancouver, Canada.



2 BUILDING MASSING AND DESIGN

Introduction

Building massing and design addresses both the external expression of a building and its internal layout and design. Guidelines in Sections 2.3, 2.4, and 2.5 replace the High Density Housing for Families with Children Guidelines.

Intent

Building massing that:

- Is well balanced and appropriately scaled to create comfortable urban environments

Building *facades* that:

- Combine elements like windows, doors, materials, and colours to enhance the pedestrian experience
- Improve building performance related to energy efficiency, durability, and adaptability to climate

Building design that:

- Enhances the health and well-being of building occupants by ensuring access to natural light and proper ventilation
- Enhances privacy and the usability of indoor spaces
- Provides access to spaces for relaxation, recreation, and connection to nature as well as social connection
- Reduces the risk of crime, enhances security, and contributes to a sense of community well-being and comfort

2.1 Design buildings to respect their context and enhance the public realm

Guidelines

- 2.1.1** New developments should use building massing and site design to clearly shape and define streets and public spaces at ground level.
RZ DP
- 2.1.2** Building massing should respond to the existing scale and character of the neighbourhood and set the stage for future context - for example, by:
- a) setting buildings back from the property line and using landscape to transition to lower-scale buildings;
 - b) stepping down taller buildings through the use of podiums or upper storey step-backs; and
 - c) responding to existing streetwall heights and setback patterns.
- 2.1.3** Building frontages longer than 45.7 m (150 ft.) should incorporate noticeable vertical articulation in the massing to help divide the *facade* into distinct sections.
RZ DP
- 2.1.4** Buildings on sloped sites should step ground floors to match the grade and consider terracing buildings to accentuate the natural topography.
RZ DP



Figure 5. Creating sensitive transitions massing between building types.



Landscaped open spaces provide transitions between new developments while buildings terrace with the slope.

2.2 Use quality materials and design *facades* with visual interest

Guidelines

2.2.1 Building *facades* should provide visual depth and interest through the use of entrances, windows, balconies, integrated shading, or expression of structural elements. Corner sites should treat both street-facing *facades* as front elevations.

2.2.2 Blank walls that are visible from the public realm **RZ DP** should be animated with colour, materials, or landscaping.

2.2.3 Materials and detailing should be durable, robust **DP** and low maintenance.

2.2.4 At lower levels, materials and detailing should be tactile and high quality to enhance visual interest and convey a sense of craftsmanship and design integrity. Consider soffit material and design, lighting, punched windows, and finishes at overhangs and entries for comfort and quality expression.

2.2.5 *Facade* design should improve compatibility with surrounding context - particularly in heritage contexts - by responding to key building elements such as building cadence, entry placement, cornice lines, massing, setbacks, colour, materials, and window patterns.



Figure 6. Design details at the ground and lower levels have the strongest impact on the experience of the public realm and present opportunities for high-quality, thoughtful design.

*Animating a blank wall with
exterior circulation and public art.*
The Duke, Vancouver, Canada.



2.3 Design efficient and livable dwelling units

Standards

2.3.1 Residential units that have one aspect with
RZ DP exterior wall should not be deeper than 12.2 m (40 ft).

2.3.2 Dwelling units should provide floor-to-floor heights
RZ DP between 2.7 - 3.3 m (9 - 11 ft.) to accommodate structural and mechanical systems. Taller floor-to-floor heights may be considered for *mass timber buildings*.

Guidelines

2.3.3 Where included, below-market rental units should
RZ DP match market rental units in design quality, livability, and unit mix. Requirements for family-size units with 2 or more bedrooms should be met within both the market and below-market rental unit mixes.

2.3.4 Primary living spaces should face the street, rear
RZ DP yard, or a courtyard. Single-aspect units facing a side yard are only acceptable if they front a *mid-block connection* or are set back at least 7.6 m (25 ft) from a shared property line.

2.3.5 Unit design is encouraged to:

- RZ DP**
- a) Consider the space needs for a range of daily activities including cooking, eating, hosting friends, studying, and children's play;
 - b) Allow for sight lines between kitchen, living, and outdoor areas; and
 - c) Provide functional entry storage for strollers, mobility aids, and personal items.



Figure 7. Illustrative example of a two bedroom family unit with clearly defined spaces and generous entry area.

*Clear sight lines between living space
and outdoor areas.*

Salal Apartments, North Vancouver, Canada.



2.4 Provide indoor and outdoor amenity space

Standards

2.4.1 *Tower developments* should provide:

RZ DP

- A minimum ratio of 1.2 m² of common indoor amenity space per dwelling unit; and
- A minimum ratio of 2.0 m² of common outdoor amenity space per dwelling unit.

Guidelines

2.4.2 *Low-rise buildings* are encouraged to meet the

RZ DP minimum amenity space ratios in 2.4.1., if the building type and site constraints allow.

2.4.3 Indoor and outdoor amenity spaces are

RZ DP encouraged to be:

- Co-located, with clear visual and physical connections where possible; and
- Located on rooftops, set back from the building edge, or near lobbies and daily travel routes.

2.4.4 Outdoor amenity areas should be secured and

RZ DP include space for a range of activities including children's play.

2.4.5 Indoor amenity rooms should include a kitchen, accessible washrooms, and storage.

2.4.6 In addition to the indoor amenity expectations noted above, consider additional opportunities for social spaces throughout the building such as multi-purpose lobbies or small seating areas.

Amenity areas could include space for...

- | | |
|---|--|
| ☒ cooking/eating | ☒ pet/bike wash stations |
| ☒ gardening | ☒ music rooms |
| ☒ social events | ☒ co-working space |
| ☒ relaxation and recreation | ☒ guest rooms |
| ☒ exercise/ saunas | ☒ others? |

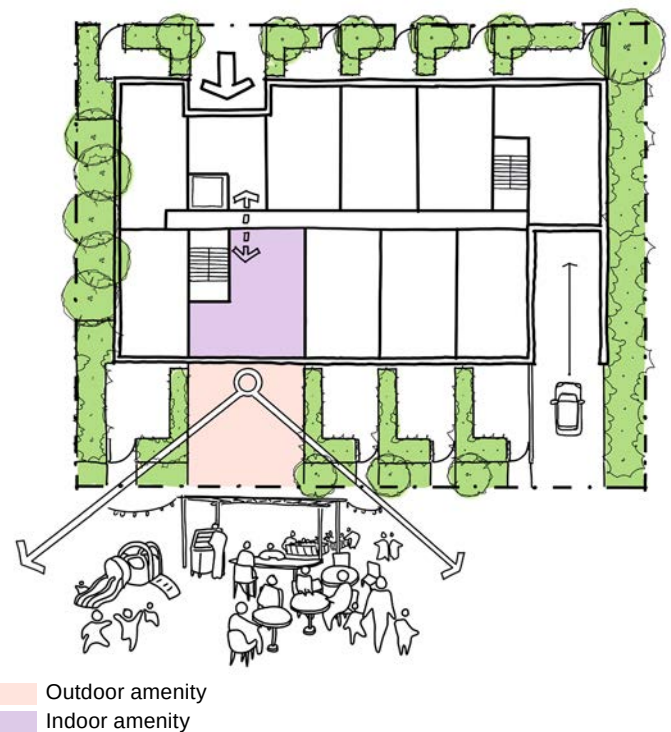


Figure 8. Indoor and outdoor amenity co-located along daily travel routes, connected to the building lobby and separated from the vehicle entry.



Outdoor amenity space with access to natural light and views, meeting the needs of a wide range of users by incorporating a secured area that accommodates children's play, seating, landscaping and urban agriculture.

YWCA Cause We Care House, Vancouver, Canada.

2.5 Provide comfortable balconies, patios and roof decks

Standards

2.5.1 All units should have access to private outdoor space with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 m² (48.4 sq. ft.).
RZ DP

2.5.2 Exceptions to 2.5.1 may be considered in the following cases, if a minimum of 4.5 m² (48.4 sq. ft.) of additional common outdoor amenity space beyond the expectations stated in 2.4.1 is provided for each unit that does not have private outdoor space:
RZ DP

- a) Studio and 1-bedroom units;
- b) Any unit in a *mass timber building*; and
- c) Any unit in a non-profit or government-initiated non-market housing projects.

Guidelines

2.5.3 Where a full balcony is not provided, the unit should include either a Juliet balcony or full-height sliding windows with integrated safety guards.
RZ DP

2.5.4 Balconies should be designed for comfort and usability. This may be achieved by:
DP

- a) Incorporating screens, fin walls, planters, or opaque railings to enhance privacy; and
- b) Insetting balconies - particularly above the 12th storey - to provide weather protection and support year-round use.



Figure 9. Cantilevered balconies may be appropriate for *low-rise buildings* on quiet local streets (left). On a retail high-street or tower, inset balconies may be more appropriate (right).



Functional private patios and balconies. Colourful opaque railing provides privacy and add visual interest to the building.
Sala Apartments, North Vancouver, Canada.

2.6 Ensure clear sight lines, good lighting, and natural surveillance

Guidelines

2.6.1 Building and site design should support safety and security by:

DP

- a)** Providing clear sight lines and natural surveillance of sidewalks, entries, circulation routes, semi-private areas, and parking access;
- b)** Avoiding hidden or secluded alcoves;
- c)** Ensuring access routes and landscaped areas are well-lit without glare or spillover onto neighbouring properties;
- d)** Limiting and controlling entry points to resident-only areas;
- e)** Including clear, intuitive signage and wayfinding to support safe navigation; and
- f)** Using graffiti-resistant materials and design details.

Well-lit access routes and landscaped areas, with natural surveillance of entries and circulation.

Heather Place, Vancouver, Canada.



2.7 Minimize the impact of building services on the public realm

Guidelines

- 2.7.1** Where a front driveway is required, design should mitigate the impact on the public realm through paving treatments (interlocking pavers, brick etc.) and landscaping to soften the appearance of paved areas.
- DP**
- 2.7.2** Passenger loading spaces, when required, should be provided on-site, at-grade, from the lane.
- DP**
- 2.7.3** Surface parking should be screened with landscaping or trellises and incorporate permeable paving when not situated on-slab.
- DP**
- 2.7.4** Parking entries, exit stairs, loading areas, and at-grade bike storage should be integrated with the building and site design, avoiding disruption to courtyards, rear yards, and *open space*.
- DP**
- 2.7.5** Consider designing below grade parking structures with an angled slab edge and/or corner notches to provide additional space for tree root development.
- DP**
- 2.7.6** Mechanical equipment and other building services should be appropriately screened and located away from residential units, *open spaces* and the public sidewalk.
- DP**

Parking entry and loading area is integrated with the building design.

Central Presbyterian Church, Vancouver, Canada.





Engaging ground floor design adds warmth and interest to the urban streetscape
Lululemon Flagship, Vancouver, Canada.

3 PUBLIC INTERFACE

Introduction

This section outlines key design considerations for the interface between buildings and the public realm. It addresses weather protection, residential and commercial ground floor design, and how development responds to adjacent parks and *open spaces*.

Intent

Weather protection that:

- Provides shelter from rain, making it more comfortable to walk and spend time outside

Residential ground floors that:

- Create welcoming and lively streets while offering privacy and usable outdoor space for residents

Commercial ground floors that:

- Support foot traffic and help create active, people-friendly streets that encourage socializing and support local business

Park interfaces that:

- Respect and protect park spaces while offering active building edges and passive surveillance for safety

3.1 Incorporate effective and attractive weather protection

Standards

3.1.1 Canopies should be installed 3.0 - 5.0 m (10 - 16 ft.) above grade, with a depth-to-height ratio of approximately 7:10 to provide effective weather protection. Flexibility will be considered for sloped sites, civic buildings, heritage conservation, and awnings.

Guidelines

3.1.2 Continuous weather protection should be provided along ground floor commercial frontages on fronting and flanking streets.

3.1.3 Weather protection should be provided for common entrances and individual residential entrances.

3.1.4 Weather protection elements should be high-quality, integrated elements of the building and site design and contribute to neighbourhood character. This may be achieved by:

- a) Enhancing soffits with careful detailing and high-quality materials;
- b) Specifying canopies that reflect the unique qualities of the context, for instance, fabric awnings in historic areas or glass and steel canopies in business districts; and
- c) Varying the mounting height and depth of canopies to break up long *facades*.



Figure 10. Diagram of desired weather protection height and proportions.



Continuous weather protection providing generous coverage for building entrances and commercial patio.
Weather Protection, Vancouver, Canada.

3.2 Design a comfortable residential edge to the public realm

Guidelines

3.2.1 Direct sight lines into living spaces should

RZ DP be minimized by design solutions such as incorporating setbacks, grade changes and/or window position and sizing.

3.2.2 Consider the use of recessed entries for shelter and to provide visual depth at grade.

3.2.3 Outdoor spaces should:

DP

- a) Provide appropriately sized outdoor space to support a range of activities including outdoor eating, cooking, play areas, and gardening;
- b) Use fencing or other design elements to define private spaces and create safe outdoor areas for children and pets; and
- c) Incorporate layered planting or hedges between private patios and the public streetscape to protect residents' privacy while maintaining visibility for safety.

3.2.4 The front and back boulevard should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intensive planting or environmental design (e.g. bioswale or rain garden) is encouraged where appropriate. Refer to the City's [Boulevard Gardening Guidelines](#).

3.2.5 Consider a small seating area at corner sites to offer public rest space and improve accessibility.

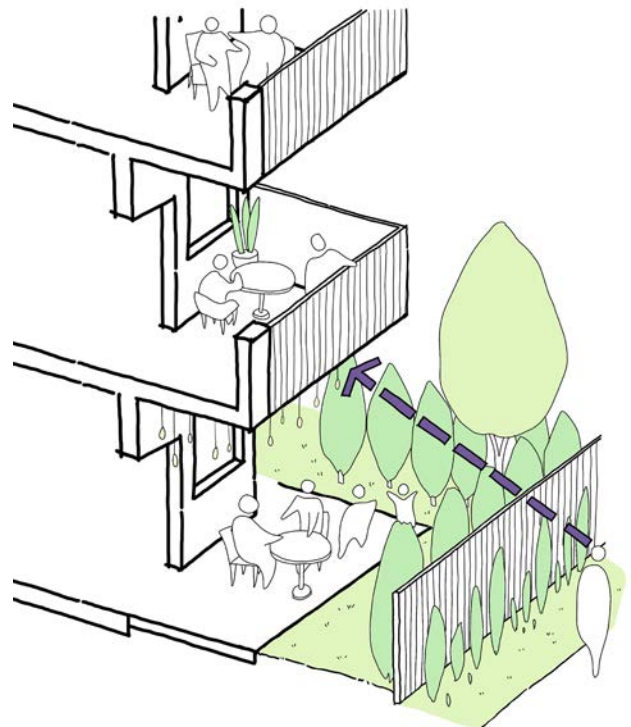


Figure 11. Fencing and layered planting provides privacy for interior living spaces and outdoor areas. Units may have direct access to the public sidewalk, but it's not required.



Fencing and layered planting define a generous private outdoor space and block direct sight lines into interior spaces.

Eastpark, Vancouver, Canada.

3.3 Design lively and people-friendly commercial ground floors

Standards

- 3.3.1** A minimum floor-to-floor height of 4.6 - 5.5 m (15 - 18 ft.) is encouraged for commercial spaces, unless significant site slope requires some areas of less than 4.6 m (15 ft.).
- 3.3.2** On high streets, the maximum unit frontage **RZ DP** should be 15.3 m (50 ft.), except for grocery stores or other anchor retail.

Guidelines

- 3.3.3** Ground-floor commercial spaces should be **DP** designed with ample glazing and street-facing entrances. Doorways to support future unit demising should also be considered.
- 3.3.4** Ground-floor commercial frontages should **DP** include depth, articulation, and a sense of visual richness and avoid long expanses of floor to ceiling glazing. Structural bays may be used to reflect traditional storefront patterns.
- 3.3.5** Avoid the use of plastic film and tinted, opaque, or **DP** high reflectivity glass which obscures views into interior spaces. Security features should maintain clear views into tenancies at night to support safety and animation.
- 3.3.6** Commercial entries should be separate, easily **RZ DP** identifiable, and architecturally distinct from residential entries or lobbies.



Figure 12. Door and window frames and wood soffits provide depth, thickness and a sense of warmth that enhances the pedestrian experience.



*Ground-floor commercial with ample glazing
and an architecturally distinct residential lobby.*
Habitat, Vancouver, Canada.

3.4 Create a sensitive park interface

Guidelines

3.4.1 The interface between development sites and **RZ DP** parks should enhance park integrity by:

- a) Ensuring all above and below grade structures are sufficiently set back from the park so that construction and maintenance activities will occur entirely on-site and all park features, including trees, are protected and retained;
- b) Differentiating between parkland and on-site outdoor space, for example through changes in elevation, material and/or landscape features;
- c) Ensuring ground floor residential units and any other building exits link to collector paths on private property. Pathways from individual units leading directly into parkland are not supported; and
- d) Minimizing park-facing blank walls. Buildings adjacent to parks should provide *active frontages* along at least 25% of the building edge facing the park, with screening required for any *inactive frontage*.

3.4.2 Parks should not be impacted by new **RZ DP** development or its supporting infrastructure. For example, stormwater from development may not be directed into parkland, and groundwater management should be planned so as not to temporarily or permanently impact parkland.

3.4.3 Placement of utilities, vents, and micromobility **RZ DP** stations should not encroach on or obstruct parkland.



Clearly distinguishing parkland from private property through setbacks, pathways, and landscaping features.



*Outdoor space that prioritizes green space
for both people and nature.*

The Apollo, Washington, US.

4 OPEN SPACE

Introduction

This section provides guidance on the design of *open spaces* to ensure they are functional, attractive, and contribute to the overall livability and sustainability of a development.

Intent

Open space design that:

- Prioritizes trees and green space that boosts health, well-being, biodiversity and resilience.
- Introduces *mid-block connections* to improve walkability, break up large blocks, and create opportunities for landscaping and *open space*.
- Delivers *Privately Owned Public Spaces (POPS)* that expand access to *open space*, foster social interaction, and support local businesses.

4.1 Design to support biodiversity and natural systems

Guidelines

- 4.1.1** Where outdoor space is proposed over parking structures, soil depths should meet or exceed the Canadian Society of Landscape Architects (CSLA) Canadian Landscape Standard to provide sufficient soil depth to support a variety of landscape treatments including trees.
- RZ DP**
- 4.1.2** In support of the City's tree canopy goals, new trees should be introduced to the greatest extent possible with a focus on the perimeter of the site.
- RZ DP**
- 4.1.3** Where a development is adjacent to a site or corridor prioritized for ecological protection and restoration or a *blue-green systems*, consider providing additional above and below grade setbacks and ecological landscaping.
- RZ DP**
- 4.1.4** Landscapes should use diverse, non-invasive, drought-tolerant native or adapted plants and incorporate trees, shrubs, natural groundcovers, and grasses to create vertical vegetation and support wildlife habitats.
- DP**
- 4.1.5** Landscapes should incorporate habitat features such as snags and downed wood, birdhouses, bat boxes, insect hotels, and birdbaths to provide for the needs of a variety of species including pollinators.
- DP**
- 4.1.6** Artificial turf as a landscape material should be avoided except in a limited capacity for high-traffic areas like small dog runs.
- DP**



Generous open space with layered planting incorporating trees, shrubs, and natural groundcovers.

Concord Gardens, Richmond, Canada.

4.2 Design comfortable *mid-block connections*

Guidelines

4.2.1 *Mid-block connections* should be:

RZ DP

- a) Publicly accessible and appropriately secured through a pedestrian statutory right-of-way;
- b) Safe, attractive, well lit and provide space for movement as well as pausing, particularly where it meets a sidewalk or public space;
- c) Direct and provide clear line of sight from one end to the other;
- d) Open to the sky except where canopies are provided for shade or weather protection;
- e) Lined by *active frontages*; and
- f) Landscaped with trees where possible.

4.2.2 *Mid-block connections* should have consistent, clear, visible and welcoming signage.

DP

4.2.3 *Mid-block connections* in the Cambie Corridor

RZ DP

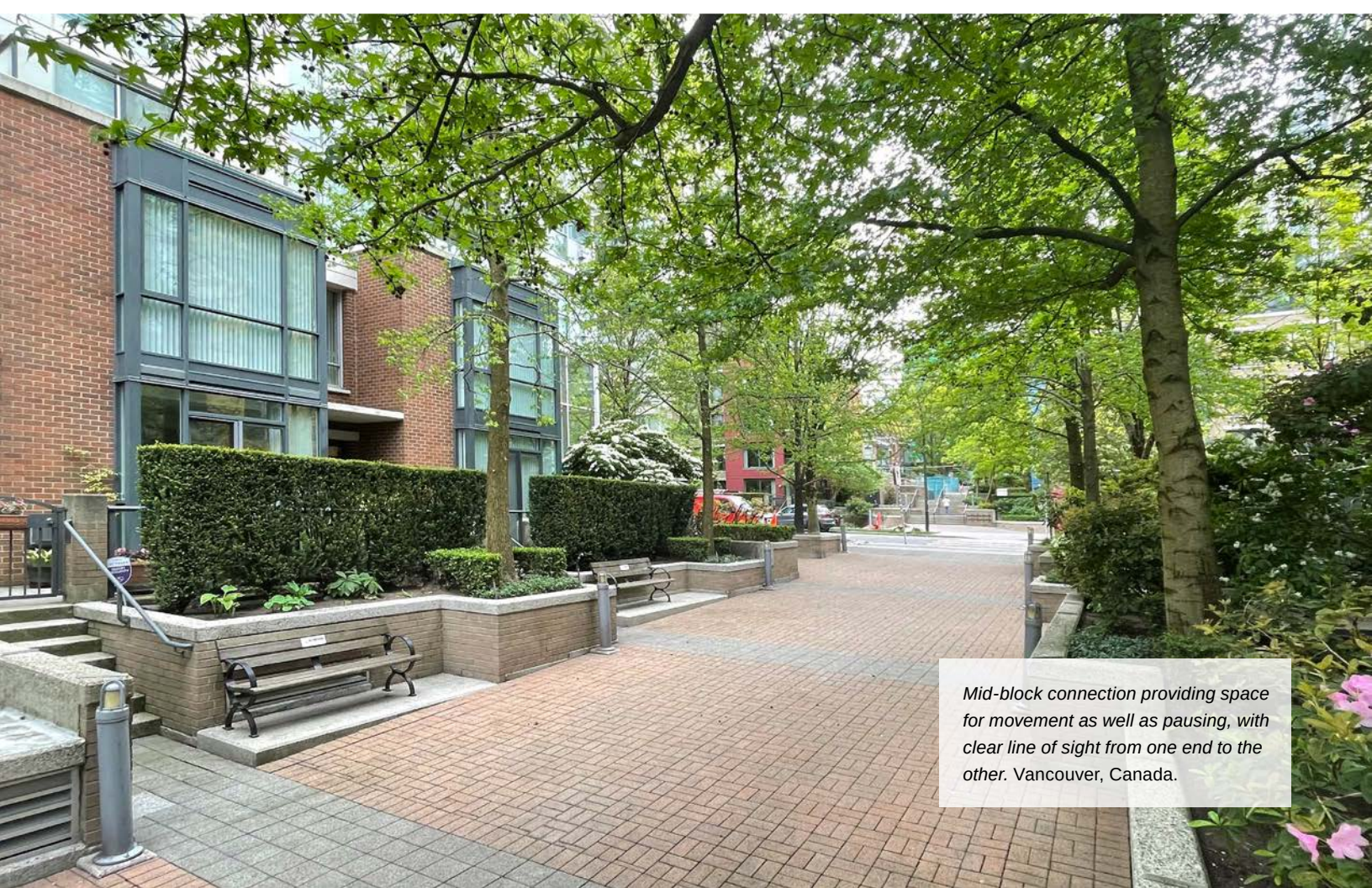
Public Realm Plan (referred to as 'Secondary Active Links') should be designed in accordance with the guidance provided in that document.



Figure 13. Illustrative example of a *mid-block connection* provided through an Enhanced Open Space Setback (EOSS) as part of a large, mid-block residential tower development.



*Mid-block connection lined by active frontages and landscaped with trees
Olympic Village, Vancouver, Canada.*



*Mid-block connection providing space
for movement as well as pausing, with
clear line of sight from one end to the
other. Vancouver, Canada.*

4.3 Design safe and attractive *POPS*

Guidelines

4.3.1 *Privately Owned Public Space (POPS)* should be **RZ DP** provided:

- a) Where identified in a Public Realm Plan or Framework;
- b) On Residential *Tower sites* with a frontage over 60.7 m (199 ft.); and
- c) On Mixed-Use *Tower sites* with a frontage over 60.7 m (199 ft.).

4.3.2 *POPS* should be:

RZ DP

- a) Publicly accessible and appropriately secured through a statutory right-of-way;
- b) Designed with a clear purpose (ie. gathering, green space, play, or a mix) and include design features to support that use (ie. seating, lawn, play features, etc);
- c) Open to the sky;
- d) Lined by *active frontages*; and
- e) Landscaped with trees for shade.

4.3.3 *POPS* should have consistent, clear, visible and **DP** welcoming signage.

4.3.4 At-grade utilities, vents, building circulation and **RZ DP** bike/scooter stations should not block access to or reduce the usability of the *POPS*.

4.3.5 *POPS* in the Cambie Corridor Public Realm **RZ DP** Plan (referred to as 'Minor Plazas', 'Sidewalk Plazas', and 'Enhanced Open Spaces') should be designed in accordance with the guidance provided in that document.



Figure 14. *POPS* with green space, trees, and seating, lined by active frontages.

POPS designed for comfort, usability and durability in a high density urban context.
Woodward's Redevelopment, Vancouver, Canada.



B. BUILDING TYPES

This Chapter provides specific design guidance tailored to different building types, offering more detailed direction beyond the general guidance outlined in Chapter A.

The guidance in this Chapter recognizes the unique spatial, functional, and contextual requirements of various building types and aims to ensure that each contributes positively to the public realm, urban fabric, and overall livability of the city.

Applicants and staff only need to reference the Section relevant to their specific building type.

5 BUILDING TYPES

Standards and guidelines in this section are categorized based on the following building types:

5.1 Residential Low-Rise

(apartment and mixed-use residential building in the R3 districts)

5.2 Residential Tower

(mid-rise and high-rise apartment and mixed-use residential building in the R4 and R5 districts)

5.3 Mixed-Use Low-Rise

5.4 Mixed-Use Tower

5.5 Mixed Employment / Industrial

5.6 Groundwater Protection Area

5.7 Heritage Low-Rise

5.8 Heritage Tower

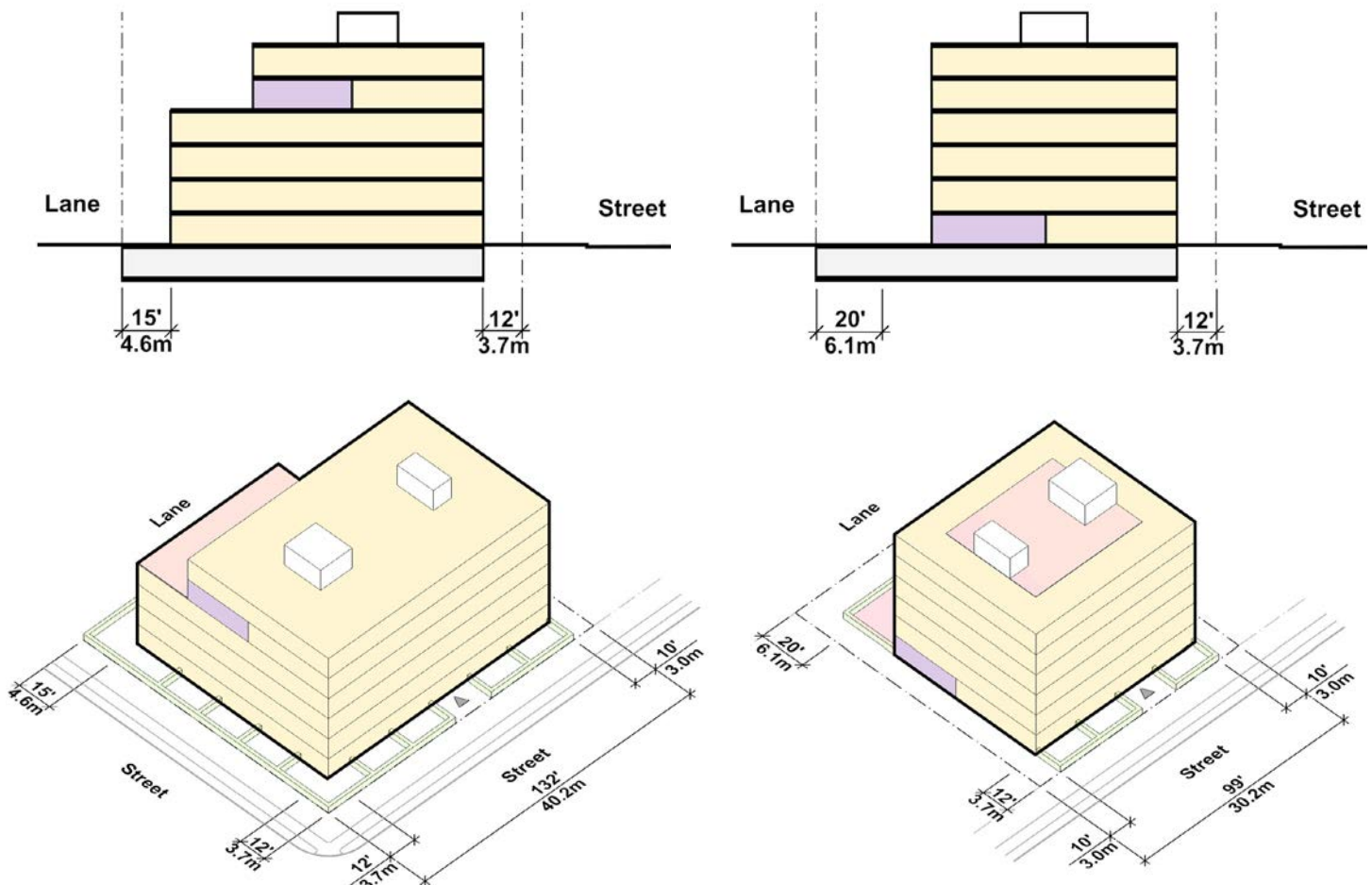


5.1 Residential Low-Rise

The Residential *Low-Rise building* type includes:

- *Low-Rise Apartment*, and
- *Low-Rise Mixed-Use Residential Building*

These buildings are generally up to 6 storeys in height (8 storeys for 100% social housing buildings, or eligible developments within Transit-Oriented Areas. See [Section 5.1.5 Development Scenarios](#)), and may include non-residential uses, such as retail or community space, but this is not required.



5.1 RESIDENTIAL LOW-RISE

Table 1: Summary of Key Residential Low-Rise Regulations and Standards

Legend:

Regulations Standards

Standards							Reference	
Density FSR	Typical Sites		1.45	1.75	2.20	2.40 (3)	-	Relevant district schedule or area plan
	Corner (1) or Shallow (2) Sites		1.45	2.00	2.70		3.00 (4)	
Building Height	Expected Number of Storeys		4	4	5	6	8 (4)	n/a
	Maximum (Numeric)	Residential and Mixed-Use	23.0 m (75 ft.)				27.5 m (90 ft.) (4)	Relevant district schedule or area plan
		Townhouse at Rear	10.7 m (35 ft.)					
Site (Minimum)		Site Area	460 m² (4,950 sq.ft.)	613 m² (6,600 sq.ft.)	920 m² (9,900 sq.ft.)	1,470 m² (15,823 sq.ft.)	Relevant district schedule or area plan	
		Site Frontage	13.7 m (45 ft)	20.1 m (66 ft.)	30.1 m (99 ft.)	40.2 m (132 ft.)	DDG 5.1.1 Density and Site Requirements	
Yards (Minimum)		Front/Exterior Side Yard	3.7 m (12 ft.)				Relevant district schedule or area plan	
		Side Yard	1.8 m (6 ft.)		3.1 m (10 ft.)		DDG 5.1.3 Yards and Building Separation	
		Rear Yard	Varies					
Building Depth (Maximum)			22.9 m (75 ft.)				DDG 5.1.2 Building Depth	
Underground Setbacks (Minimum)		Front/Exterior Side Yard	3.7 m (12 ft.)				Relevant district schedule or area plan DDG 5.1.4 Underground Setbacks	
Amenity (Suggested Minimum)		Indoor Amenity	1.2 m² of space per dwelling unit				DDG 2.4 Indoor and Outdoor Amenity	
		Outdoor Amenity	2.0 m² of space per dwelling unit					
Private Open Space (Minimum)			4.5 m² (48.4 sq. ft.) per dwelling unit				DDG 2.5 Balconies and Patios	
Dwelling Unit Design		Unit Depth	Maximum 12.2 m (40 ft.) if single aspect with exterior wall				DDG 2.3 Dwelling Unit Design	
		Floor-to-floor Height	2.7 - 3.3 m (9 - 11 ft.)					

(1) Corner sites with a *minimum site frontage* of 40.2 m (132 ft.) and a minimum site area of 1,470 m² (15,823 sq. ft.) are eligible.

(2) Shallow sites with a maximum site depth of 33.5 m (110 ft.) are eligible.

(3) 2.70 FSR for buildings where all residential floor area is developed as social housing.

(4) For 100% social housing, and sites within defined Transit-Oriented Areas (TOA), where tenure is secured as residential rental, development will be considered up to 8 storeys and 3.0 FSR for developments including a minimum of 20% below market rental.

5.1.1 Density and Site Requirements

Intent: Align building scale with surrounding context by tailoring site requirements to the allowable density, ensuring setbacks, yards, and other parameters are met.

Maximum allowable density and the associated site requirements are set out in the relevant rezoning policy, area plan, or district schedule, and are summarized in Table 1.

Guidelines Pertaining to the ZDBL

5.1.1.1 **DP** The Director of Planning may allow more than one principal building on a site where site dimensions allow and building separation can be maintained.

Standards

5.1.1.2 **RZ DP** To support the intended building form, sites should meet the following minimum depths:

- a) 30.5 m (100 ft.) for low-rise apartments;
- b) 41.2 m (135 ft.) for low-rise apartments with rear townhouses; and
- c) 53.3 m (175 ft.) for double fronting sites with a second low-rise apartment at the rear.

5.1.1.3 **RZ DP** Flexibility may be considered for shallower lots where privacy concerns can be addressed.

Guidelines

5.1.1.4 **RZ DP** Where a development site is not accessible from a lane or street at the rear of the site, lane *dedication* may be necessary.

5.1.1.5 **RZ DP** In cases where a lane *dedication* is required as a condition of a development approval, yards and setbacks are measured from the property line after accounting for *dedications*; whereas, the allowable density is based on the site area before *dedications*.

5.1.2 Building Depth

Intent: Enhance natural light, ventilation, and privacy for building occupants and improve compatibility with adjacent homes.

Standards

5.1.2.1 **RZ DP** In double-loaded corridor buildings the maximum depth at any point should be no more than 22.8 m (75 ft.).

Guidelines

5.1.2.2 **RZ DP** On corner sites with a minimum frontage of 40.0 m (132 ft.), buildings may wrap the corner with an “L” or “C” configuration. Applicants are encouraged to step building height down at the rear to create a more sensitive transition at the lane and to allow for private or shared roof terraces. See [Section 5.1.5 Development Scenarios](#) for conceptual illustrations.

5.1.3 Yards and Building Separation

Intent: Create smoother transitions to smaller-scale homes, improve access to light and air, provide space for landscaping and outdoor use, enhance the street and lane interface, and help maintain privacy between buildings.

Guidelines Pertaining to the ZDBL

- 5.1.3.1** The Director of Planning may decrease the minimum separation between buildings to accommodate irregularly shaped sites.
- DP**
- 5.1.3.2** The Director of Planning may decrease the minimum separation between apartments located side by side on a site frontage from 7.3 m (24 ft.) to 4.9 m (16 ft.) to improve efficiency, allow for more design flexibility, accommodate various site conditions, and/or enable *high-value tree* retention.
- DP**
- 5.1.3.3** The Director of Planning may decrease the minimum front yard depth and side yard width to accommodate irregularly shaped sites or *high-value tree* retention.
- DP**
- 5.1.3.4** The Director of Planning may allow projections into yards for architectural details (such as fins or frames) or for patios on sloped lots (patios over 0.6 m (2 ft.) above adjacent grade) provided such features do not compromise the open space within yards.
- DP**
- 5.1.3.5** Where new development is proposing continuous retail at grade and is adjacent to a site zoned for required at-grade commercial uses, the minimum yards for the entire building may be reduced to create a complementary interface.
- DP**

Standards

- 5.1.3.6** Where site conditions allow, larger front and exterior side yards are encouraged.
- RZ DP**
- 5.1.3.7** For sites with frontage of 30.1 m (99 ft.) or greater, the minimum side yard should be 3.0 m (10 ft.).
- RZ DP**
- 5.1.3.8** The minimum rear yard should be:
- RZ DP**
- a) 3.1 m (10 ft.) if building height at the rear is 3 storeys;

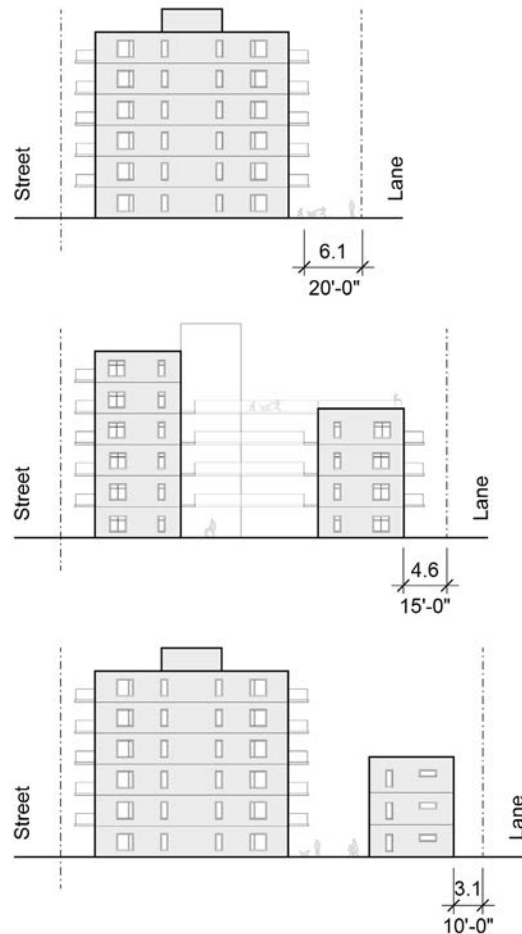


Figure 15. Rear yards should respond to the height of the building at the rear.

- b) 4.6 m (15 ft.) if building height at the rear is 4-5 storeys; and
- c) 6.1 m (20 ft.) if building height at the rear is 6 storeys. See Figure 16.

- 5.1.3.9** The minimum building separation between two apartments positioned face-to-face should be 15.2 m (50 ft.).
- RZ DP**
- 5.1.3.10** In single-loaded courtyard apartments with exterior circulation, the minimum courtyard width should be 7.3 m (24 ft.).
- RZ DP**

5.1.4 Underground Setbacks

Intent: Setting underground structures back from the property line is intended to support:

a) A healthier urban tree canopy:

- Protecting street trees by allowing space to retain large street trees during redevelopment and providing more soil volume for better long-term outcomes.
- Retaining high value trees on-site by creating room for meaningful retention strategies.
- Providing space for new on-site and street tree planting off slab. Trees planted off-slab generally live longer and perform better.

b) Natural water and soil systems:

- Underground setbacks leave room for rainwater to soak into the ground, replenishing aquifers and reducing runoff.
- Avoiding 100% parkade site coverage improves opportunities for groundwater to flow around underground structures.

Guidelines Pertaining to the ZDBL

5.1.4.1 As set out in the district schedule, underground structures must not project into the front and exterior side yard, which is set at 3.7 m (12 ft.). However, where roughly equivalent site area is provided, the Director of Planning may consider alternative configurations of the underground setback to better support *high-value tree* retention or on-site planting—provided they do not negatively impact street trees or GRI in the public right-of-way.

Guidelines

5.1.4.2 Decreased underground setbacks may be considered for corner sites with a site area less than 1,470 m² (15,823 sq. ft.), or where the development demonstrates exceptional support for the urban tree canopy and rainwater management. This is contingent on the development addressing any potential impacts on street trees.

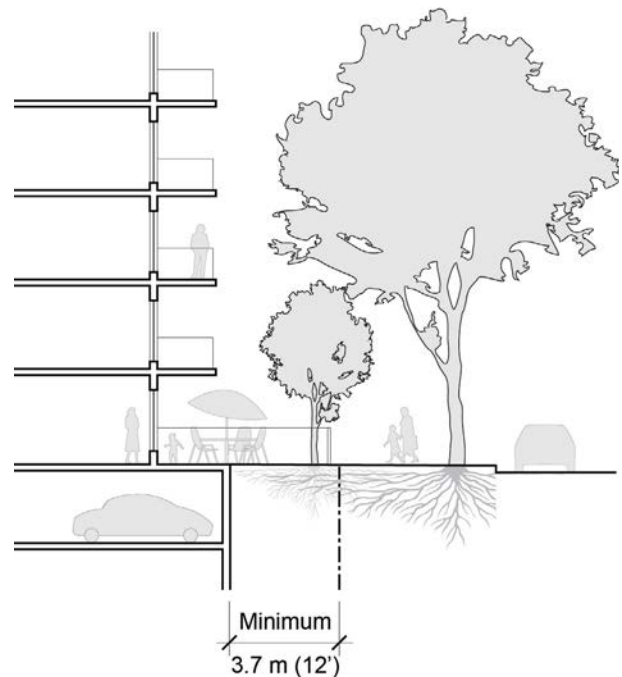


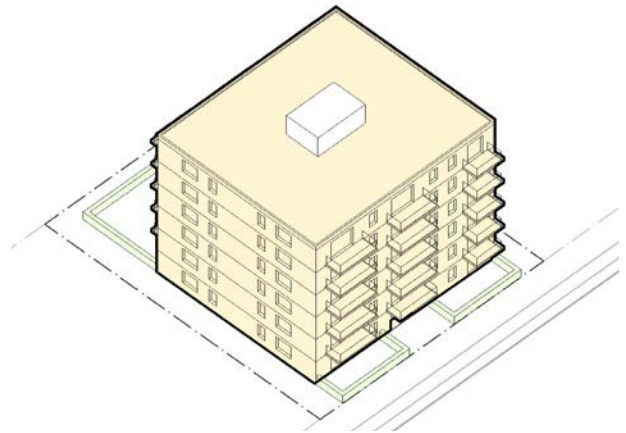
Figure 16. Underground setbacks to support tree retention and long-term tree health

5.1.5 Development Scenarios

This section provides a brief introduction to the expected residential low-rise typologies and elaborates on various development scenarios. Low-rise apartment buildings typically consist of 4 to 6 storeys of stacked apartment units. Below are three suggested baseline typologies. Other innovative typologies may be considered relative to the intent of the relevant rezoning policy and all applicable Council policies and guidelines.

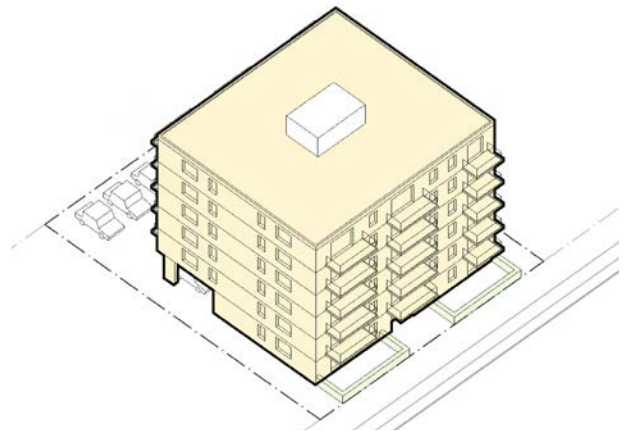
Double-Loaded Apartment

Apartment building with a double-loaded corridor is a common typology suitable for shallow and regular sites. All units except corner units have one aspect with an exterior wall.



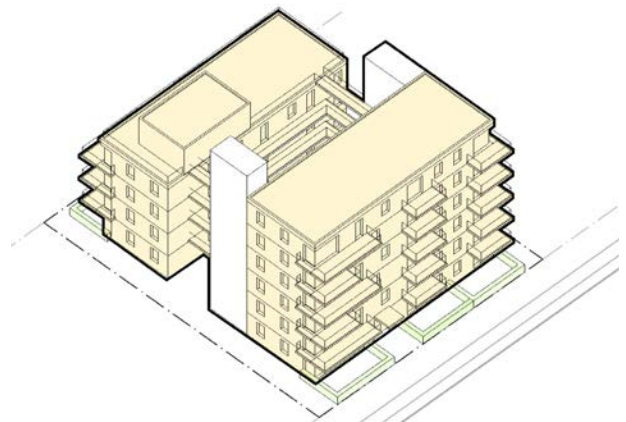
Tuck Under Parking

Tuck under parking extends at grade vehicle parking under the building to maximize surface parking efficiency.



Courtyard Apartment with Exterior Circulation

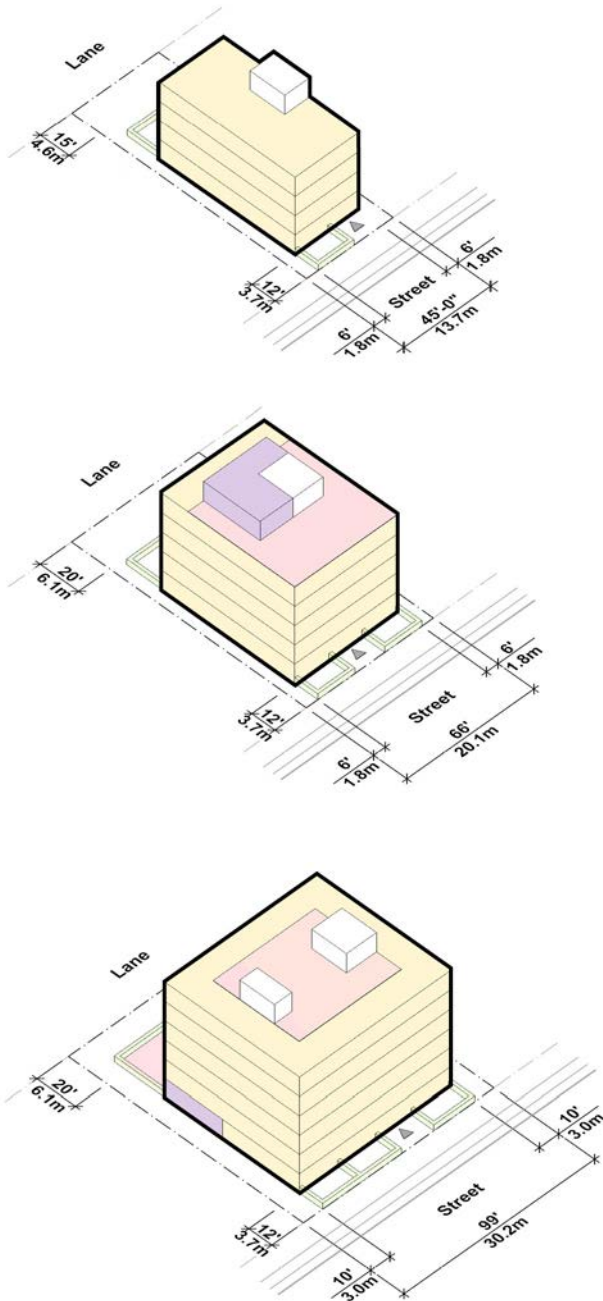
Courtyard apartment with single-loaded exterior corridor allows the majority of units to have minimum of two aspects with exterior wall (one facing the central courtyard, and at least one facing the street or rear), achieving cross ventilation, access to natural light, and climate resilience.



Double-Loaded Apartment

Mid-Block

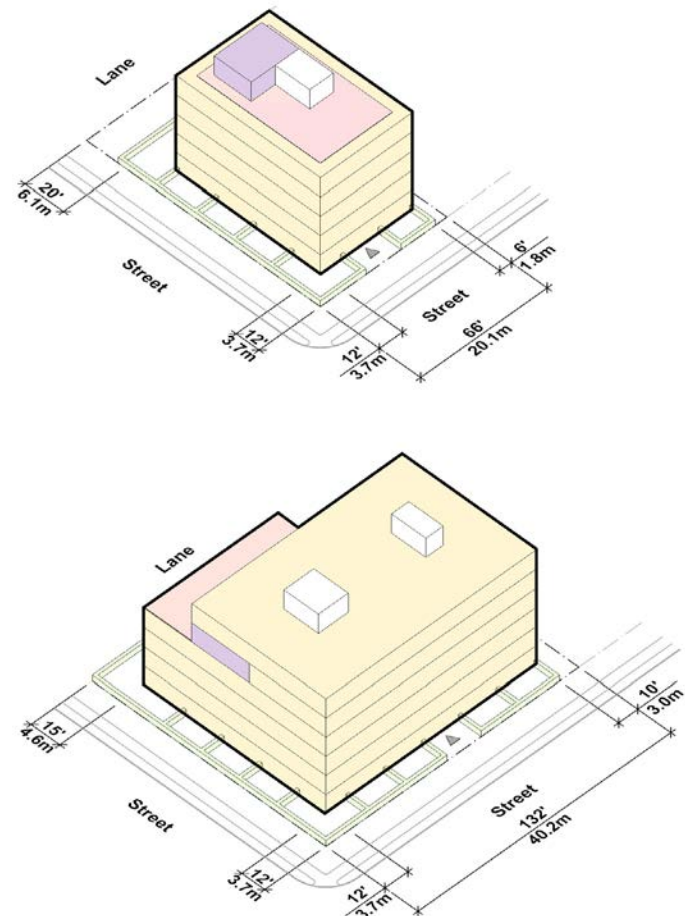
Mid-block sites will typically accommodate a single principal building with a double-loaded corridor arrangement.



Double-Loaded Apartment

Corner

Corner sites present a unique opportunity for low-rise apartments to activate both the fronting and flanking streets, enhancing the public realm and creating a more pedestrian-friendly environment. Their dual frontage also allows for increased density while maintaining a sensitive transition to adjacent properties.

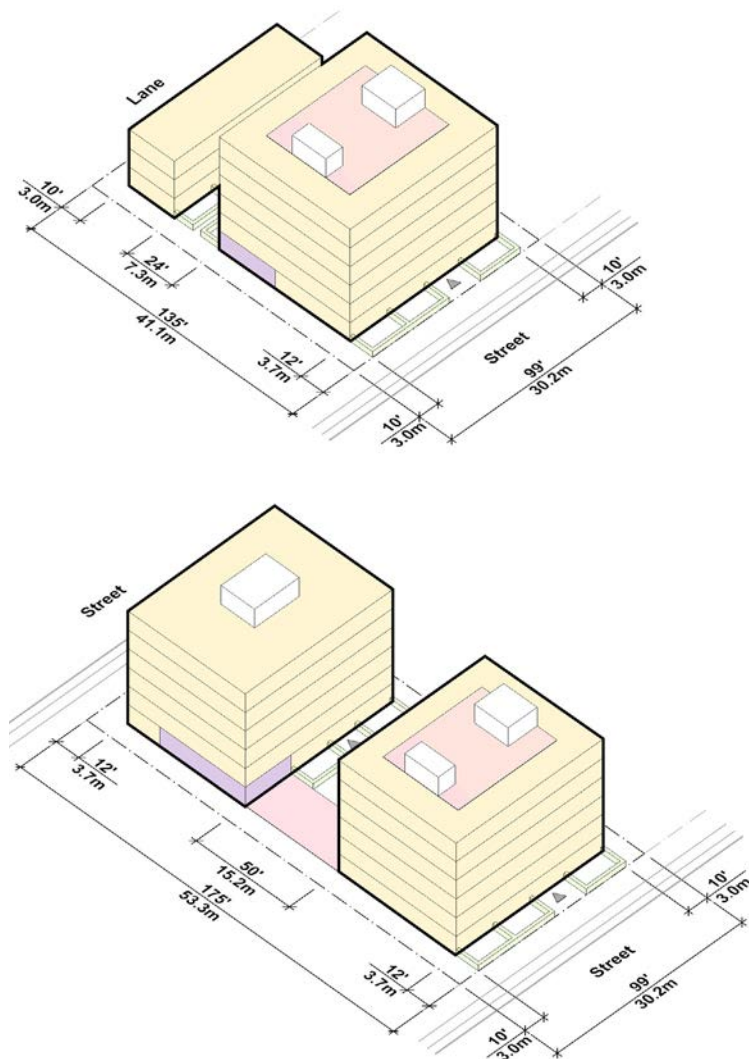


Residential
 Indoor Amenity
 Outdoor Amenity
 Parking

Double-Loaded Apartment

Deep Sites

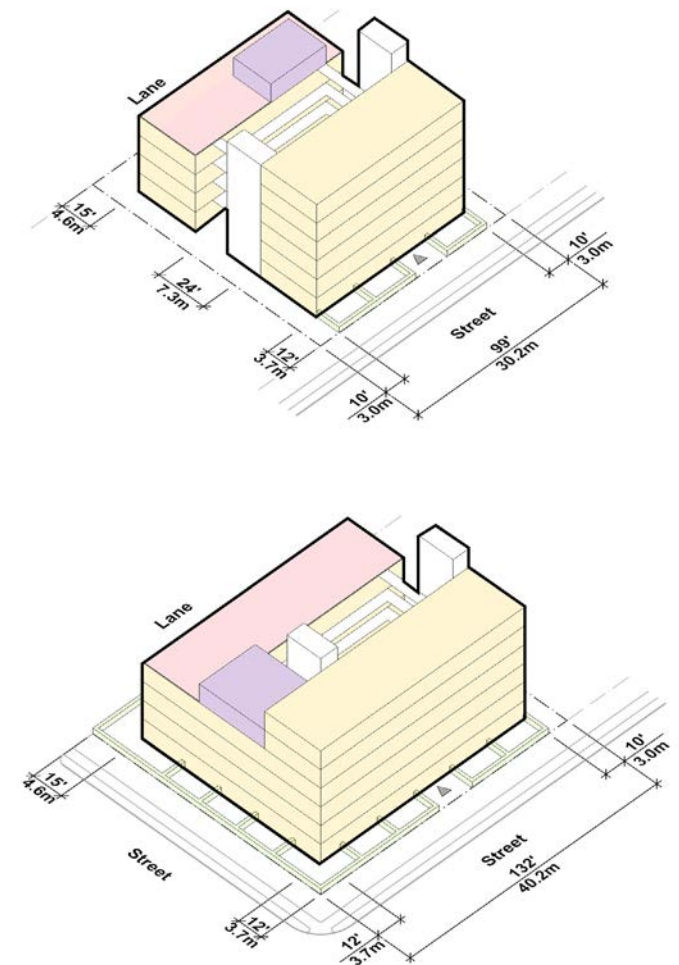
Deep sites offer the opportunity to accommodate multiple buildings, allowing for a more efficient use of space while creating varied housing options. This configuration can enhance livability by incorporating shared courtyards, improved access to light and air, and better transitions to surrounding properties.



Courtyard Apartment

Mid-Block (top) and Corner (bottom)

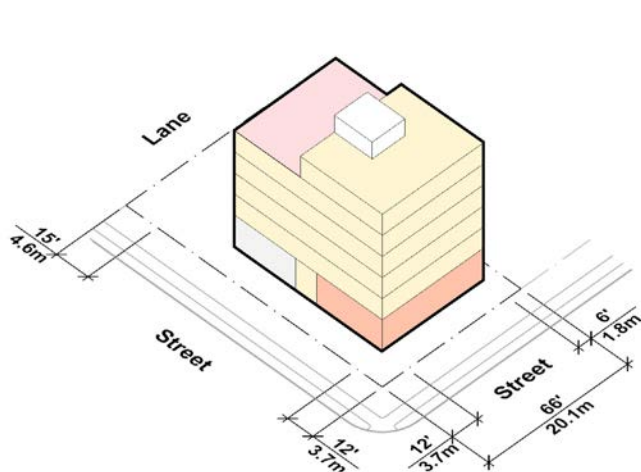
The courtyard apartment typology is well-suited to larger sites that can accommodate the central courtyard.



Mixed-Use Residential

Corner

Mixed-use residential low-rise typologies are intended to integrate into both existing and future residential neighbourhoods, providing retail and services that support the local community. See [Section 3.3](#) for guidance on commercial ground floor design.

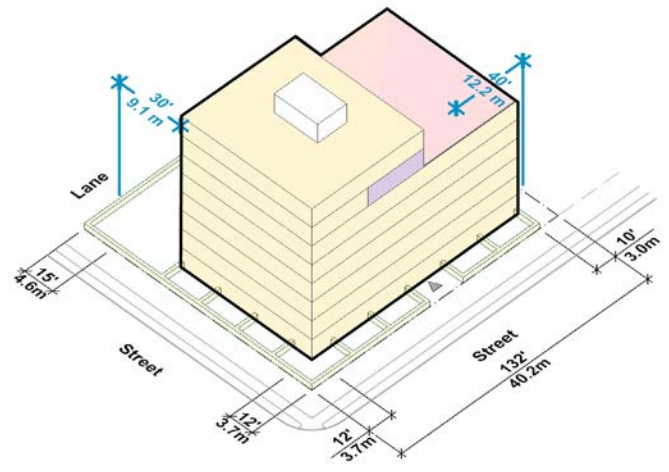


100% Social Housing and TOA

Corner

Height of 8 storeys is available if 100% of the residential floor area is developed as social housing, or within TOA areas if the form of tenure is secured as residential rental tenure, and a minimum of 20% of the residential floor area is secured as below-market rental dwelling units.

The seventh and eighth storeys are considered *tower elements*, and should follow the guidelines in [Section 5.2.3 Tower Setbacks and Separation](#).



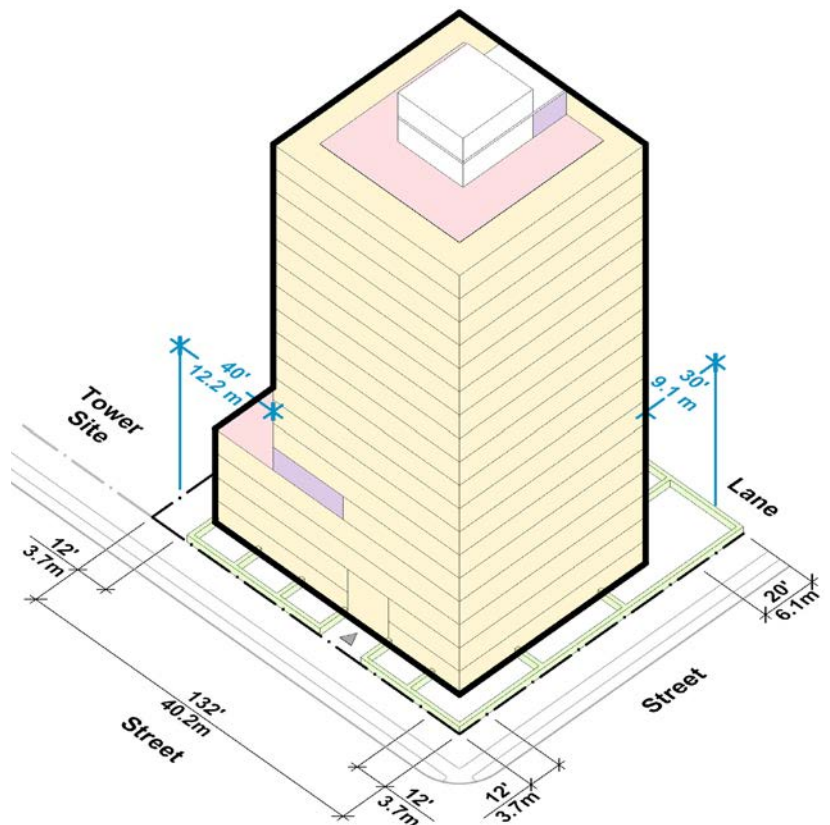
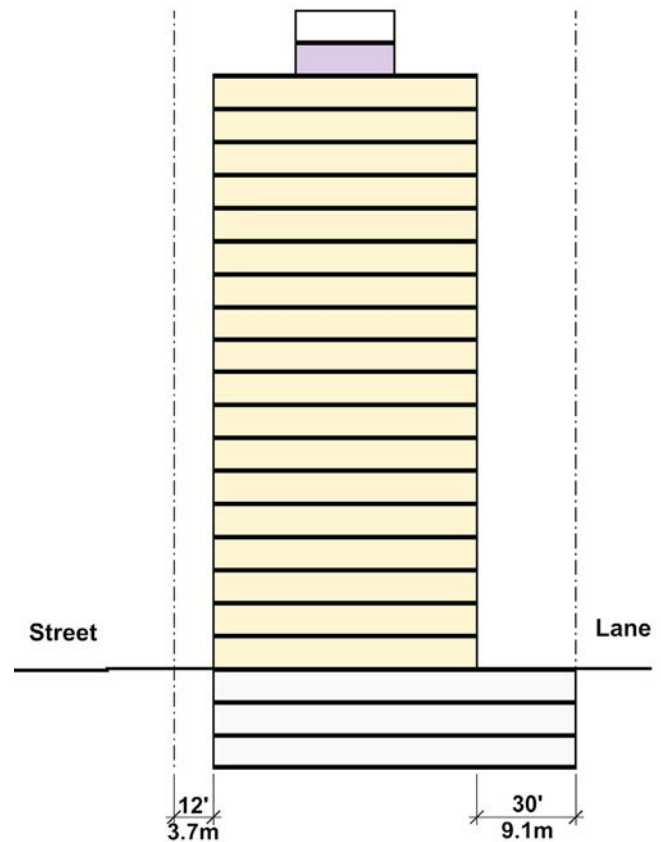


5.2 Residential Tower

The Residential Tower building type includes:

- *Mid-Rise Apartment,*
- *Mid-Rise Mixed-Use Residential Building,*
- *High-Rise Apartment, and*
- *High-Rise Mixed-Use Residential Building*

These residential buildings are over 6 storeys in height (8 storeys for 100% social housing buildings) and may include non-residential uses, such as retail or community space, but this is not required.



5.2 RESIDENTIAL TOWER

Table 2: Summary of Key Residential Tower Regulations and Standards

Legend:

Regulations Standards

Standards			Reference
Site (minimum)	Site Area	Corner: 1,348 m ² (14,520 sq. ft.) Mid-block: 1,532 m ² (16,500 sq. ft.)	Relevant district schedule or area plan
	Site Frontage	Corner: 40.0 m (132 ft.) Mid-block: 45.7 m (150 ft.)	DDG 5.2.1 Density and Site Requirements
	Site Depth	33.5 m (110 ft.)	
Building Height (maximum)	Overall	Varies	Relevant district schedule or area plan
	Podium	15.2 m (50 ft.) - 4 storeys	DDG 5.2.2 Building Height
Podium Depth (maximum)		22.9 m (75 ft.) For alignment with tower: 24.4 m (80 ft.)	DDG 5.2.6 Podium Depth
Yards (minimum)	Front and Exterior Side Yard	3.7 m (12 ft.)	Relevant district schedule or area plan
	Side Yard	3.7 m (12 ft.)	
	Rear Yard	6.1 m (20 ft.)	DDG 5.2.5 Yards
	Enhanced Open Space Setback	20% of the site width for sites with a frontage exceeding 60.7 m (199 ft.)	DDG 5.2.8 EOSS, POPS and Mid-Block Connections
Tower Setbacks (minimum)	Front and Exterior Side Property Line	3.7 m (12 ft.)	DDG 5.2.3 Tower Setbacks and Separation
	Side Property Line	12.2 m (40 ft.)	
	Rear Property Line	9.1 m (30 ft.)	
Tower Separation (minimum)		Minimum tower separation: - Residential to Residential: 24.4 m (80 ft.) - Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.) - Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.)	
Tower Floor Plate	Floor plate area (Maximum)	Varies	DDG 5.2.4 Tower Floor Plates
	Dimension (Maximum)	29.0 m (95 ft.)	
Underground Setbacks	Front and Exterior Side Yard	3.7 m (12 ft.)	DDG 5.2.7 Underground Setbacks
Amenity (minimum)	Indoor Amenity	Minimum 1.2 m ² of space per dwelling unit	DDG 2.4 Indoor and Outdoor Amenity
	Outdoor Amenity	Minimum 2.0 m ² of space per dwelling unit	
Private Open Space (minimum)		Minimum 4.5 m ² (48.4 sq. ft.) per dwelling unit	DDG 2.5 Balconies and Patios
Dwelling Unit Design	Unit Depth	Maximum 12.2 m (40 ft.) if single aspect with exterior wall	DDG 2.3 Dwelling Unit Design
	Floor-to-floor Height	2.7 - 3.3 m (9 - 11 ft.)	

5.2.1 Density and Site Requirements

Intent: Align building scale with surrounding context by tailoring site requirements to the allowable density, ensuring setbacks, yards, and other parameters are met.

Maximum allowable density and the associated site requirements are set out in the relevant rezoning policy, area plan, or district schedule.

Guidelines Pertaining to the ZDBL

5.2.1.1 **DP** The minimum frontage for a *tower development* as set out in the district schedule is 40.2 m (132 ft.) for corner sites and 45.7 m (150 ft.) for mid-block sites. The Director of Planning may vary the minimum frontage and site area required for a corner site where:

- a) The site is within R4-1, R5-2, R5-3 and R5-4;
- b) The site has a minimum frontage of 30.2 m (99 ft.);
- c) The project satisfies all applicable Council policies and guidelines; and
- d) The applicant demonstrates through a *block study* that the development would not impose unreasonable development limitations on adjacent sites.

5.2.1.2 **DP** The maximum site frontage for *tower sites* as set out in the district schedule is 60.7 m (199 ft.). Sites with a frontage exceeding 60.7 m (199 ft.) should provide an above grade Enhanced Open Space Setback (EOSS). See [Section 5.2.8 EOSS, POPS and Mid-Block Connections](#).

5.2.1.3 **DP** The Director of Planning may allow more than one principal building on a site where site dimensions allow and building separation can be maintained.

Standards

5.2.1.4 **RZ DP** *Tower sites* should have a lot depth of at least 33.5 m (110 ft.) after *dedications*. Shallower sites may be considered if they meet or exceed design expectations.

Guidelines

5.2.1.5 **RZ DP** Where a development site is not accessible from a lane or street at the rear of the site, lane *dedication* may be necessary.

5.2.1.6 **RZ DP** In cases where a lane *dedication* is required as a condition of a development approval, yards and setbacks are measured from the ultimate property line which is the property line after accounting for *dedications*; whereas, the allowable density is based on the site area before *dedications*.



5.2.2 Building Height

Intent: Ensure a smoother transition between towers and lower-scale buildings, enhance the pedestrian experience, and preserve solar access.

Maximum building heights vary by policy area and are set out in the relevant rezoning policy, area plan, or district schedule.

Standards

5.2.2.1 Where podiums are provided, they should not
RZ DP exceed 4 storeys (approximately 15.2 m (50 ft.))

5.2.2.2 Podium heights of up to 6 storeys
RZ DP (approximately 21.3 m (70 ft.)) may be considered:

- a) For non-profit or government-initiated projects with non-market housing, or
- b) On sites with a frontage greater than 60.7 m (199 ft.), provided public at-grade *open space* is included. See [Section 5.2.8 EOSS, POPS and Mid-Block Connections](#).

Guidelines

5.2.2.3 Standard buildings on typical assemblies will
RZ DP not need the maximum overall building height to achieve the maximum floor space ratio. Increases in density and/or floor-to-floor heights to reach the maximum building height are not supported.

5.2.3 Tower Setbacks and Separation

Intent: Ensure access to natural light, air, and views, protect privacy, reduce shadowing on homes and *open spaces*, and support a healthy, livable urban environment.

Standards

- 5.2.3.1** Tower size and placement should demonstrate **RZ DP** a minimum *tower separation* between existing towers and potential future towers as follows:
- a) Residential to Residential: 24.4 m (80 ft.);
 - b) Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.); and
 - c) Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.).
- 5.2.3.2** Tower setbacks are designed so each site provides half of the expected *tower separation*, while also meeting front and exterior side yard requirements. This typically results in the following minimum setbacks:
- a) Front/exterior side property line: 3.7 m (12 ft.);
 - b) Interior side property line: 12.2 m (40 ft.);
 - c) Rear property line with typical rear lane: 9.1 m (30 ft.); and
 - d) Rear property line without typical rear lane: 12.2 m (40 ft.).
- 5.2.3.3** Tower setbacks from the interior side property **RZ DP** line may be reduced to 6.1 m (20 ft.) if the adjacent site is a *non-tower site*. See Figure 18.
- 5.2.3.4** If a neighbouring tower is closer than 12.2 m **RZ DP** (40 ft.) to the property line, an increased on-site tower setback beyond 12.2 m (40 ft.) is expected to ensure adequate *tower separation*.

Guidelines

- 5.2.3.5** Tower setbacks should be measured from **RZ DP** the ultimate property line after accounting for *dedications*.
- 5.2.3.6** A *block study* may be necessary to demonstrate **RZ DP** that a *tower development* can meet its expected *tower separation*.
- 5.2.3.7** Minor encroachments into the separation **RZ DP** distance, such as for balconies or building articulation, may be considered provided the impacts on views, privacy, light and *open space* are minimal.

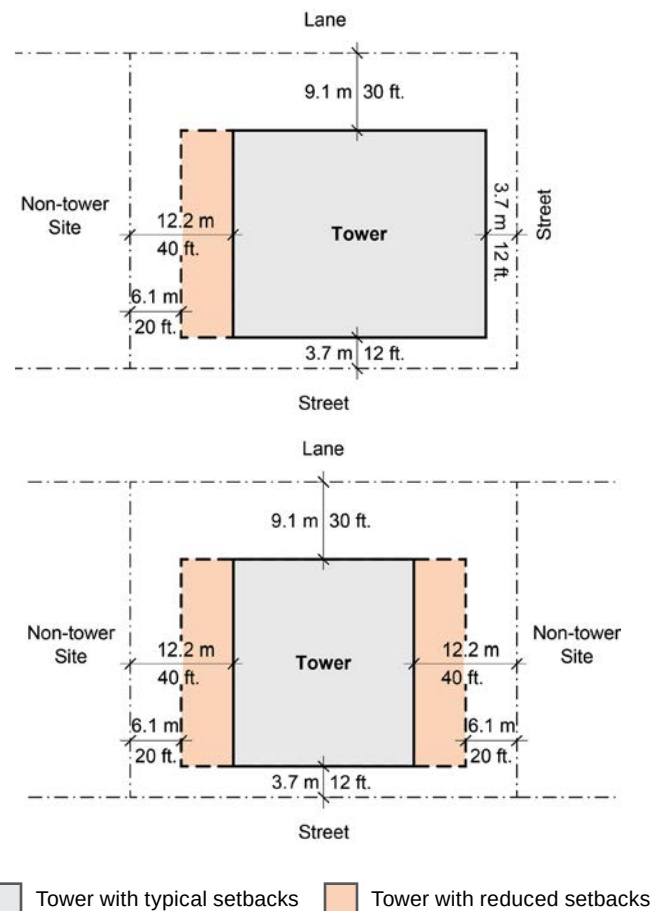


Figure 17. Plan diagrams illustrating tower setbacks and supported reductions on a corner site (top) and mid-block site (bottom).

5.2 RESIDENTIAL TOWER

5.2.4 Tower Floor Plates

Intent: Support access to natural light, air, and views for occupants, preserve solar access and views in the broader neighbourhood, and ensure adjacent sites remain unencumbered to enable efficient development and review.

Standards

5.2.4.1 Developments should generally comply with the **RZ DP** limits outlined in Table 3 and 4.

Guidelines

5.2.4.2 *Tower floor plates* up to 743 m² (8,000 sq. ft.) **RZ DP** may be considered for *mass timber buildings* and non-profit or government-initiated projects with non-market housing, despite potential for constraints on adjacent development parcels.

5.2.4.3 To meet technical requirements, such as additional elevators, tower floor plates up to 745m² (8,000 sq. ft.) may also be considered for towers exceeding 40 storeys in height. This is contingent on the development aligning with urban design and livability expectations, and demonstrating that it does not negatively constrain adjacent development parcels.

5.2.4.4 Achieving the maximum *tower floor plate* outlined in Table 3 and 4 may not be feasible for all developments depending on site size and adjacencies.

5.2.4.5 Residential *tower floor plates* should not exceed 29.0 m (95 ft.) in either direction to minimize the visual and solar access impacts of the tower.

Table 3: Tower Floor Plate Limits (Corner Development Site)

Site Adjacent to Subject Site	Subject Site Frontage		
	30.2 m (99 ft.)	40 m (132 ft.)	Greater than or equal to 45.7 m (150 ft.)
Non-tower site	511 m ² (5,500 sq. ft.)	669 m ² (7,200 sq. ft.)	669 m ² (7,200 sq. ft.)
Tower site	372 m ² (4,000 sq. ft.)	604 m ² (6,500 sq. ft.)	

Table 4: Tower Floor Plate Limits (Mid-block Site)

Site Adjacent to Subject Site	Subject Site Frontage		
	45.7 m (150 ft.)	50.3 m (165 ft.)	Greater than or equal to 61 m (200 ft.)
Two non-tower sites	669 m ² (7,200 sq. ft.)	669 m ² (7,200 sq. ft.)	669 m ² (7,200 sq. ft.)
One tower site, one non-tower site	604 m ² (6,500 sq. ft.)		
Two tower sites	511 m ² (5,500 sq. ft.)	604 m ² (6,500 sq. ft.)	

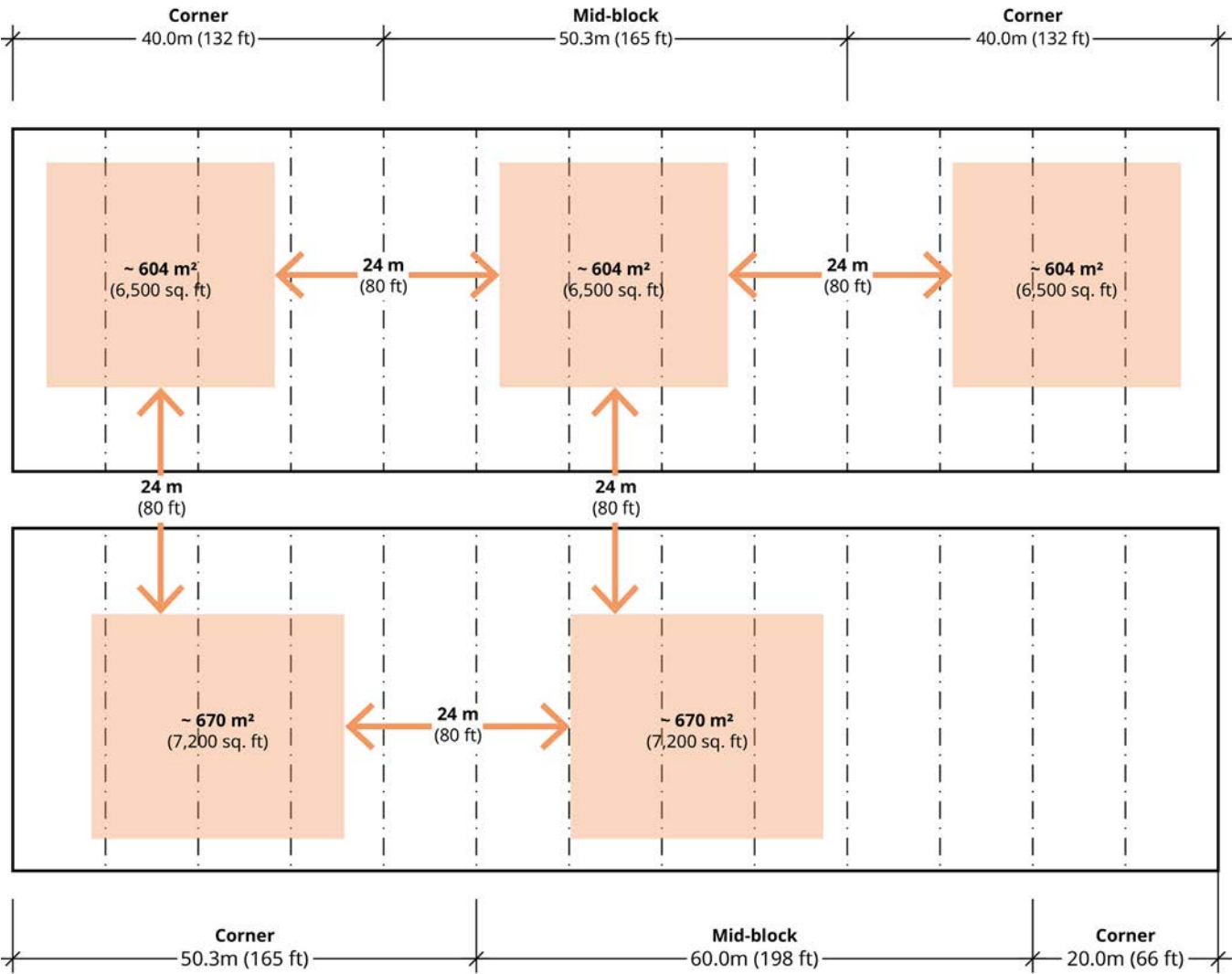


Figure 18. Example tower development scenarios on a typical Vancouver block.

5.2 RESIDENTIAL TOWER

5.2.5 Yards

Intent: Create smoother transitions to smaller-scale homes, improve access to light and air, provide space for landscaping and outdoor use, enhance the street and lane interface, and help maintain privacy between buildings.

Yards are measured from the ultimate property line (i.e. after any *dedication*).

Guidelines Pertaining to the ZDBL

5.2.5.1 When a street *dedication* or statutory right-of-way is required at the front of the site a decrease in the front yard to a minimum of 3.1 m (10 ft.) may be considered.

5.2.5.2 The Director of Planning may decrease the minimum rear yard depth and side yard width to accommodate irregularly shaped sites or *high-value tree* retention.

5.2.5.3 The Director of Planning may allow projections into yards for architectural details (such as fins or frames) or for patios on sloped lots (patios over 2ft. above adjacent grade) provided such features do not compromise the *open space* within yards.

5.2.5.4 Where new development is proposing continuous retail at grade and is adjacent to a site zoned for required at-grade commercial uses, the minimum yards for the entire building may be reduced to create a complementary interface.

Guidelines

5.2.5.5 Where site conditions allow, larger front and exterior side yards are encouraged.

5.2.5.6 For corner sites where the flanking street is part of the *Blue-Green System* or an Ecological Corridor, a larger exterior side yard setback is encouraged.

5.2.6 Podium Depth

Intent: Enhance natural light, ventilation, and privacy for building occupants and improve neighbourhood compatibility.

Standards

5.2.6.1 Podium depth should not exceed 22.8 m (75 ft.), except for the portion of the podium beneath the tower element. Podium depth may be increased to approximately 24.4 m (80 ft.) for the entire podium to facilitate tower and podium alignment, provided unit depths do not exceed 12.2 m (40 ft.) for units that have one aspect with exterior wall.

5.2.7 Underground Setbacks

Intent: Setting underground structures back from the property line is intended to support:

a) A healthier urban tree canopy:

- Protecting street trees by allowing space to retain large street trees during redevelopment and providing more soil volume for better long-term outcomes.
- Retaining high value trees on-site by creating room for meaningful retention strategies.
- Providing space for new on-site and street tree planting off slab. Trees planted off-slab generally live longer and perform better.

b) Natural water and soil systems:

- Underground setbacks leave room for rainwater to soak into the ground, replenishing aquifers and reducing runoff.
- Avoiding 100% parkade site coverage improves opportunities for groundwater to flow around underground structures.

Guidelines Pertaining to the ZDBL

5.2.7.1 As set out in the district schedule, underground structures must not project into the required front or exterior side yard, which is set at 3.7 m (12 ft.). However, where roughly equivalent site area is provided, the Director of Planning may consider alternative configurations of the underground setback to better support *high-value tree* retention or on-site planting—provided they do not negatively impact street trees or GRI in the public right-of-way.

Guidelines

5.2.7.2 Reduced underground setbacks may be considered for sites with a lot depth of less than 33.5 m (110 ft.), or where the development demonstrates exceptional support for the urban tree canopy and rainwater management. This is contingent on the development addressing any potential impacts on street trees.

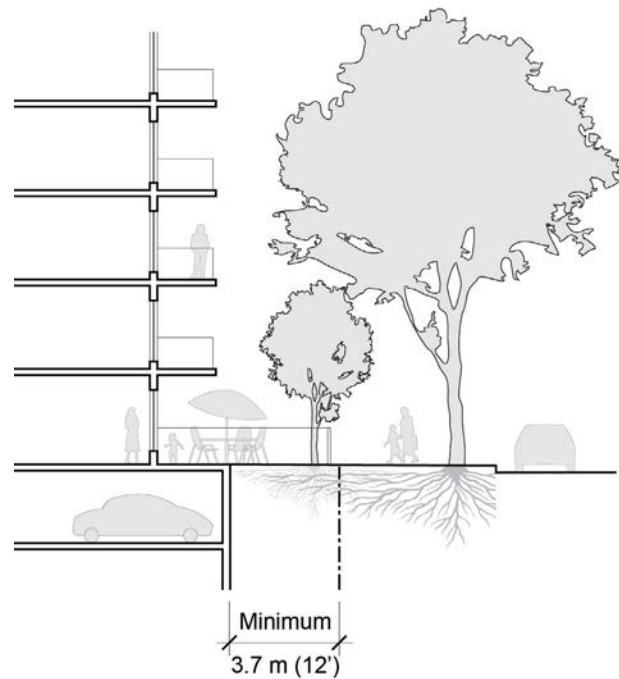


Figure 19. Underground structures aligned with the required front and exterior side yards.



5.2.8 EOSS, *POPS* and Mid-Block Connections

Intent: Create inviting, public *open spaces* while supporting tree retention and replacement, ecology and green rainwater infrastructure.

Standards

5.2.8.1 Sites with a frontage exceeding 60.7 m (199 ft.)
RZ DP should provide an above grade Enhanced Open Space Setback (EOSS) equal to 20% of the frontage that extends the full depth of the site.

5.2.8.2 Underground structures on these sites should
RZ DP take up no more than 80% of the site area and be located to prioritize existing *high-value tree* retention and future on-site tree planting.

5.2.8.3 At least 50% of the EOSS should be planted
RZ DP area and prioritize medium to large tree species.

Guidelines

5.2.8.4 The EOSS is primarily intended for public use
RZ DP and should be secured through a statutory right-of-way.

5.2.8.5 Private *open space* uses are generally not
RZ DP expected within the EOSS, except for:

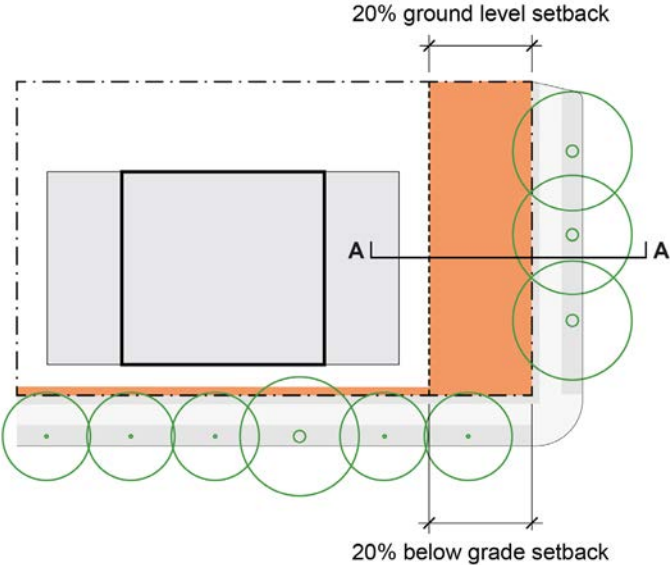
- a) Outdoor space associated with a public childcare facility; and
- b) Modest encroachments for other uses if they support the intended use and function of the space.

5.2.8.6 Design features in the EOSS should support
DP public use with elements like planting, seating, play features, or pathways, while respecting the residential context and focusing on quieter activities.

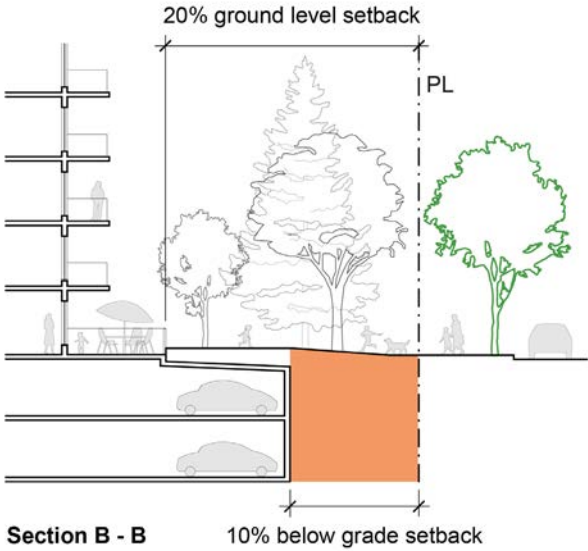
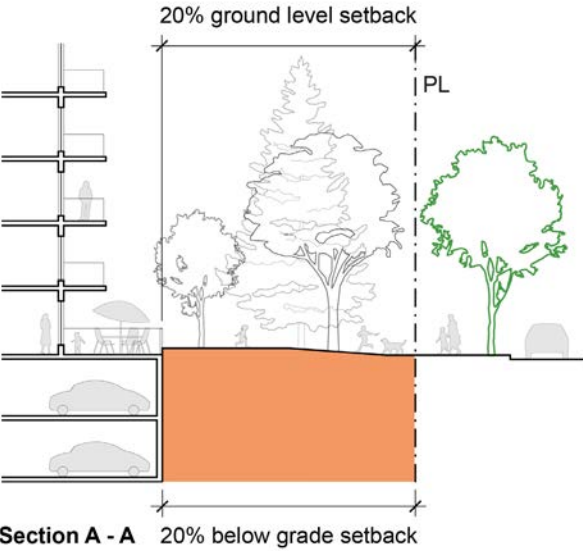
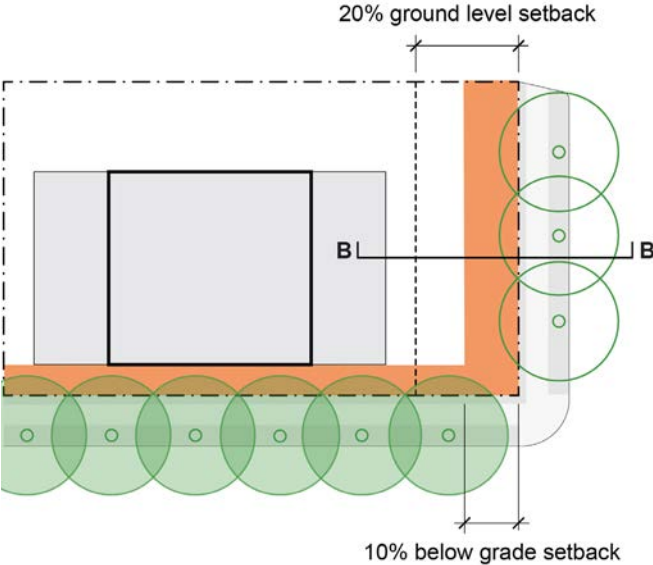
5.2.8.7 For non-profit or government-initiated
RZ DP projects with non-market housing, the design expectations in this section should be interpreted with flexibility.

5.2.8.8 See [Section 4.2](#), and [Section 4.3](#) for
DP additional guidance on the design of *mid-block connections* and *POPS*.

Option A



Option B



Existing street tree High-value street tree Below grade setback

Figure 20. Option A (left) aligns above and below grade setbacks in the EOSS together with a decreased front yard underground setback. Option B (right) provides front and exterior side yard setbacks to balance high-value street tree retention on the fronting street with support for new tree planting in the EOSS.

5.2 RESIDENTIAL TOWER

Corner EOSS and POPS

The corner EOSS design supports and responds to building program and site context, inviting the public to spend time within the space. Residential patios face the public space for a more active edge, but are located outside of the EOSS. These yards are buffered with a wide planted area for residents' privacy. Pedestrian circulation within the EOSS is consolidated and simplified, so as not to fragment otherwise contiguous public space.

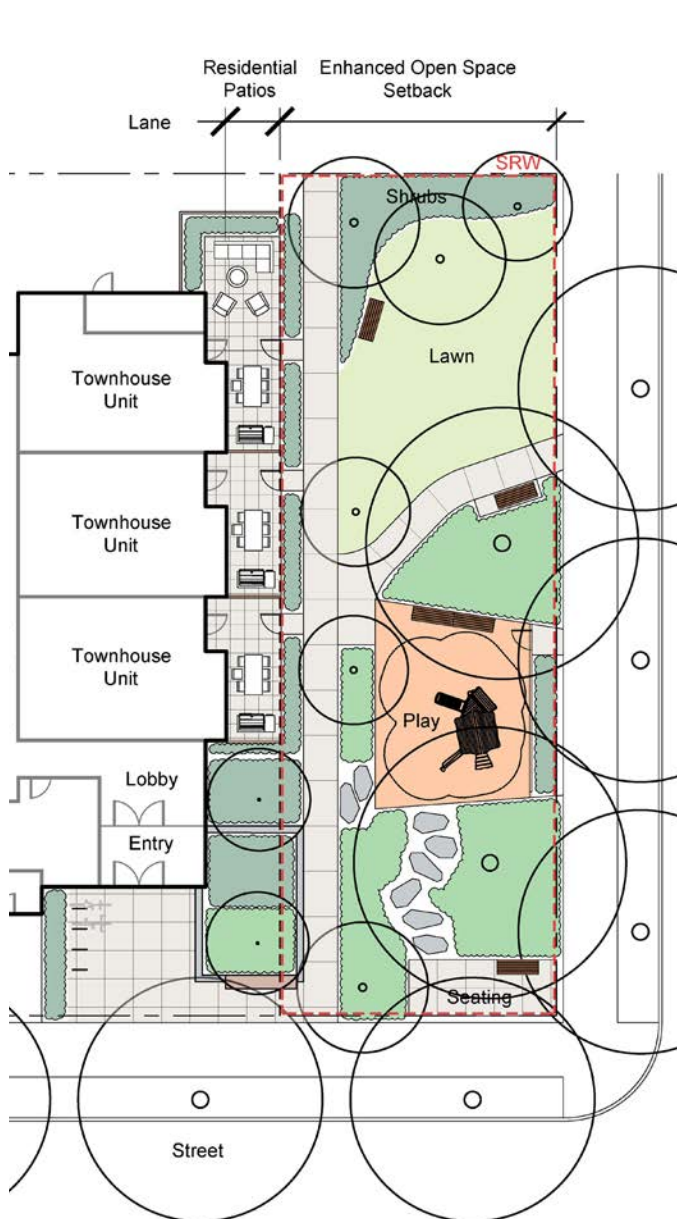


Figure 21. Corner EOSS and POPS in a residential development.

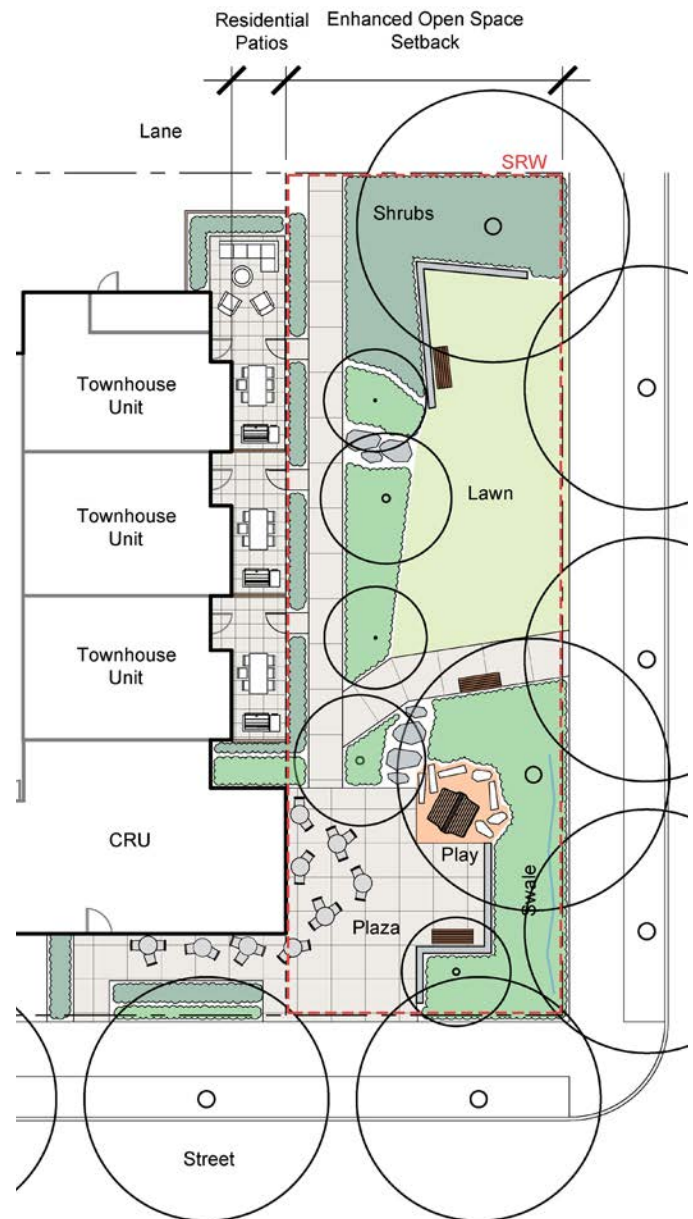


Figure 22. Corner EOSS and POPS in a mixed-use residential development.

Mid-Block Connections

The mid-block EOSS design supports and responds to building program and site context by creating mid-block pedestrian connections, inviting the public to pass through the space. Residential yards face the EOSS for a more active interface. The yards are buffered with a wide planted area for residents' privacy.

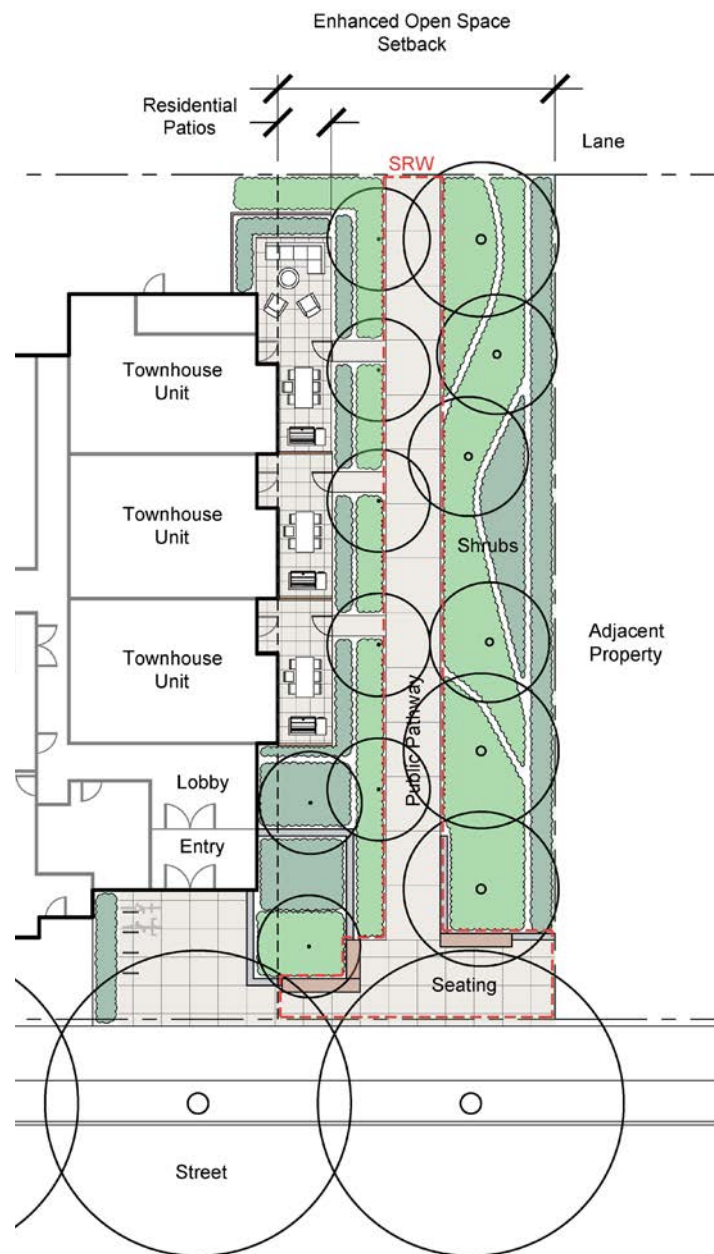


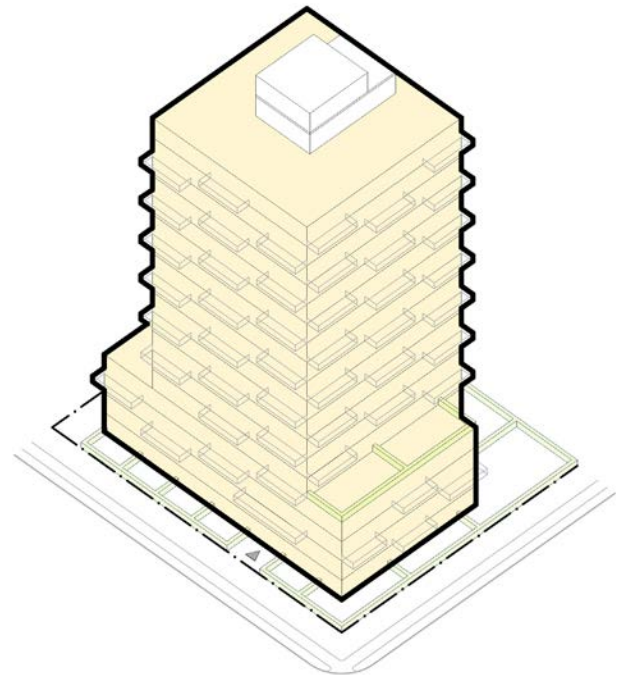
Figure 23. Mid-block EOSS and POPS in a residential development.

5.2.9 Development Scenarios

This section provides a brief introduction to the expected Residential Tower typologies and elaborates on various development scenarios. Below are two suggested baseline typologies. Other innovative typologies may be considered relative to the intent of the relevant rezoning policy and all applicable Council policies and guidelines.

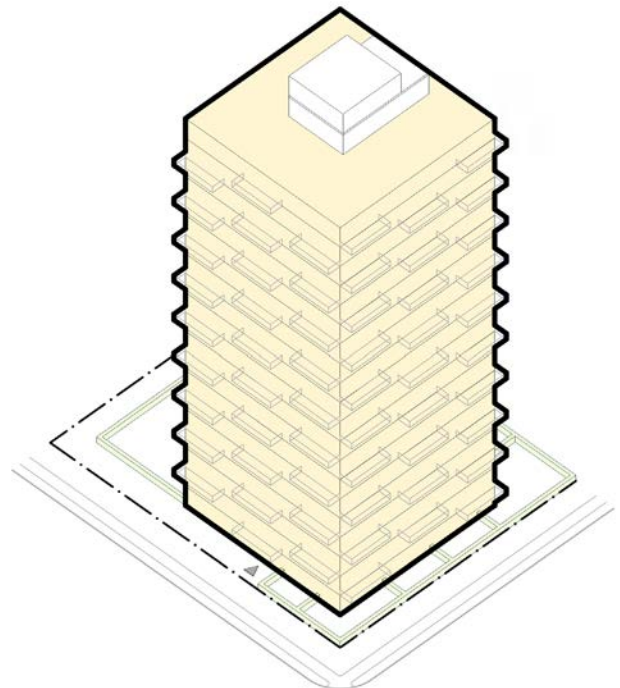
Tower On Podium

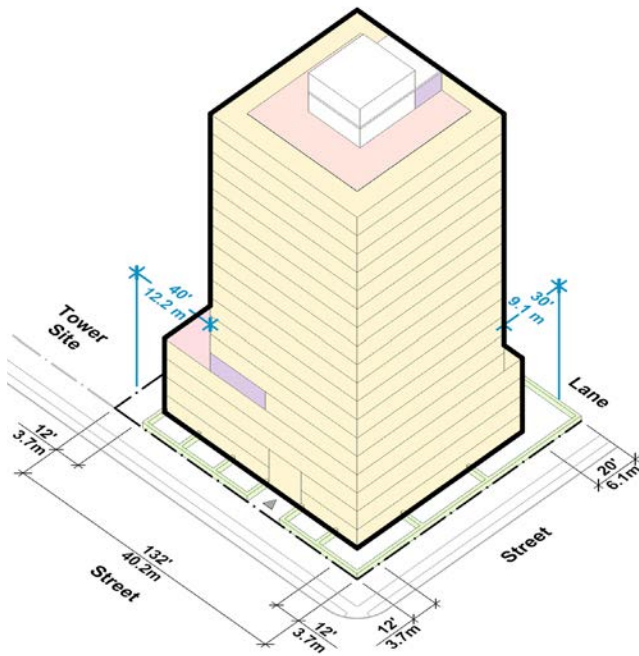
Towers on podiums include a 4-storey base along the main frontage, with a tower rising above it. This typology aims to create a vibrant street edge with inviting private outdoor spaces for each ground-level unit, while also providing outdoor areas on the podium level.



Tower In Open Space

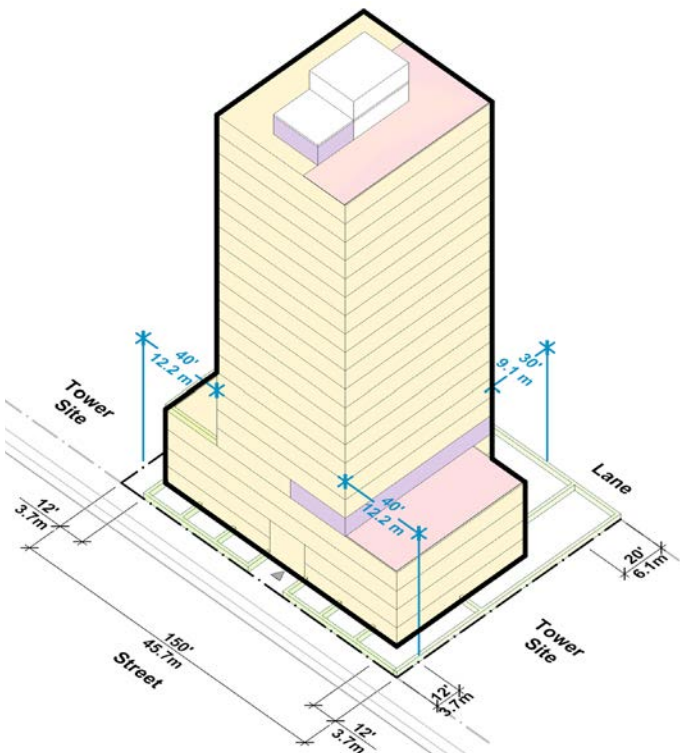
Towers in *open space* offer residents larger, usable shared *open spaces* at ground level while also creating an active and visually appealing street edge.





Corner Development

Corner sites present a unique opportunity for residential towers to activate both the fronting and flanking streets, enhancing the public realm and creating a more pedestrian-friendly environment. Their dual frontage also allows for smaller site frontages while maintaining *tower separation* and sensitive transitions to adjacent properties.



Mid-Block Development

Mid-block sites integrate into existing residential neighbourhoods while maintaining *tower separation* and sensitive transitions to adjacent properties.

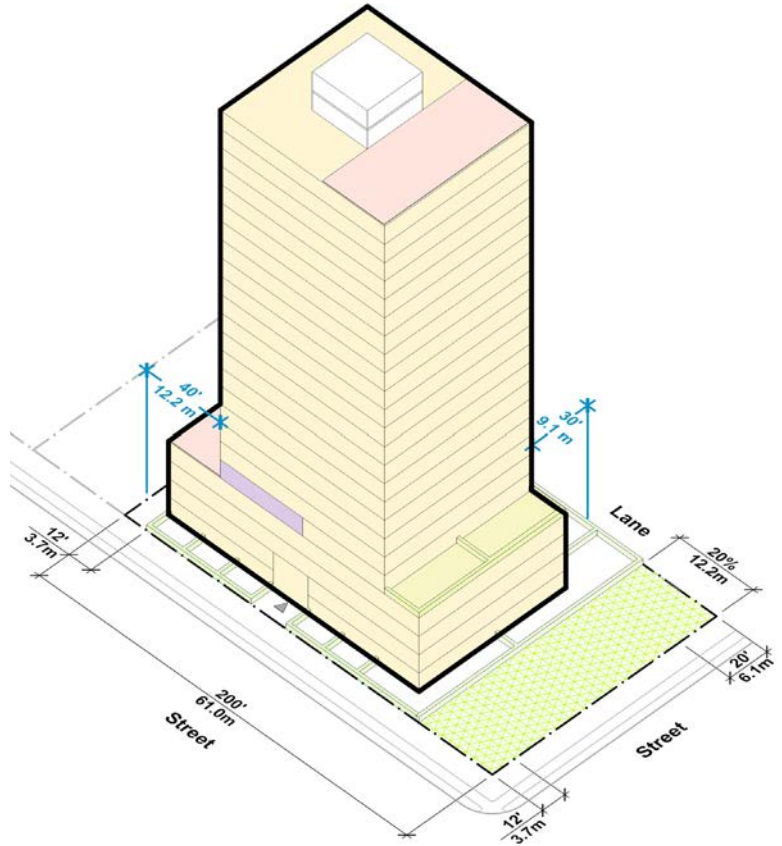


5.2 RESIDENTIAL TOWER

Large Site Frontage

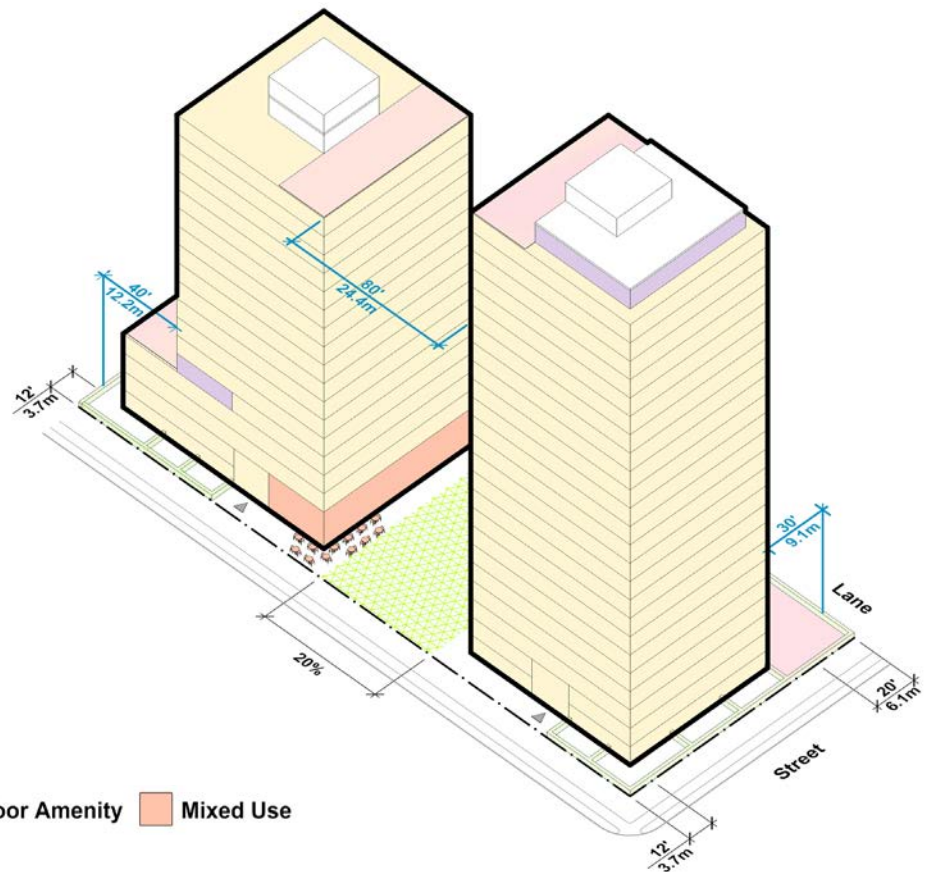
Frontage greater than 60.7 m (199 ft.)

Sites with a frontage greater than 60.7 m (199 ft.) that can accommodate one tower, deliver Enhanced Open Space Setback (EOSS) and *Privately Owned Public Space (POPS)* along the exterior side property line on corner sites, or along either interior side property line on mid-block sites. See [Section 5.2.8 EOSS, POPS and Mid-Block Connections](#) for design guidance.



Multiple Tower Sites: Frontage greater than 90.5 m (297 ft.)

Multiple tower sites typically have a frontage greater than or equal to 90.5 m (297 ft.), and deliver Enhanced Open Space Setback (EOSS) and *Privately Owned Public Space (POPS)* in between towers at grade to break up the expanse of the building and to facilitate required *tower separation*. See [Section 5.2.8 EOSS, POPS and Mid-Block Connections](#) for design guidance.

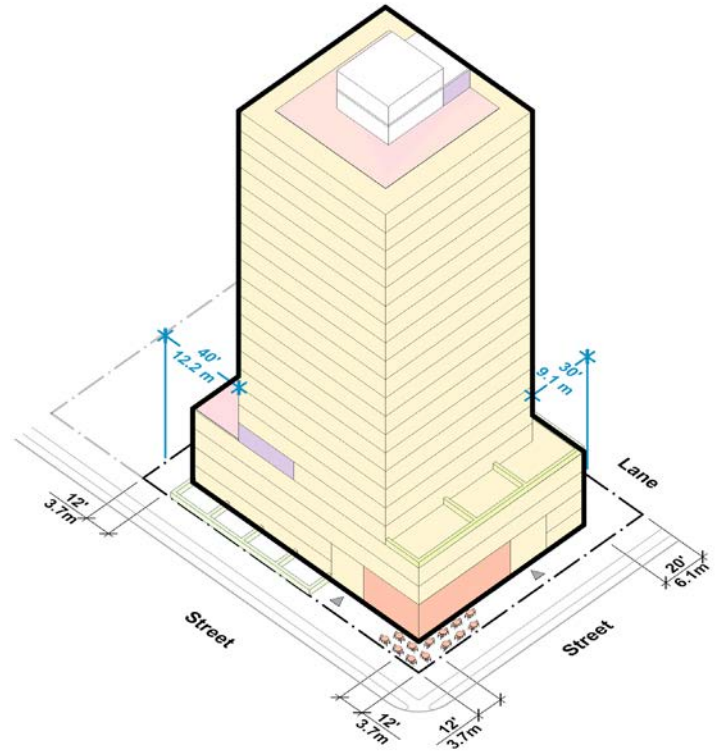


Residential Indoor Amenity Outdoor Amenity Mixed Use

Mixed-Use Residential

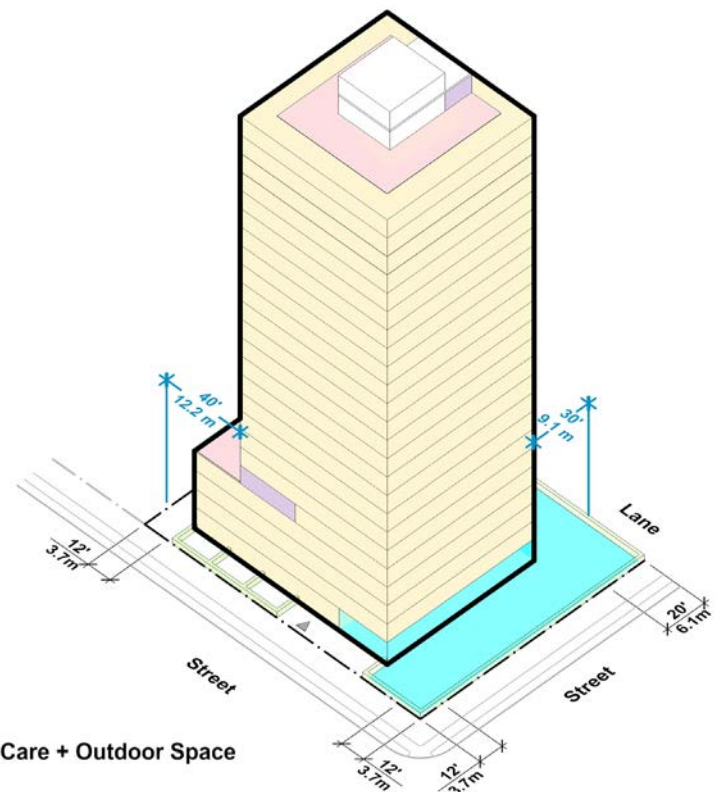
Mixed-Use Residential Tower

Where retail, service, and office uses are integrated into mixed-use residential buildings, it enhances access to daily necessities and to support local economic growth through job creation.



Child Day Care Facility

A child day care facility may be integrated into new *tower developments* to contribute to the delivery and renewal of childcare infrastructure and support equitable access to quality childcare.



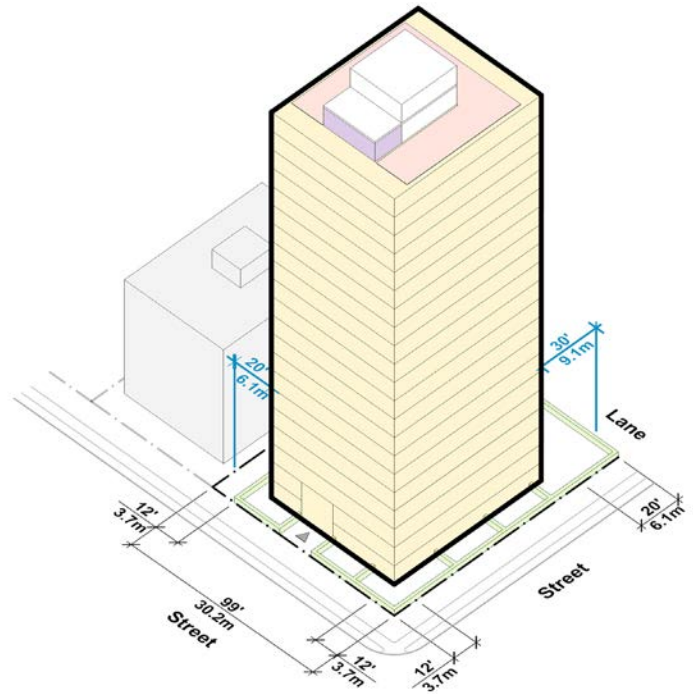
Residential
 Indoor Amenity
 Outdoor Amenity
 Day Care + Outdoor Space

5.2 RESIDENTIAL TOWER

Small Tower Sites

Site Frontage of 30.1 m (99 ft.)

Sites with a frontage of less than 45.7 m (150 ft.) for mid-block sites and 40.2 m (132 ft.) for corner sites are typically not considered tower sites. However, within the Broadway Plan Area, in rare cases the minimum site frontage for a tower form may decrease to a minimum of 30.1 m (99 ft.). See [Section 5.2.1 Density and Site Requirements](#). Such developments are highly conditional and will be carefully assessed for impacts on development potential of adjacent sites through a block study, as well as compliance with all applicable Council policies and guidelines.



Residential Indoor Amenity Outdoor Amenity

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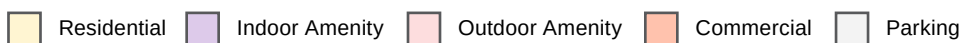
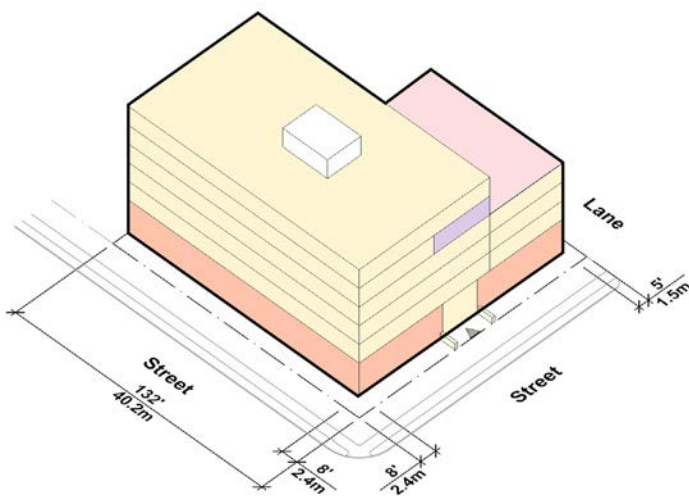
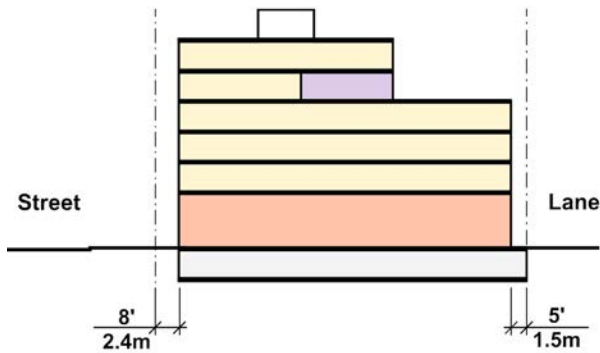


3065
W. BROADWAY

image

5.3 Mixed-Use Low-Rise

Mixed-use *low-rise buildings* include required commercial at grade. Form of development should follow the C-2 district schedule and associated design guidelines. They are not subject to the Standards and Guidelines in this document.



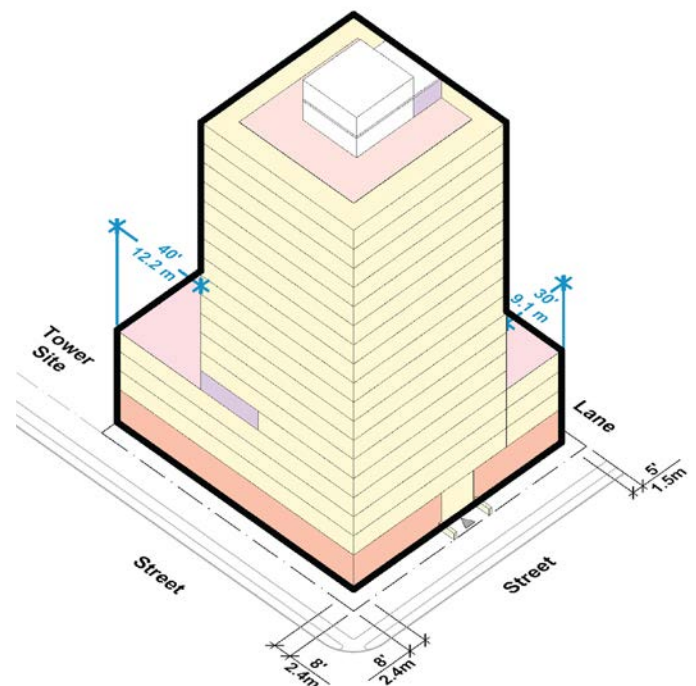
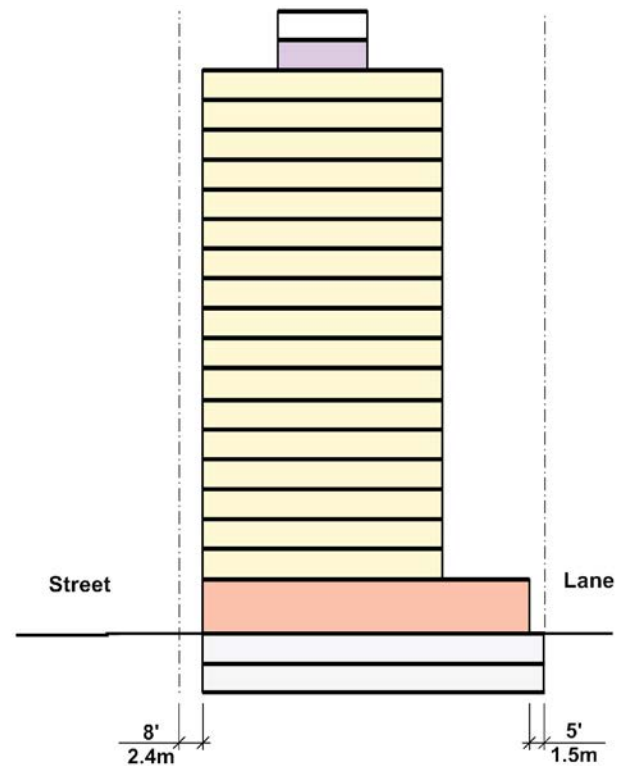


MATCHSTICK



5.4 Mixed-Use Tower

Mixed-use towers include required commercial at grade and support commercial streets and/or districts that are welcoming and enjoyable places for people to experience. They will provide an appropriate street scale and pedestrian interest/comfort.



-  Residential
-  Indoor Amenity
-  Outdoor Amenity
-  Commercial
-  Parking

5.4 MIXED-USE TOWER

Table 5: Summary of Key Mixed-Use Tower Standards

Standards			Reference
Site (minimum)	Site Area	Corner: 1,348 m ² (14,520 sq. ft.) Mid-block: 1,532 m ² (16,500 sq. ft.)	DDG 5.4.1 Density and Site Requirements
	Site Frontage	Corner: 40.0 m (132 ft.) Mid-block: 45.7 m (150 ft.)	
	Site Depth	33.5 m (110 ft.).	
Building Height (maximum)	Overall	Varies	DDG 5.4.3 Podiums and Building Height
	Podium	15.2 m (50 ft.) - 4 storeys	
Residential Podium Depth (maximum)		22.9 m (75 ft.) For alignment with tower: 24.4 m (80 ft.)	
Yards (minimum)	Front Yard	2.5 m (8 ft.)	DDG 5.4.4 Yards
	Exterior Side Yard	3.7 m (12 ft.)	
	Side Yard	Not required	
	Rear Yard	9.1 m (5 ft.)	
Tower Setbacks (minimum)	Front Property Line	2.5 m (8 ft.)	DDG 5.2.3 Tower Setbacks and Separation
	Exterior Side Property Line	3.7 m (12 ft.)	
	Side Property Line	12.2 m (40 ft.)	
	Rear Property Line	9.1 m (30 ft.)	
Tower Separation (minimum)		Minimum tower separation: - Residential to Residential: 24.4 m (80 ft.) - Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.) - Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.)	
Tower Floor plate	Floor plate area (Maximum)	Varies	DDG 5.2.4 Tower Floor Plates
	Dimension (Maximum)	29.0 m (95 ft.)	
Underground Setbacks	Front Property Line	2.5 m (8 ft.)	DDG 5.4.5 Underground Setbacks
	Exterior Property Line	3.7 m (12 ft.)	
Amenity (minimum)	Indoor Amenity	Minimum 1.2 m ² of space per dwelling unit	DDG 2.4 Indoor and Outdoor Amenity
	Outdoor Amenity	Minimum 2.0 m ² of space per dwelling unit	
Private Open Space		Minimum 4.5 m ² (48.4 sq. ft.) per dwelling unit	DDG 2.5 Balconies, Patios and Roofdecks
Dwelling Unit Design	Unit Depth	10.7 - 12.2 m (35 - 40 ft.) if single aspect with exterior wall	DDG 2.3 Dwelling Unit Design
	Floor-to-floor height	2.7 - 3.3 m (9 - 11 ft.)	
Commercial Ground Floor	Weather Protection	Mounted between 2.7-4.9 m (9-16 ft.) Depth-to-height ratio of 7:10	DDG 3.1 Weather Protection
	Floor-to-floor height (Preferred)	4.6 - 5.5 m (15 - 18 ft.)	DDG 3.3 Commercial Ground Floor
	Unit frontage (maximum)	15.3 m (50 ft.) on high-streets with the exception of grocery stores or other anchor retail uses.	

5.4.1 Density and Site Requirements

Intent: Align building scale with surrounding context by tailoring site requirements to the allowable density, ensuring setbacks, yards, and other parameters are met.

Maximum allowable density and the associated site requirements are set out in the relevant rezoning policy or area plan, and are summarized in Table 5.

Standards

5.4.1.1 The minimum frontage for a mixed-use *tower development* is typically 40.2 m (132 ft.) for corner sites and 45.7 m (150 ft.) for mid-block sites.

5.4.1.2 Mixed-use *tower sites* should have a lot depth of at least 33.5 m (110 ft.) after *dedications*. Shallower sites may be considered if they meet or exceed design expectations.

Guidelines

5.4.1.3 Where a development site is not accessible from a lane or street at the rear of the site, land *dedications* may be necessary for provision of a future lane.

5.4.1.4 In cases where a lane *dedication* is required as a condition of a development approval, yards and setbacks are measured from the ultimate property line which is the property line after accounting for *dedications*; whereas, the allowable density is based on the site area before *dedications*.

5.4.2 Tower Parameters

For guidance on tower parameters see:

- 5.2.3 Tower Setbacks and Separation
- 5.2.4 Tower Floor Plates

5.4.3 Podiums and Building Height

Intent: Ensure a smoother transition between towers and lower-scale buildings, enhance the pedestrian experience, and preserve solar access.

Maximum building heights vary by policy area and are set out in the relevant rezoning policy or area plan.

Standards

5.4.3.1 Podium heights of up to 4 storeys (approximately 15.2 m (50 ft.)) should be provided to create a consistent street wall that is compatible with existing neighbourhood character and preserves solar access across the street.

5.4.3.2 Podium heights of up to 6 storeys (approximately 21.3 m (70 ft.)) may be considered for non-profit or government-initiated projects with non-market housing.

5.4.3.3 Podium width should not exceed 60.7 m (199 ft.). Where podium width exceeds 45.7 m (150 ft.) their visual impact should be mitigated by breaking up the *facade* through visual breaks and articulation.

5.4.3.4 Residential podium depth should not exceed 22.8 m (75 ft.), except for the portion of the podium beneath the tower element. Residential podium depth may be increased to approximately 24.4 m (80 ft.) for the entire podium to facilitate tower and podium alignment, provided unit depths do not exceed 12.2 m (40 ft.) for units that have one aspect with exterior wall.

Guidelines

5.4.3.5 Standard buildings on typical assemblies will not need the maximum building height to achieve the maximum floor space ratio. Increases in density and/or floor-to-floor heights to reach the maximum building height are not supported.

5.4 MIXED-USE TOWER

5.4.4 Yards

Intent: Accommodate widened sidewalk zones to support comfortable and vibrant streets for public life at commercial frontages, enhance the lane interface, and help maintain privacy between buildings.

Standards

5.4.4.1 Mixed-use *tower developments* should follow the minimum yards below:

RZ DP

- a) Front yard: 2.5 m (8 ft.);
- b) Exterior side yard: 3.7 m (12 ft.);
- c) Side yard: not required; and
- d) Rear yard: 9.1 m (5 ft.).

Guidelines

5.4.4.2 The front yard is intended as both a setback and “build-to” line for non-residential uses. Flexibility is intended to allow for cornices, overhangs, and bays at the upper storeys.

RZ DP

5.4.4.3 The front and exterior side yard are intended to accommodate engineering asks (*dedications* or statutory rights-of-way) for sidewalk zone widening as well as space for high value street tree retention. A decrease in the front and/or exterior side yards may be considered where there is no engineering ask for sidewalk widening, and/or the setback does not accommodate high value street tree retention.

RZ DP

5.4.4.4 An increased front yard may be considered:

RZ DP

- a) for features benefiting public life such as plazas, planting, seating and retail patios;
- b) to permit a transition to a larger neighbouring front yard; and
- c) to accommodate building articulation and balconies.

5.4.4.5 Side yard setbacks are generally not required; however, a 3.7 m (12 ft.) interior side yard should be provided for sites adjacent to R zoned sites, without an intervening lane, that do not have a rezoning policy requiring at-grade commercial.

RZ DP

5.4.5 Underground Setbacks

Intent: Setting underground structures back from the property line for mixed use towers is intended to:

- a) support retention of high value street trees; and
- b) accommodate Green Rainwater Infrastructure (GRI) in public rights-of-way.

Standards

5.4.5.1 Where underground parking is provided, it should be set back 2.5 m (8 ft.) from the front property line and 3.7 m (12 ft.) from the exterior side property line.

RZ DP

Guidelines

5.4.5.1 A decrease in the underground setback may be considered where it would not support retention of high value street trees or GRI in the public right-of-way or where it would result in a parking depth of less than 33.5 m (110 ft.).

RZ DP

- Sidewalk zone (typically 5.5 m)
- Green Rainwater Infrastructure (GRI)
- GRI Setback
- Root Protection Area

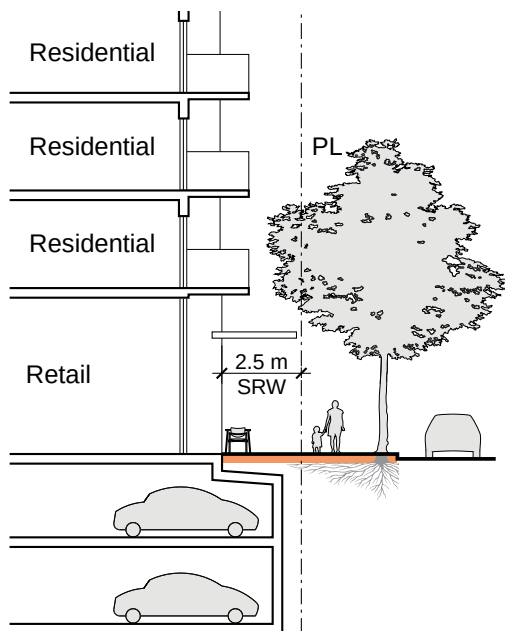


Figure 24. Underground parking setbacks may be decreased where they do not support high value street tree retention or GRI in the public right-of-way.

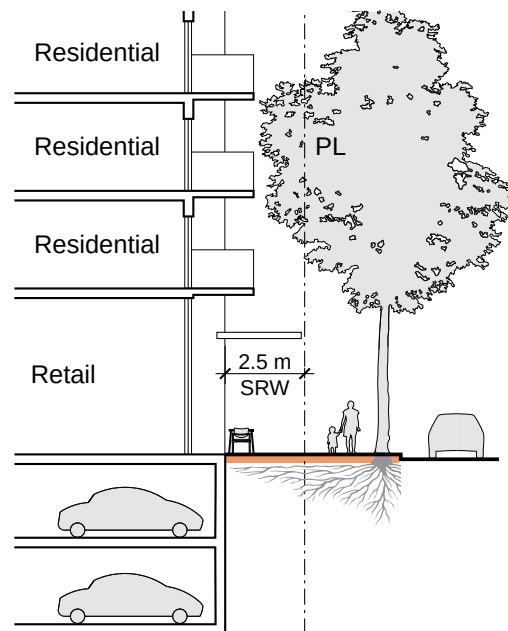


Figure 25. The front yard is intended to accommodate a statutory right-of-way for sidewalk widening. Underground parkades are set back to retain existing high value street trees.

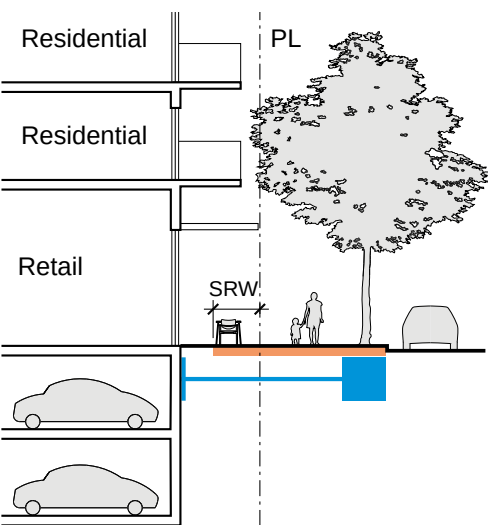


Figure 26. The front yard accommodates a statutory right-of-way for sidewalk widening and underground parkades are set back to accommodate GRI in the public right-of-way.

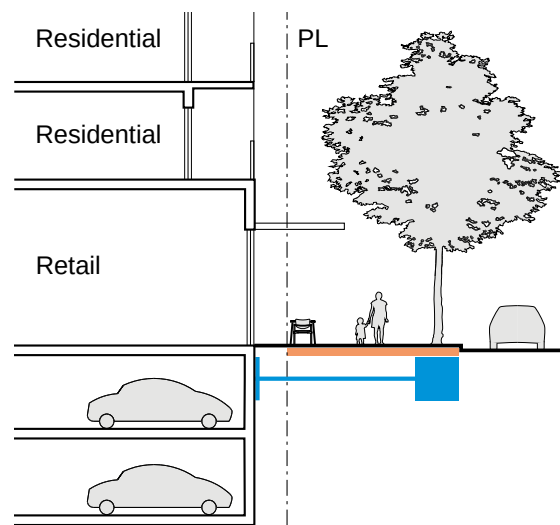


Figure 27. A decreased front yard may be considered where the sidewalk zone is already accommodated in the public street right-of-way (with or without *dedication*) and GRI setbacks are maintained.

5.4 MIXED-USE TOWER

5.4.6 Privately Owned Public Space

Intent: Create inviting public *open spaces* in mixed use areas to benefit the occupants of the building, but also residents and workers in the neighbouring areas.

Standards

5.4.6.1 Sites with a frontage exceeding 60.7 m (199 ft.) **RZ DP** should provide a *Privately Owned Public Space (POPS)*, secured through a statutory right-of-way, equal to approximately 20% of the site area.

Guidelines

5.4.6.2 More than one *POPS* on site may be **RZ DP** appropriate where at least one space of a minimum size of 300 m² (3,230 sq. ft.) and a *mid-block connection* is desired.

5.4.6.3 *POPS* should generally have a proportion of **RZ DP** 1:1 or 1:2 length to width to create comfortable, usable public spaces.

5.4.6.4 For non-profit or government-initiated **RZ DP** projects with non-market housing, the design expectations in this section should be interpreted with flexibility to accommodate project needs.

5.4.6.5 See [Sections 1.3, 4.2 and 4.3](#) for additional **RZ DP** guidance on the placement and design of these spaces.

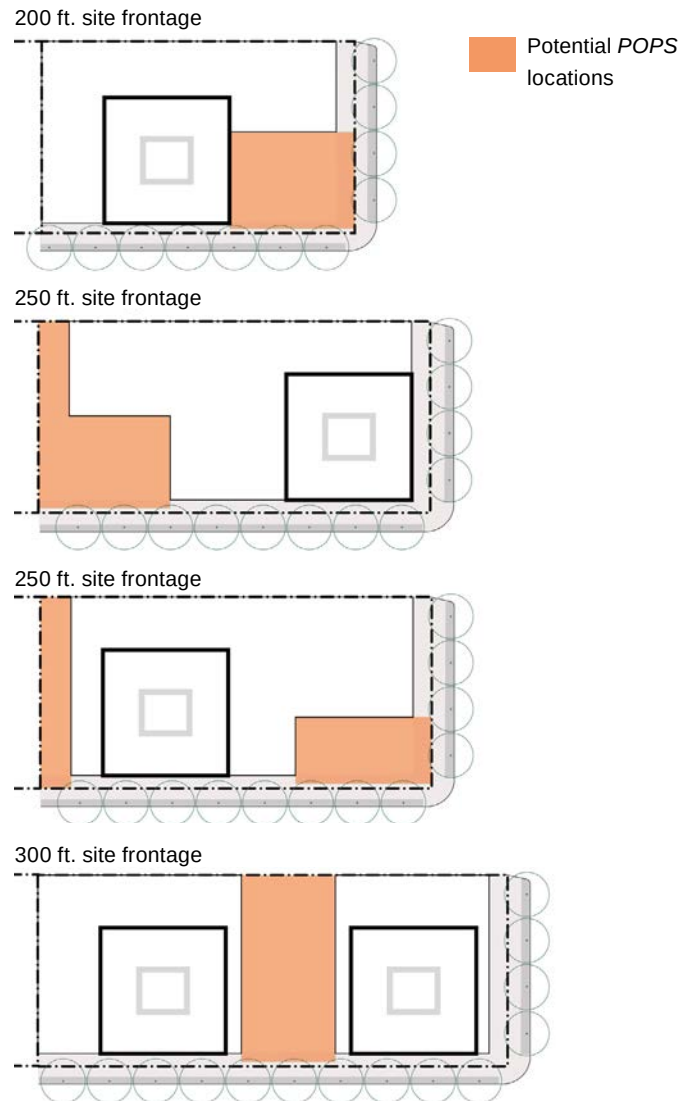


Figure 28. Illustration of potential *POPS* configurations on various mixed-use *tower sites*.

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5.5 Mixed Employment / Light Industrial

Mixed Employment/Light Industrial developments will expand, intensify and modernize employment areas while providing flexibility to ensure buildings can adapt to changing economic and production trends.

The following guidelines should be read in conjunction with the relevant district schedules, by-laws, Council policies and guidelines, especially the City's Industrial Spaces Guidelines.

Table 6: Summary of Key Mixed Employment/Light Industrial Standards

Standards			Reference
Building Height (maximum)	Overall	Varies	DDG 5.5.1 Building Height
	Podium	24.4 m (80 ft.) - 4 storeys	DDG 5.5.1 Building Height
	Side Yard	(a) Adjoins a site located in any RM district, without the intervention of a lane: 1.5 m (5 ft.) (b) Adjoins a site located in any R1, RT or RA district, without the intervention of a lane: 0.9 m (3 ft.) (c) Does not adjoin a site located in an R district: not required	District schedules, Zoning and Development Bylaw Schedule C
	Rear Yard	3.1 m (10 ft.)	
Tower Separation (minimum)	Minimum tower separation: - Commercial to Commercial: 15.2 m (50 ft.) - Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.) - Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.)		DDG 5.2.3 Tower Setbacks and Separation
Tower Floor Plate Area (Maximum)	1,390 m ² (15,000 sq. ft.)		

5.5.1 Height and Massing

Maximum building heights vary by policy area and can be found in the relevant rezoning policy or district schedule.

5.5.1.1 Podium elements are permissible up to 4 storeys
RZ DP (24.4 m (80 ft.)).

5.5.1.2 High ceilings are encouraged to accommodate
RZ DP a variety of industrial and non-industrial uses on the same floor.

5.5.1.3 Buildings should consider vertical stacking of
RZ DP industrial and non-industrial uses.

5.5.1.4 Buildings should avoid generic “Big Box”
DP designs that exhibit little facade interests and transparency to the street.

5.5.2 Tower Parameters

5.5.2.1 Tower size and placement should demonstrate
RZ DP a minimum *tower separation* between existing towers and potential future towers as follows:

- a) Commercial to Commercial: 15.2 m (50 ft.);
- b) Residential to Hotel (except in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder): 24.4 m (80 ft.); and
- c) Residential to Commercial, or Hotel in the Broadway Plan area and the Central Business District (CBD) and CBD Shoulder: 18.3 m (60 ft.).

5.5.2.1 Maximum *tower floor plates* should be: 1,390 m²
RZ DP (15,000 sq. ft.).

5.5.3 Building Interface

5.5.3.1 Where feasible, provide engaging and *active*
DP uses at grade. Emphasize attractive, well-functioning and welcoming frontages that showcase workspaces. Strategies include visually permeable frontages, openable window walls or roll-up doors that introduce opportunities for outdoor workspaces. See [Section 3.3 Commercial Ground Floor](#) for additional design guidance.

5.5.4 Outdoor Spaces

5.5.4.1 Refer to the relevant Public Realm Plan or
RZ DP Framework for guidance on the location of *mid-block connections* and *Privately Owned Public Spaces (POPS)*.

5.5.4.2 See [Section 4.2](#) and [Section 4.3](#) for further
RZ DP design guidance on *mid-block connections* and *POPS*.

5.5.4.3 Where provided, *POPS* should be located
RZ DP alongside active ground floor retail or commercial edges.

5.5.4.4 Consider providing indoor and outdoor amenity
RZ DP spaces on the rooftops or podiums of industrial and mixed-employment buildings to allow for a range of activities and amenities to support health workspaces.

5.5.5 Access and Servicing

5.5.5.1 Consider opportunities for shared driveways
RZ DP or parking facilities with adjacent properties to maximize pedestrian safety and minimize impervious surfaces.

5.5.5.2 Main building entries should be clearly
DP identifiable, transparent and accessible from the street level.

5.5.5.3 If the building has industrial and non-industrial
RZ DP uses, each use should have its separate and distinctive entrance.

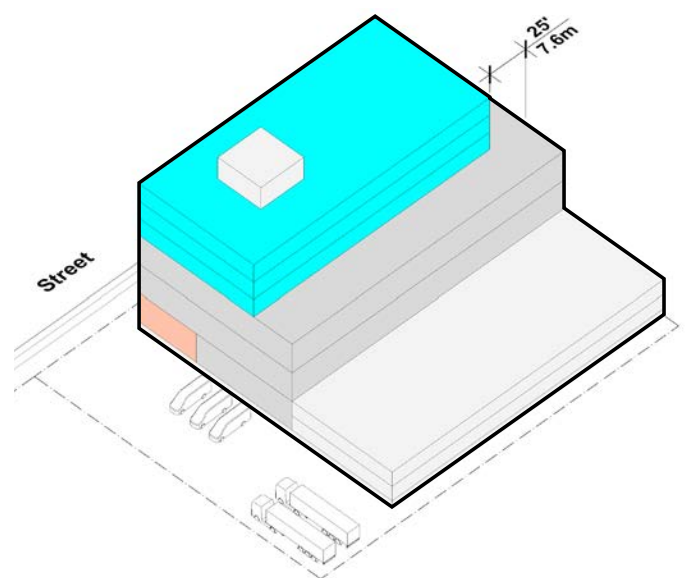
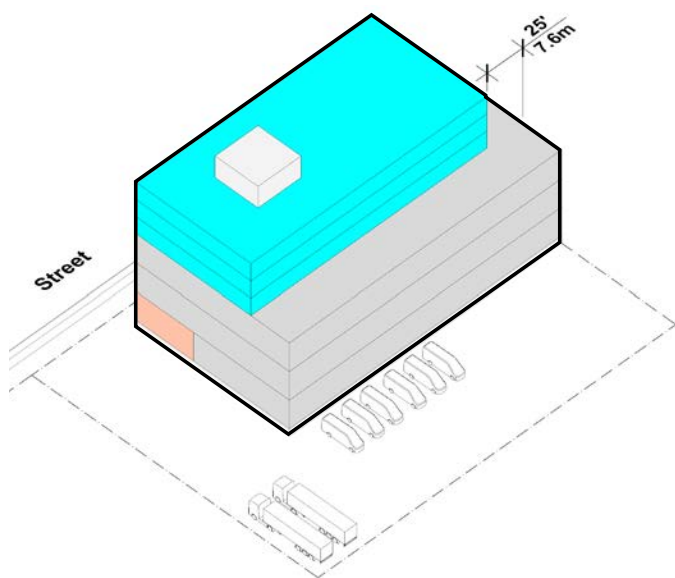
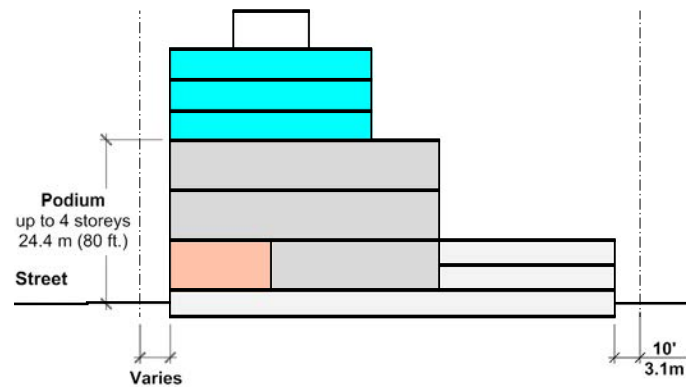
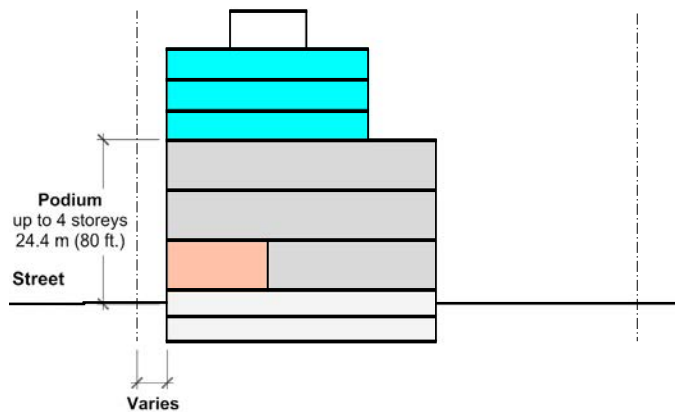
5.5.5.4 If mixed-employment buildings contain industrial
DP and non-industrial uses, a separate freight elevator and a separate dedicated passenger elevator should be provided.

5.5.6 Development Scenarios

This section provides a brief introduction to several expected mixed employment and light industrial building typologies. These typologies are provided as high-level suggestions, with the expected typology for each site likely to be unique given the wide variety of parcel sizes, physical and environmental constraints, and adjacencies.

Low-Rise Light Industrial

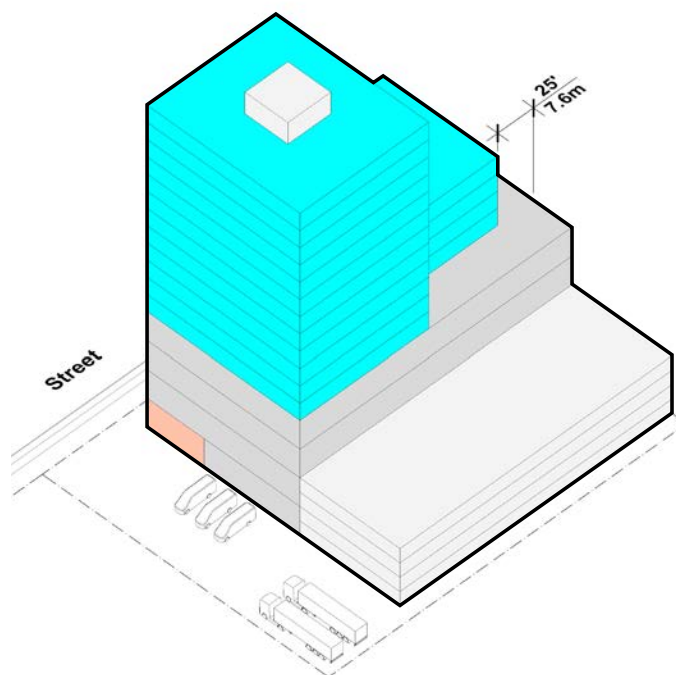
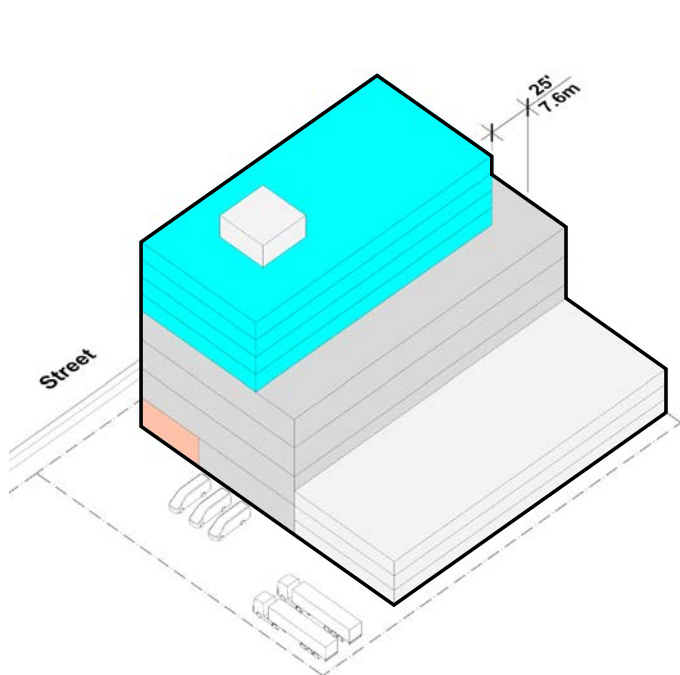
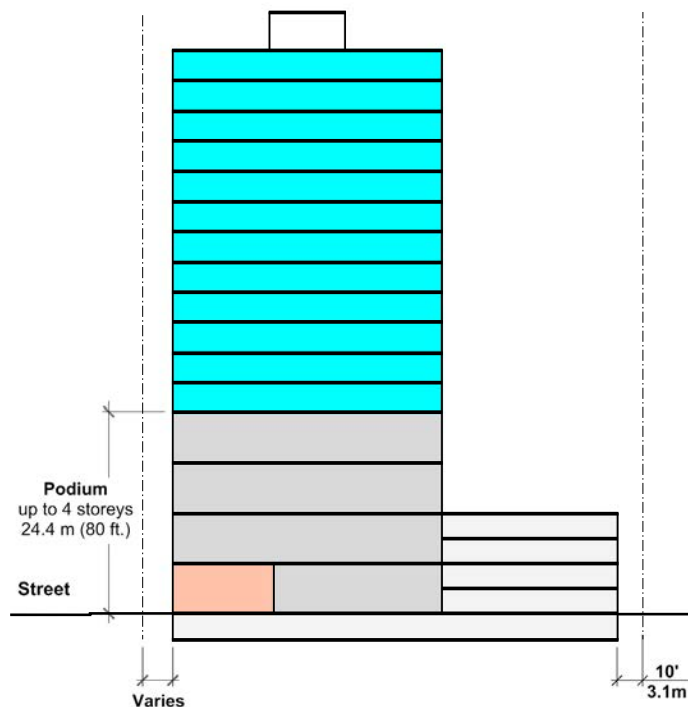
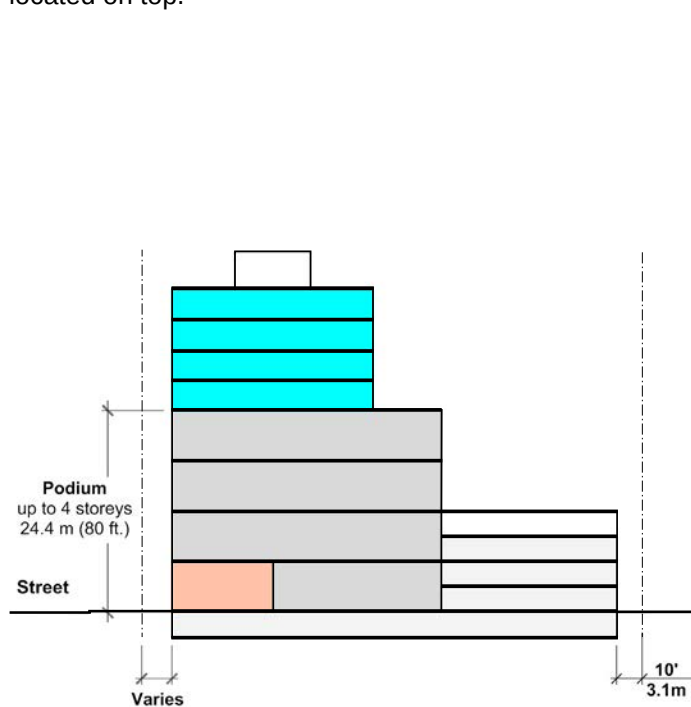
Built form should follow the I-2 district schedule, with additional requirements for flood construction levels (FCL) and restriction on underground parking for sites within a Groundwater Protection Area. The development scenario to the left illustrates a low-rise light industrial building typology with underground parking while the development scenario to the right illustrates a low-rise light industrial building typology with structured above-grade parking.



5.5 MIXED EMPLOYMENT / INDUSTRIAL

Mid- to High-Rise Light Industrial and Mixed-Employment

Light industrial and retail (including large-format retail) to be provided in the podium, while office uses can be located on top.



■ Office ■ Light Industrial ■ Commercial ■ Parking

5.6 Groundwater Protection Area

Groundwater Protection Areas (GPAs) designate specific parcels where underground structures, such as parkades, are restricted. The following section provides design guidance and illustrates development options for **residential and mixed-use** sites within a Groundwater Protection Area. While development will generally follow the relevant Building Type standards and guidelines, the GPA-specific guidelines below will take precedence where applicable.

5.6.1 Groundwater Protection Area Guidelines

Guidelines

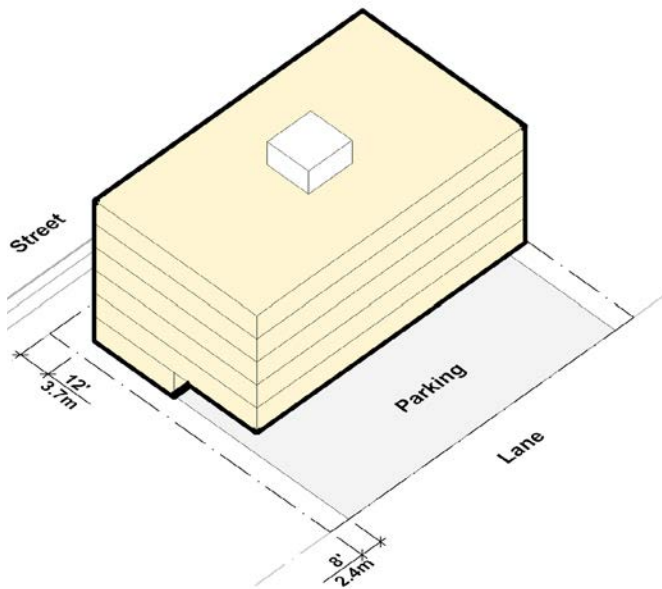
- 5.6.1.1** Up to two levels of structured above-grade parking may be integrated at the rear of the building. The number of above-grade parking levels is measured from the street.
RZ DP
- 5.6.1.2** Additional building height (up to one storey) may be considered to compensate for residential floor area displaced by above-grade structured parking.
RZ DP
- 5.6.1.3** *Active uses*, with a minimum recommended depth of 9.1 m (30 ft.), should be located on the ground floor facing the street to ensure an active and engaging interface that visually connects to the street. On corner sites, *active uses* should be located on the ground floor along both street frontages.
RZ DP
- 5.6.1.4** Structured above-grade parking should adhere to the same side yards as the main building, while the rear yard may be reduced to a minimum of 1.5 m (5 ft.). Yards should be heavily landscaped to help mitigate the visual impact of structured above-grade parking.
RZ DP
- 5.6.1.5** Ground floor commercial uses have a minimum floor-to-floor height of 4.6 m (15 ft.). A reduction may be considered to support ramping to above grade parking levels.
RZ DP
- 5.6.1.6** *Facade* treatments for above-grade parking levels should minimize light pollution particularly when adjacent to residential land uses. This may require full enclosure of above-grade parking.
DP
- 5.6.1.7** Blank walls associated with above-grade parking are often unavoidable and should be mitigated through screening, landscaping, public art, special materials, or other solutions to make them more visually interesting.
DP
- 5.6.1.8** Parkade rooftops should be prioritized for uses that would otherwise have been provided at grade such as private outdoor space, common outdoor amenity space, and landscaping.
RZ DP
- 5.6.1.9** Where mezzanine bike parking typologies are pursued, additional floor-to-floor height may be provided at ground level to accommodate a mezzanine level for bicycle parking.
RZ DP
- 5.6.1.10** Where site slopes present challenges for parkade ramping and efficiency, multiple parkade access points along the lane may be considered.
RZ DP

5.6 GROUNDWATER PROTECTION AREA

5.6.2 Development Scenarios

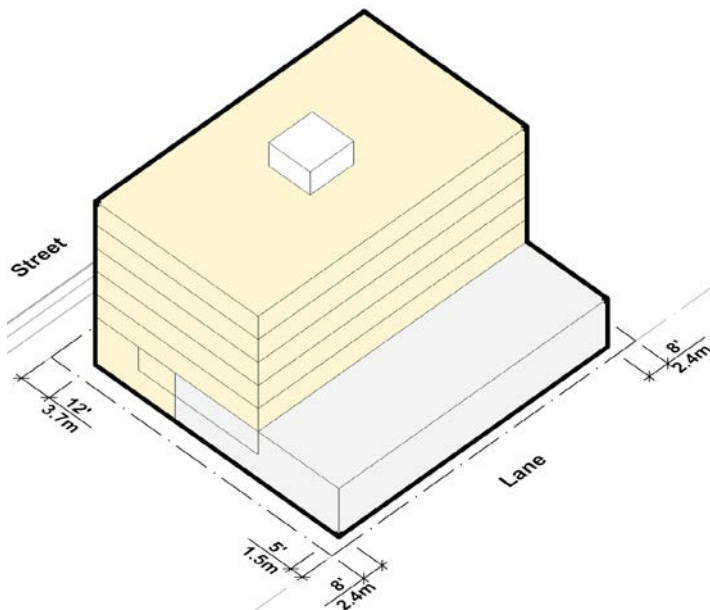
Groundwater Protection Area Residential Low-Rise

Form of development will generally follow the standards and guidelines in [Chapter A](#) and [Section 5.1 Residential Low-Rise](#), except where the Groundwater Protection Area guidelines in [Section 5.6.1](#) take precedence. There are two typical above grade parking building typologies for low-rise residential apartments in the Groundwater Protection Area: tuck-under and bike mezzanine.



Tuck Under Parking

This typology extends at grade vehicle parking under the building to maximize surface parking efficiency. In this configuration bike parking can be provided at grade or can be integrated into the permitted development envelope.

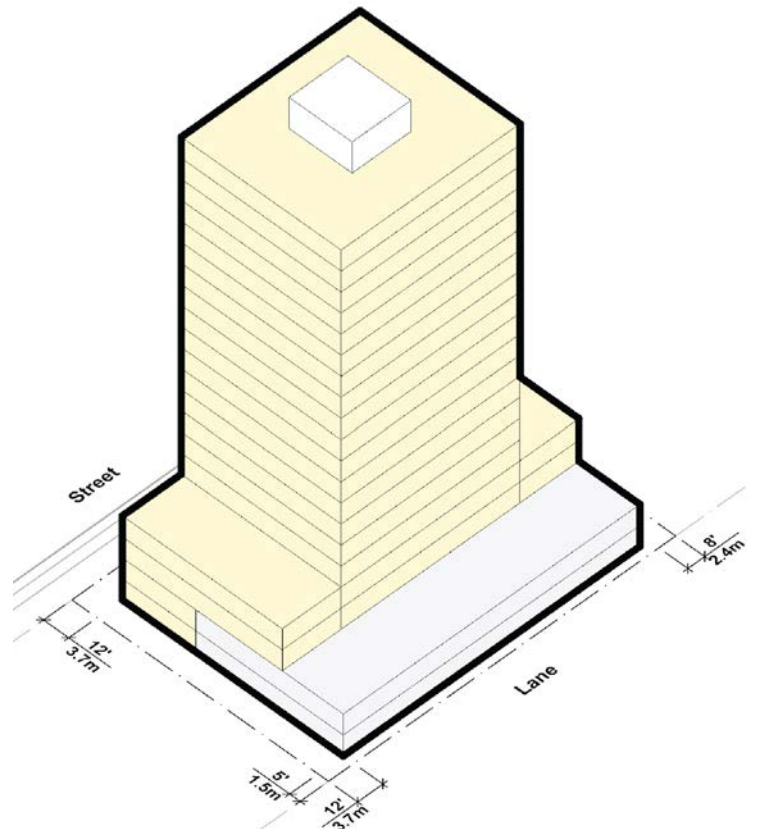
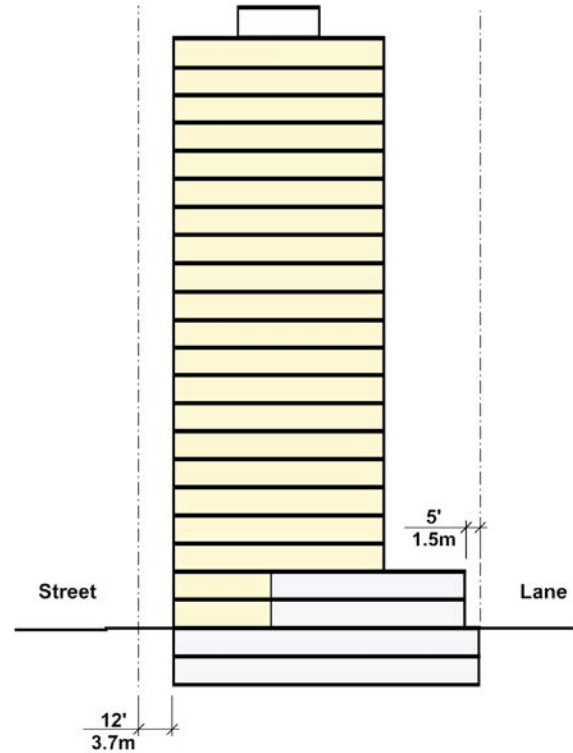


Mezzanine Bike Parking

This typology elevates bicycle parking to an intermediate floor, optimizing ground-level space for efficient parking. The mezzanine can be integrated into the structured at-grade parking, providing access for cyclists through ramps or elevators.

Groundwater Protection Area Residential Tower

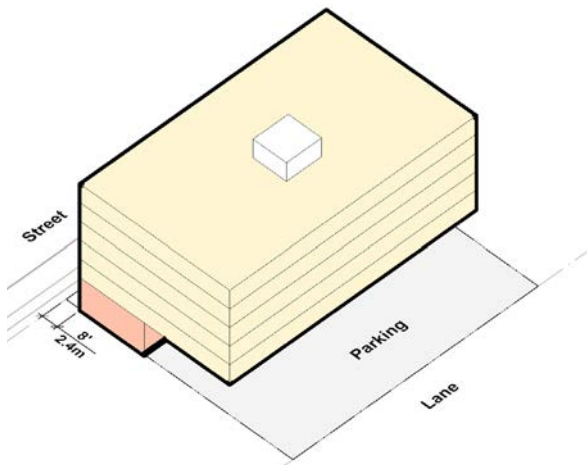
Form of development will generally follow the standards and guidelines in [Chapter A](#) and [Section 5.2 Residential Tower](#), except where the Groundwater Protection Area guidelines in [Section 5.6.1](#) take precedence.



5.6 GROUNDWATER PROTECTION AREA

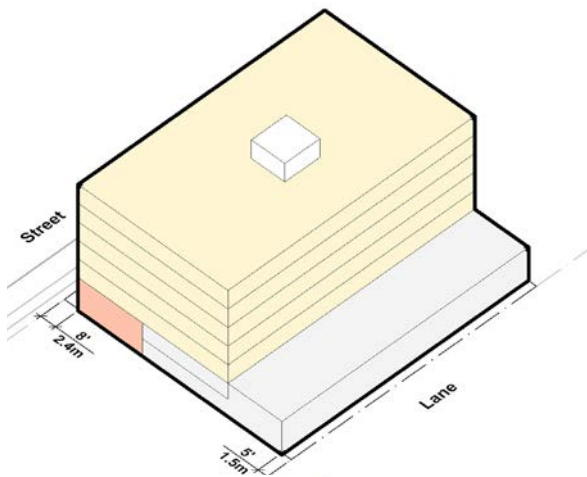
Groundwater Protection Area Mixed-Use Low-Rise

Form of development will follow the C-2 district schedule and associated design guidelines, except where the Groundwater Protection Area guidelines in [Section 5.6.1](#) take precedence. There are three typical above grade parking building typologies for mixed-use *low-rise* buildings.



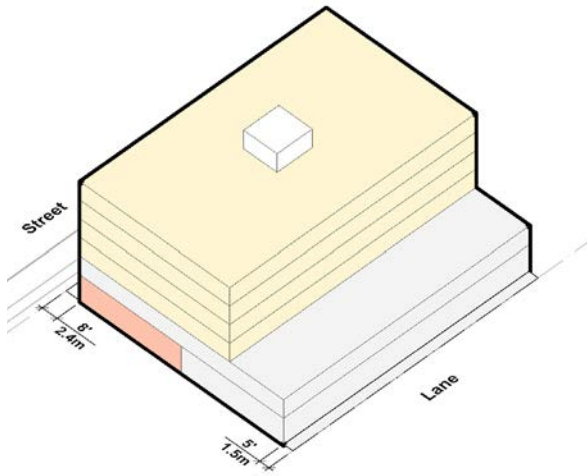
Tuck Under Parking

Extends at grade vehicle parking under the building to maximize surface parking efficiency.



Mezzanine Bike Parking

Elevates bicycle parking to an intermediate floor, optimizing ground-level space for efficient parking.

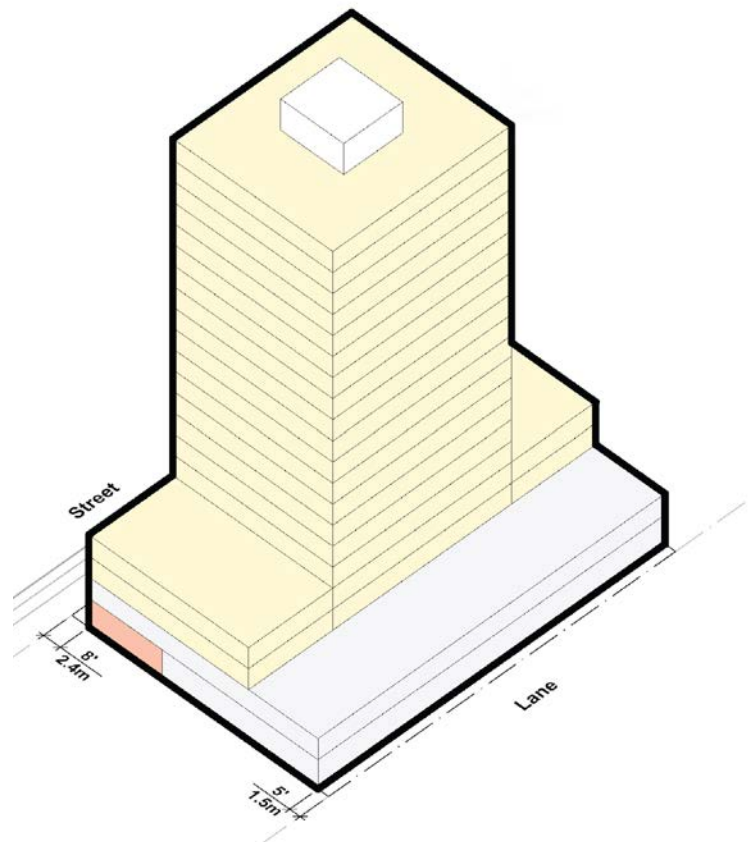
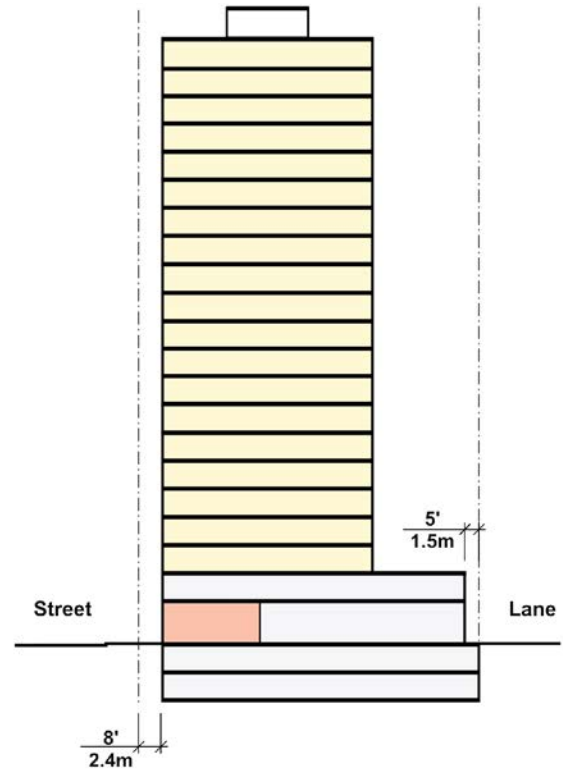


Structured Above Grade

Provides elevated parking level that extend to the front of the building, while maintaining active ground commercial uses on fronting street.

Groundwater Protection Area Mixed-Use Tower

Form of development will generally follow the standards and guidelines in [Chapter A](#) and [Section 5.4 Mixed-use Tower](#), except where the Groundwater Protection Area guidelines in [Section 5.6.1](#) take precedence.





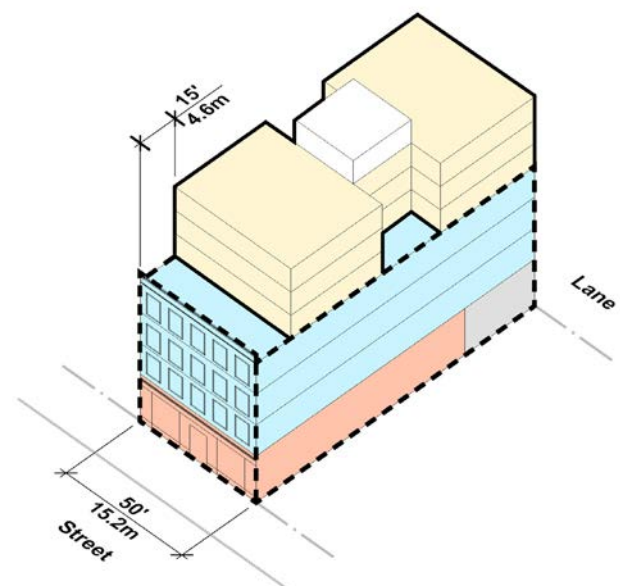
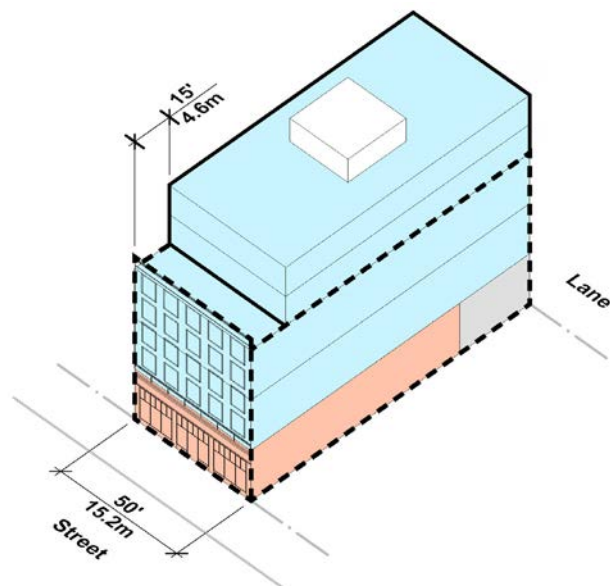
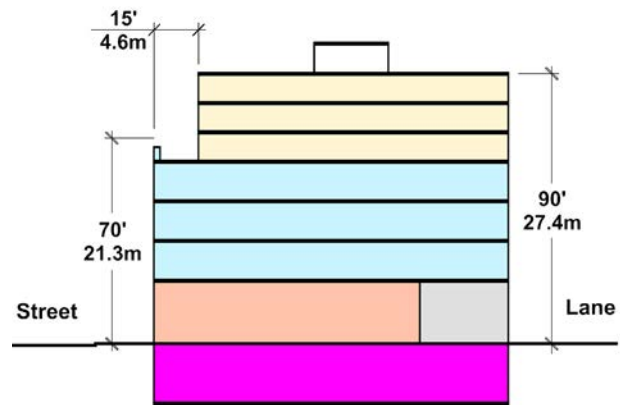
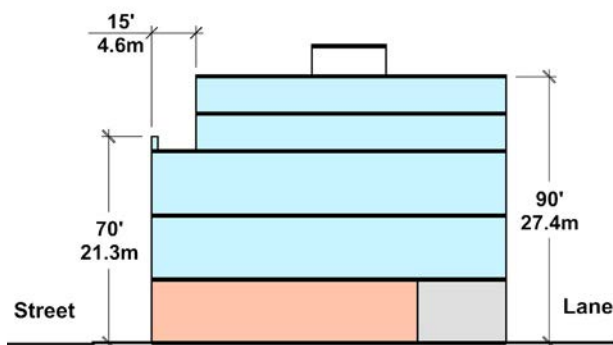
5.7 Heritage Low-Rise

The Heritage Low-Rise typology refers to the conservation and improvement of a heritage property of a low-rise building form. This typically includes up to 2 storey rooftop addition to the heritage building.

New low rise buildings or additions to a heritage property should maintain the historic sawtooth streetscape profile and relate to character-defining elements of the adjacent heritage properties, particularly their scale, massing, and historic form of development.

Rooftop additions should be set back. New structures should be designed to prioritize conservation and structural retention of an existing heritage property. Streetwall heights are limited to 21.3 m (70 ft.) to reflect the historic pattern of development.

Low rise development options are for sites that do not pursue a tower form. Form of development should follow the Downtown ODP.



Residential
 Commercial: Hotel and/or Office
 Commercial: Retail
 Cultural Space
 Parking
 Heritage



5.8 Heritage Tower

The Heritage Tower typology refers to the conservation and improvement of a heritage property of a tower building form, which could include more than 2 storey rooftop addition to the heritage building.

New high rise developments aim to add new opportunities for commercial, cultural space, and in some cases, housing. New high-rise structures on sites occupied by a heritage property should consider heritage conservation and structural retention levels of the heritage property.

Form of development should follow the Granville Street Plan.

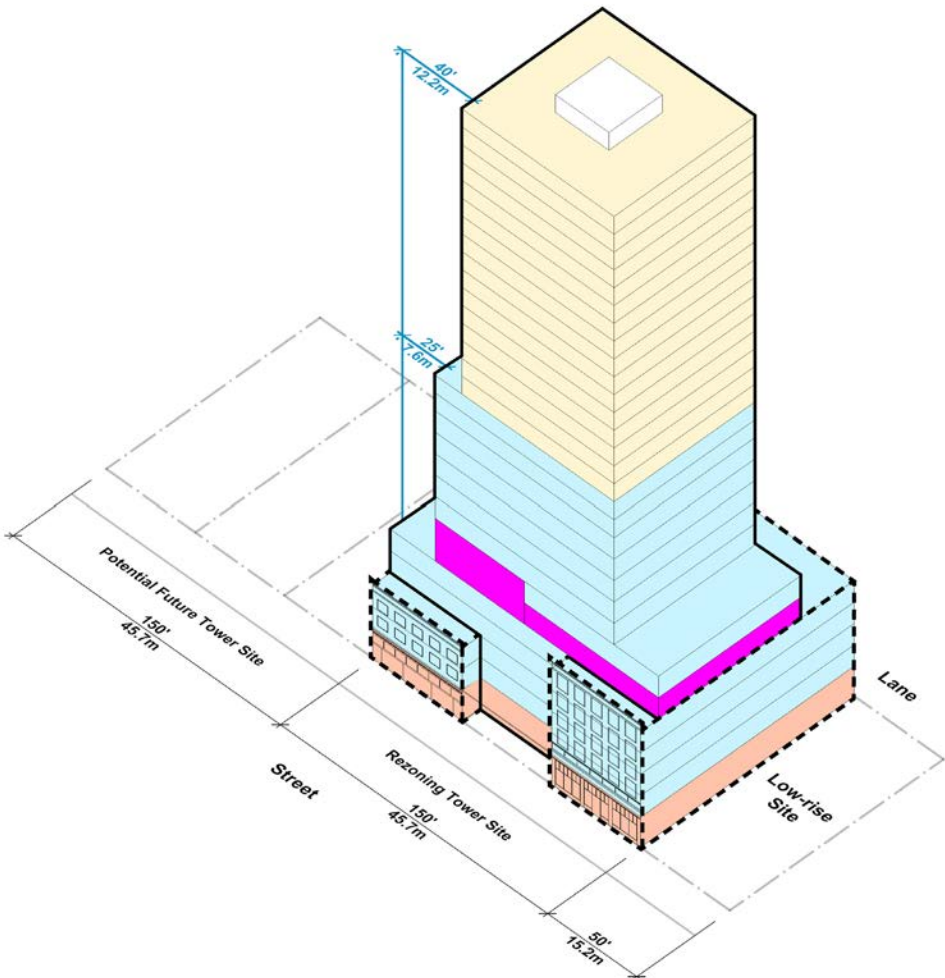
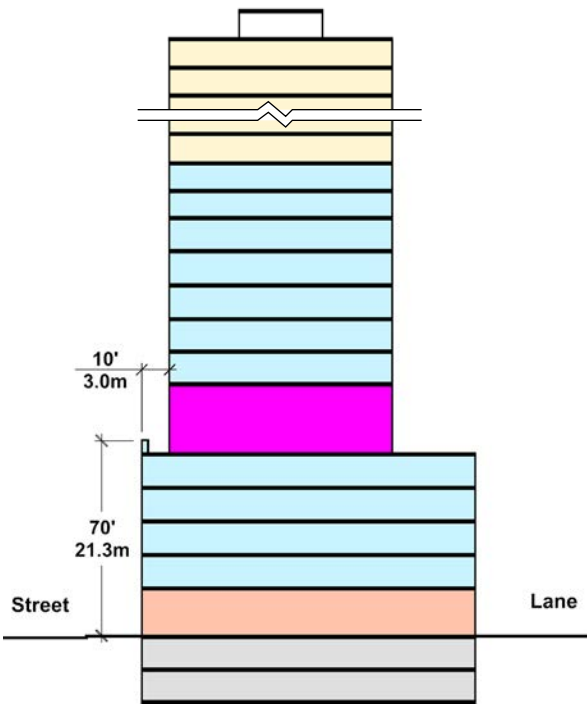
Table 7: Summary of Built Heritage High Rise Tower Standards

Standards			Reference
Site (minimum)	Site Frontage	Corner: 38.1 m (125 ft.) Mid-block: 45.7 m (150 ft.)	Downtown Rezoning Policy
Building Height (maximum)	Overall	Varies	Downtown Rezoning Policy
	Podium	21.3 m (70 ft.)	
Upper Level Setbacks (minimum)	Front Property Line	3.0 m (10 ft.)	
Tower Separation (minimum)		Minimum tower separation: - Commercial to Commercial (including hotel): 15.2 m (50 ft.) - Residential to Commercial (including hotel): 18.3 m (60 ft.) - Residential to Residential: 24.4 m (80 ft.)	DDG 5.2.3 Tower Setbacks and Separation
Amenity (minimum)	Indoor Amenity	Minimum 1.2 m ² of space per dwelling unit	DDG 2.4 Indoor and Outdoor Amenity
	Outdoor Amenity	Minimum 2.0 m ² of space per dwelling unit	
Private Open Space		Minimum 4.5 m ² (48.4 sq. ft.) per dwelling unit	DDG 2.5 Balconies and Patios

5.8 BUILT HERITAGE MIXED-USE TOWER

Mid-Block Development

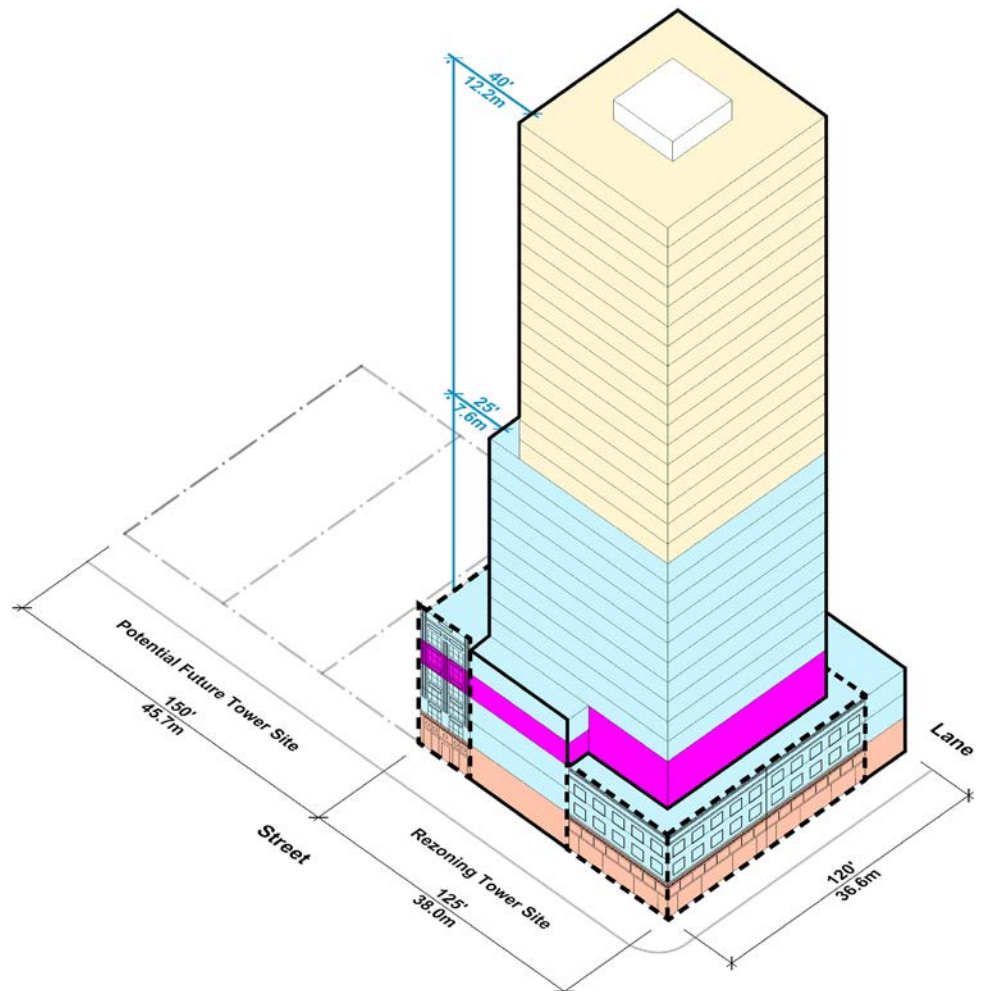
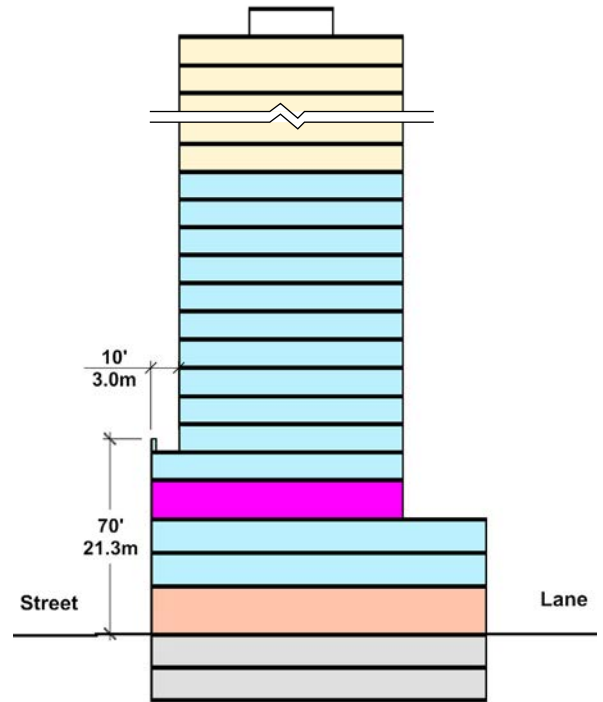
Mid-block sites maintain *tower separation* and accommodate sensitive transitions to adjacent properties.



Residential Commercial: Hotel and/or Office Commercial: Retail Cultural Space Parking Heritage

Corner Development

Corner sites present a unique opportunity for activating both the fronting and flanking streets, enhancing the public realm and creating a more pedestrian-friendly environment.



Residential
 Commercial: Hotel and/or Office
 Commercial: Retail
 Cultural Space
 Parking
 Heritage

C. SPECIAL DESIGN DISTRICTS



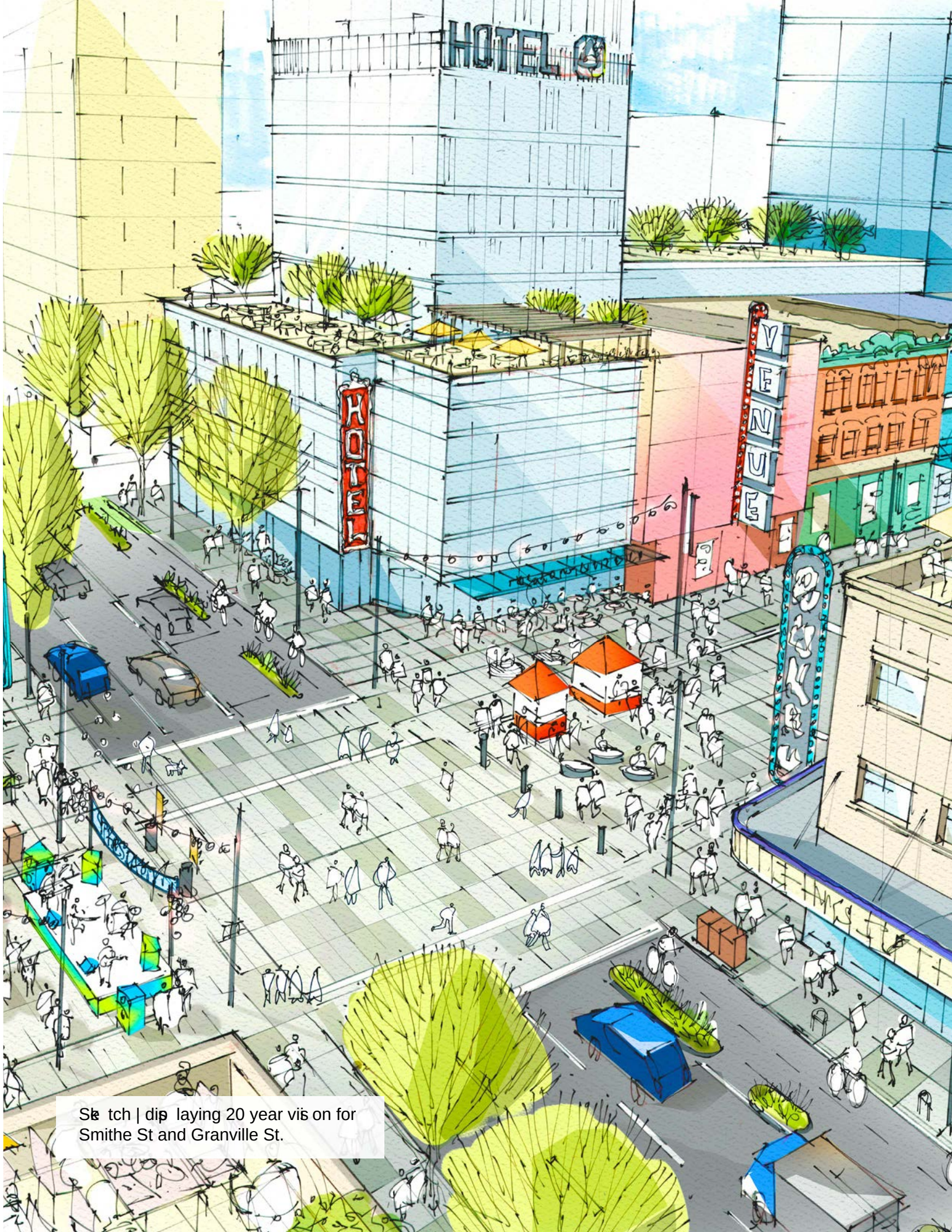
Granville Street

Special Design District Guidelines



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Sketch depicting 20 year vision for
Smith St and Granville St.

Introduction

Granville Street Entertainment District

Vision

Located in the heart of downtown, Granville Street will be transformed into a welcoming, safe, diverse and vibrant entertainment district. It will come alive with activity day and night, all year round, evolving into a premier cultural destination for live performances, dining, civic life and celebrations.

Granville Street Context

Due to the historical development patterns in Downtown, the area around Granville Street is densely populated with high-rise buildings that were not originally designed to accommodate or anticipate future towers along the Granville corridor.

Therefore, new projects must take this unique context into account while employing design strategies that satisfy the Granville Street Special Design District Guidelines and demonstrate that they reasonably mitigates development limitations on adjacent properties.

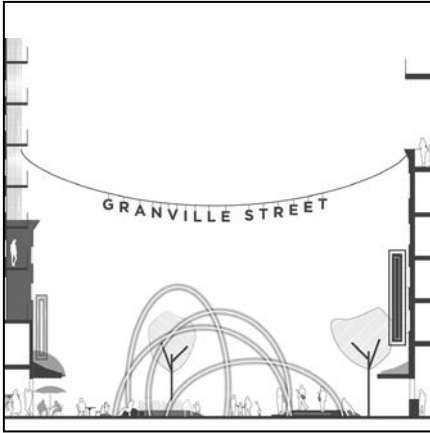
Why Good Design Matters

Granville Street's attractiveness to businesses, residents and visitors is in large part derived from the unique design of its buildings, the streets, and features like the large neon signs and marquees. Capturing and enhancing these foundational design elements should help shape a distinct design district that strengthens its character and solidifies its role as the city's cultural and entertainment hub.

The Design and Development Guidelines, including the area-specific guidance provided by the Granville Street Special Design District Guidelines (the 'Granville Guidelines'), sets minimum standards and raises expectations of design quality for development in the area.

The Granville Guidelines aim to influence development on Granville Street by focusing on the key components of design that contribute to a lively and successful street and experience of the area. A particular emphasis is placed on how buildings respond to their specific context, and contribute to Granville Street's vibrancy, economy and urban quality for decades to come.

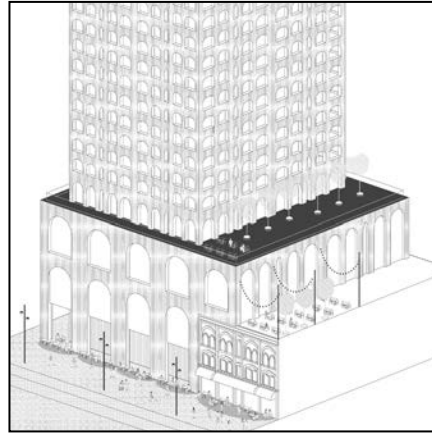
Principles



Introduction

Development within the Granville Street Entertainment District should align with the intent of the design principles.

The design response should address aspects of all principles, rather than selecting some, to ensure a comprehensive contribution to the overarching vision.



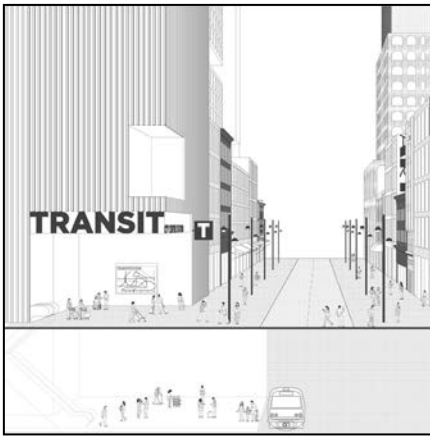
24/7 destination where people play, stay, work and live. Where culture, performance, and creativity are celebrated.

Granville Street should be a vibrant, 24/7 destination that blends living, working, tourism, and entertainment. Flexible spaces, year-round events, and a focus on culture and diversity will create an inclusive, energetic hub day and night.



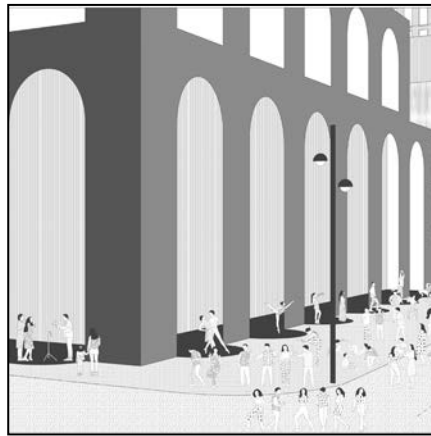
A curated fusion of heritage and innovation are celebrated.

As Granville Street evolves, preserving its rich heritage while embracing bold, modern design will create a distinctive, balanced sense of place.



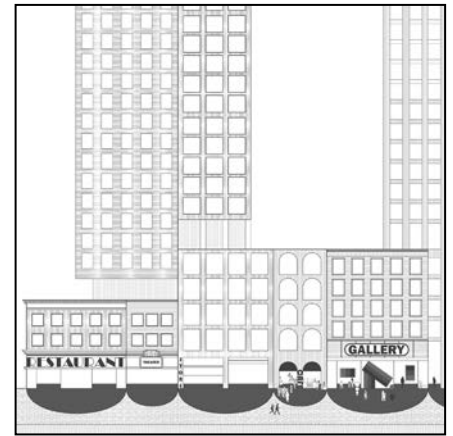
Welcoming, safe, inclusive, and equitable.

Granville Street should be designed with safety, inclusivity, and equity at its core. It should smoothly transition from a bustling daytime destination to a vibrant nighttime hub. Designs should prioritize universal accessibility by incorporating thoughtful lighting, clear sight lines and inclusive features. Places to pause will help ease congestion while preserving the lively energy that defines the street.



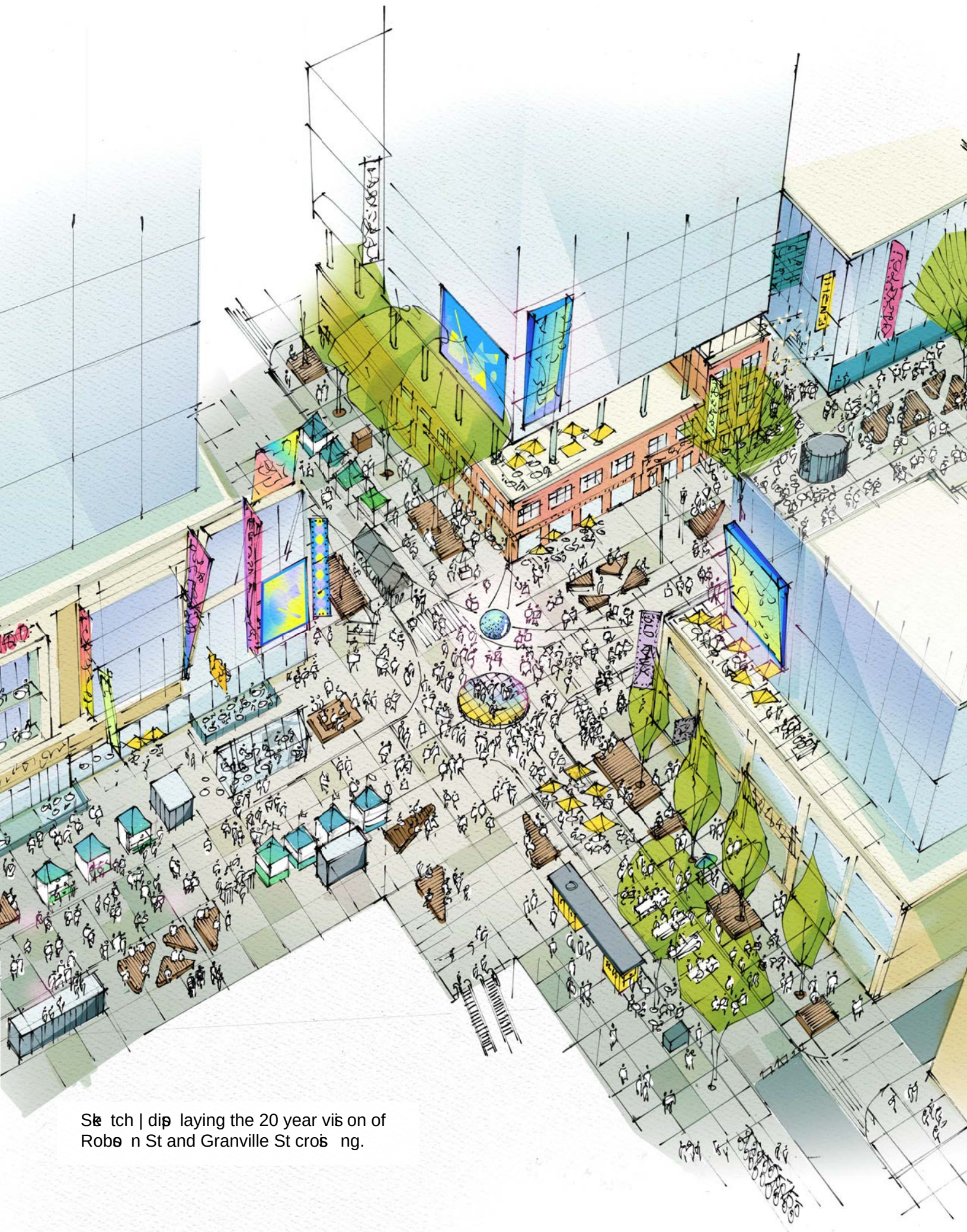
A venue for hosting large celebrations and a street filled with a generosity of daily public life.

Granville Street is a dynamic cultural hub in Downtown Vancouver, supporting both large events and everyday activities. Developments should create adaptable spaces and improve transit access while enhancing pedestrian flow with well-designed thoroughfares, queuing areas, and resting spots, all while maintaining the street's vibrant energy.



A mixture of large scale, high density buildings and fine grain human scale experiences.

Developments on Granville Street should balance high-density buildings and the intimate, human-scale experience that gives the street its distinct character. At street level, podiums should actively engage pedestrians, offering inviting spaces for shops, cafés and cultural activities. Above, building massing should rise thoughtfully, respecting the street's historic context and ensuring that taller structures complement rather than overshadow the finer grain of the streetscape.



Sketch depicting the 20 year vision of
Robson St and Granville St crossing.

1 URBAN STRUCTURE

Introduction

Special Character Area

The Special Character Area of Granville Street has significant heritage value, including, but not limited to:

- its importance to the cultural, artistic, and societal development of a variety of communities;
- its role as the heart of the region's entertainment district; and,
- its variety of existing buildings that compose its characteristic 'sawtooth' streetscape profile.

Future Pedestrianization

At the heart of the plan is a long-term move towards a year-round pedestrian zone along Granville Street that spans the downtown peninsula from Granville Bridge to Waterfront Station.

Intent

A **future year-round pedestrianized Granville Street** that:

- Upholds the heritage value of the area's arts and cultural venues and characteristic historic form, scale and massing of existing buildings.
- Reinforces its role within the larger transportation network and as a vital cultural corridor that connects to surrounding cultural hubs.
- Responds to the unique character of the each of the sub areas to deliver a high quality, safe, attractive and welcoming street.
- Creates flexible public spaces by supporting large gatherings, celebrations, and street performances and contributes to a dynamic urban environment.

Does the development reinforce the cultural heritage significance of Granville Street, and strengthen the public realm to support arts and cultural events 24/7?

1.1 Reinforce the historic character of Granville Street

Standards

[Gr 1.1.1] For site with a heritage property, heritage conservation with substantial structural retention and seismic upgrading is required. Façade-only retention is not considered heritage conservation.

[Gr 1.1.2] Rehabilitation of a heritage property through adaptive re-use is most effective when a compatible use is selected, whether by retaining the existing use or changing to the original or an alternative within the same category of uses.

[Gr 1.1.3] Any addition or new development adjacent to a heritage property must be physically and visually compatible with, subordinate to, and distinguishable from the heritage property.

[Gr 1.1.4] Contemporary buildings should reinforce the historic form, scale, and massing present in the eclectic historic streetscape of Granville Street, as related to all existing buildings, particularly heritage properties.

Guidelines

[Gr 1.1.5] Understand the historic construction, assemblies, and systems of a heritage property before intervening, recognizing their contribution to Granville Street's cultural heritage.

[Gr 1.1.6] Use a minimal intervention approach to protect and maintain the heritage property.

[Gr 1.1.7] When replacing missing or heavily deteriorated character-defining elements of a heritage property, restore them based on documentary evidence; if no evidence exists, reconstruct or redesign them in a historically compatible manner.

[Gr 1.1.8] Retention and rehabilitation of existing historic buildings other than heritage properties is encouraged but not required.

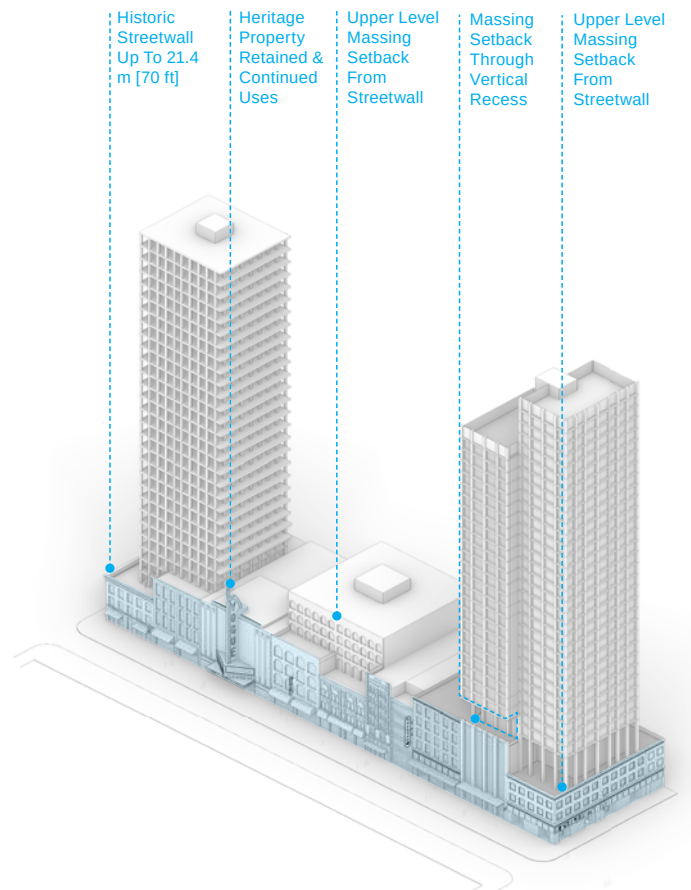
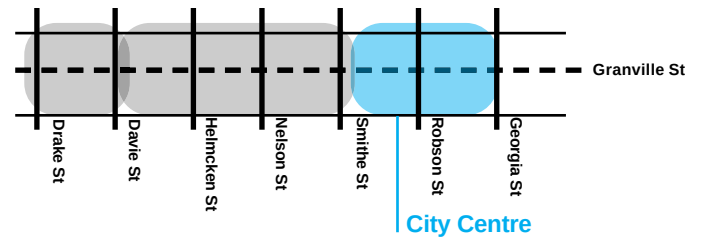


Figure 1: Highlighting strategies for preserving heritage properties, respecting historic form, and integrating contemporary design elements that complement Granville Street's cultural heritage and architectural integrity.



Image | Wythe Boutique Hotel Williamsburg, Brooklyn | New York



1.2 Mark the City Centre

Guidelines

[Gr1.2.1] New mixed-use residential developments on large sites should feature taller buildings that shape the city center's skyline.

[Gr1.2.2] Incorporate transit entries and connections into new developments to improve legibility and reinforce the area's role as a key transit hub.

[Gr1.2.3] Sites adjacent to the future public plaza at the intersection of Granville and Robson should be designed to support civic gatherings and celebrations.

[Gr1.2.4] Buildings at the intersection of Robson and Granville should incorporate large video screens into the design of the podium.

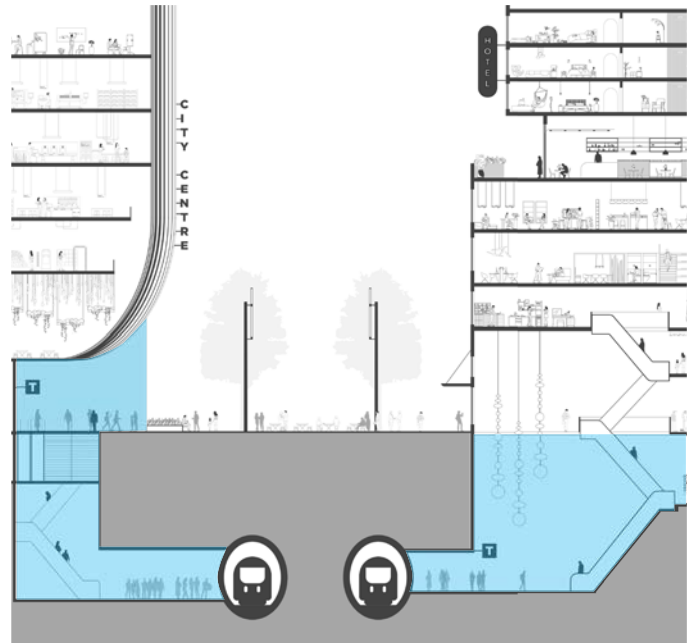
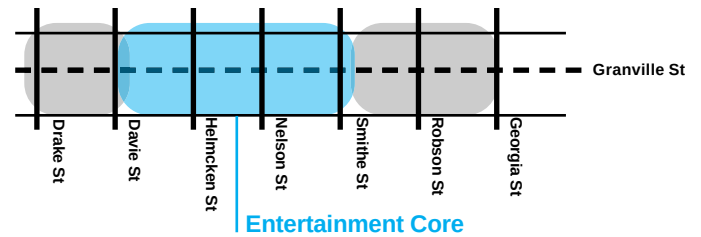


Figure 2: Section | illustrating design strategies for integrating transit connections into new developments, supporting cultural and civic gatherings at key intersections on Granville Street.



Image | The Fulton Centre | New York City



1.3 Define the Entertainment Core

Guidelines

[Gr1.3.1] Ground level uses should complement the entertainment focus of the street and future pedestrianization.

[Gr1.3.2] Ground level entrances to venues should be large and legible features of the streetscape.

[Gr1.3.3] Existing neon signage and marquees should be retained and incorporated into new development. See Section 4.1.

[Gr1.3.4] Development should integrate new neon signage to clearly identify cultural and entertainment venues and other important elements. See Section 4.1.

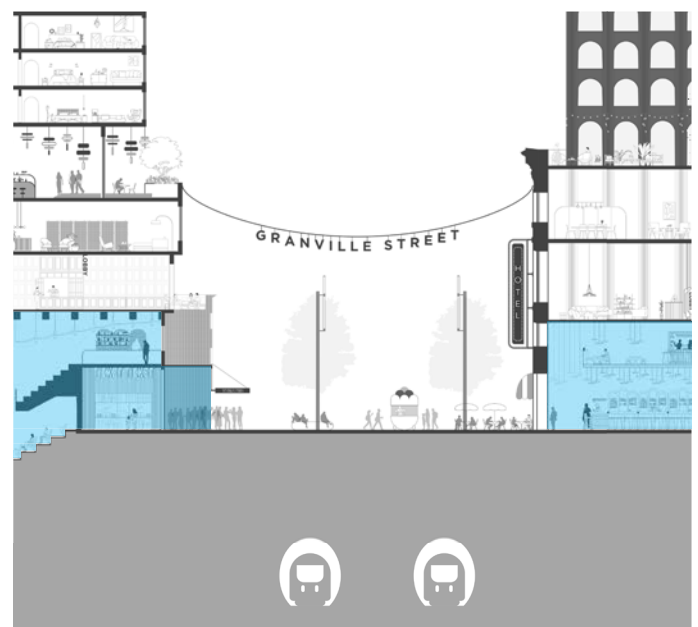
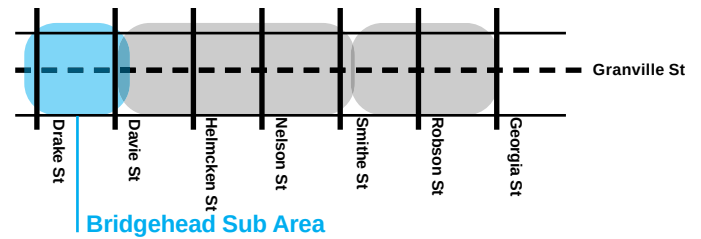


Figure 3: Section | showing strategies for vibrant ground-level uses, flexible performance spaces, and iconic neon signage to enhance Granville Street's entertainment atmosphere.



Image | Nashville's Honky Tonk Highway | Tennessee



1.4 Deliver a sociable and connected neighbourhood at the Bridgehead

Guidelines

[Gr1.4.1] Frontage improvements should prioritize creating a quieter commercial street experience that balances the area's active commercial aspects while transitioning to more peaceful residential zones.

[Gr1.4.2] To provide separation between the residential uses and the busy street level, the podium levels of mixed-use buildings should be designated for commercial uses.

[Gr1.4.3] Residential towers should be setback from the street with balconies and landscaped terraces incorporated into the building design.

[Gr1.4.4] Common residential amenity terraces and courtyards above the podium (commercial zones) should be considered to provide quieter open spaces for residents.



Figure 4: Section | illustrating strategies for balancing active commercial areas with peaceful residential zones, including frontage improvements, noise shielding in mixed-use developments, and social interaction terraces above podiums for quieter, community-focused spaces.



Image | MO*town Track 8 | Amsterdam

1.5 Create distinctive nodes at key intersections

Guidelines

[Gr1.5.1] Design all parts of a corner development, including architectural treatments and programming, to reinforce the placemaking role of corners and intersections.

[Gr1.5.2] Reinforce through celebratory design the importance of the Gateway Nodes at Robson Street and Davie Street as symbolic entrances to Granville Street.

[Gr1.5.3] Provide additional activity at podium, parapet, balcony, or rooftop levels to enhance corner locations.

[Gr1.5.4] Corner buildings should be public-facing, supporting entertainment, food, beverage, cultural, and arts uses.

[Gr1.5.5] Provide space for patios and flexible programming at corner interfaces, with insets or relief to enhance pedestrian movement and public realm activities.

[Gr1.5.6] Avoid back-of-house and utility uses within 30.5 m (100 ft.) of intersection corners.

[Gr1.5.7] Include signature signage, lighting, and architectural elements at corner sites to anchor the block and create a pedestrian gateway.

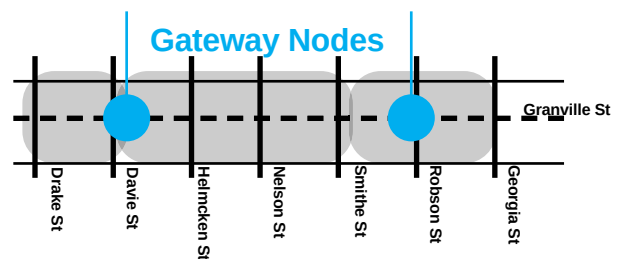




Image | a mes n Houe | Vancouver



Sketch | displaying 20 year vision for Davie St and Granville St.

2 SITE LAYOUT & BUILDING PROGRAM

Introduction

The Site Layout & Building Program chapter addresses the configuration of spaces and building design to create a public realm that reflects the unique character of Granville Street. It emphasizes the integration of flexible, pedestrian-friendly connections, active frontages, and well-defined interfaces that enhance the vibrancy of the district while minimizing vehicular impact on the pedestrian experience.

Intent

A **Site layout** that:

- Reinforces the valued characteristics of the Granville street and delivers a well-defined public realm.
- Alleviates pedestrian congestion.

A **building program** that:

- Delivers safe and high-quality interfaces between the public and private realm.
- Maximizes activation of the public realm through integrated and flexible connections.
- Delivers a variety of uses at different levels to provide daytime and nighttime activity and entertainment.
- Promotes a strong physical and visual connection between cultural and entertainment uses within the building and the street, while designing flexible spaces for performance arts, live music, and other cultural activities.

Vehicle entries and building services that:

- Minimize impacts on the public realm.
- Do not undermine the attractiveness or safety of the pedestrian experience.

Does the configuration of the ground level spaces ensure a high-quality public realm that reflects a unique entertainment district?

2.1 Deliver a well-defined public realm

Guidelines

[Gr2.1.1] Building should be aligned to the street at ground level unless they provide a well defined publicly accessible open space.

[Gr2.1.2] New buildings may be set back to reinforce the form, scale and massing of existing heritage properties.

[Gr2.1.3] Setbacks for plazas should respond to the internal building program by managing pedestrian volumes and providing onsite room to queue for venues.

[Gr2.1.4] Where buildings are set back or blocks are broken, exposed walls should be used to provide art, lighting, etc., to enhance the experience.

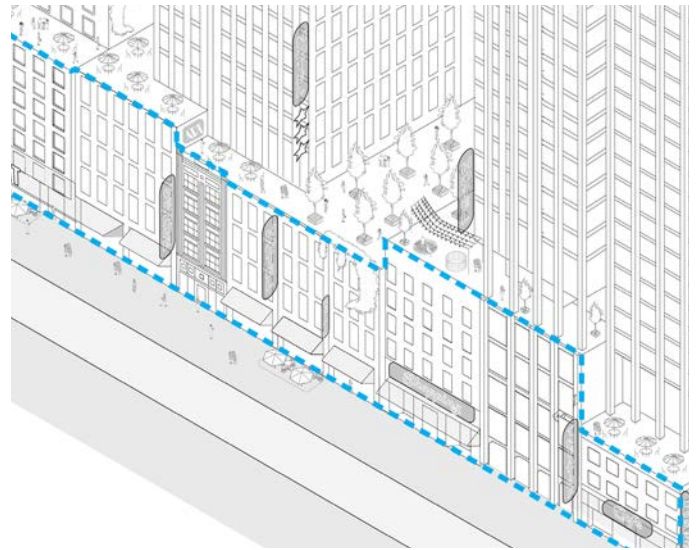


Figure 5: The streetwall is a key feature of Granville Street, defining the unique character of the historic district.



Image | Covent Garden | London

2.2 Locate and layer uses to support activity and entertainment day and night

Guidelines

[Gr2.2.1] Street frontages should be lined with activating uses that offer strong physical and visual connections, particularly at grade and upper podium levels.

[Gr2.2.2] Podium-rooftop patios, cultural spaces and event spaces should be visible from the street to maximize interaction with the public realm.

[Gr2.2.3] Entertainment uses should be located above the first storey or below ground to maximize daytime activity on the ground floors and street level.

[Gr2.2.4] Egress from venues should not adversely impact the continuity of the public realm and does not visually dominate street frontages.

[Gr2.2.5] Large floorplate tenancies should be sleeved with smaller tenancies at ground level.

[Gr2.2.6] Ground floor tenancies should be configured so that they do not rely on queuing in the public realm, except where this occurs on an on-site pedestrian connection.

[Gr2.2.7] Entrances should be located at corners or mid-block to maximize visibility, legibility and accessibility.

[Gr2.2.8] Consider operable facades to enhance public experience and increase transparency of interior program.

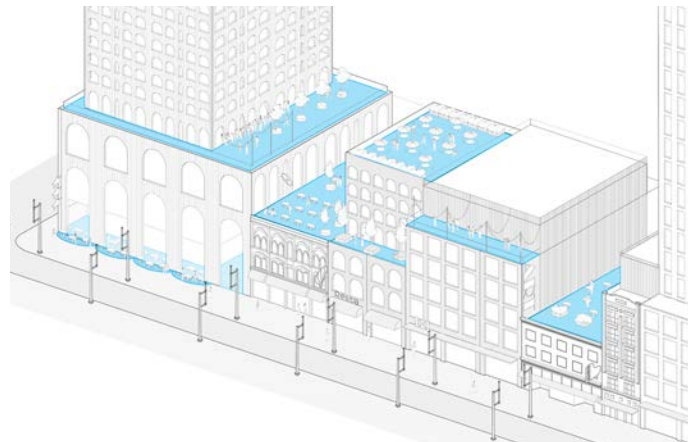


Figure 7: Roof decks can be used for crowd management in venues located on upper floors, such as clubs. Roof decks provide flexible space for queuing or gathering, helping manage pedestrian flow.



Image | Honk Tonk Central | Nab ville

2.3 Thoughtfully integrate hotel and venue parking and passenger loading

Guidelines

[Gr2.3.1] Hotel vehicle entrances and passenger loading areas should be intuitive and legible.

[Gr2.3.2] Pedestrian entrances should be located along Granville Street with secondary entrances provided from laneways or mid-block connections, breezeways and arcades.

[Gr2.3.3] Designated vehicular loading zones should be provided to all developments from laneways or mid-block connections. Additional accessible loading spaces and parking should be considered.

[Gr2.3.4] Hotels and venues should provide clear service access, including hotel entries that wrap corners with laybys off the lane.

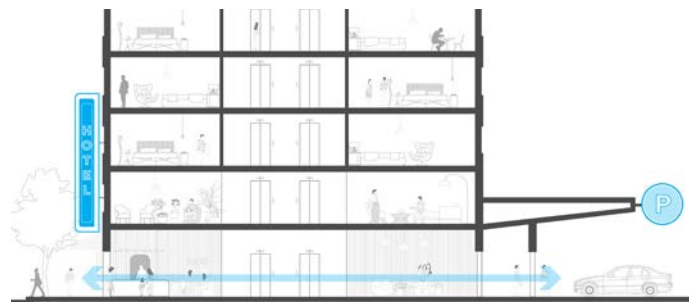


Figure 8: Hotel and building vehicular entries on parallel laneways to Granville, keeping the main street free of vehicles and ensuring a better pedestrian experience.



Image | One Burrard Place | Vancouver

Design Outcomes To Avoid



Image: Contemporary buildings should be visually and physically compatible with, subordinate to, and distinguishable from the heritage properties.



Image: Add variety through different sized CRU's and mix daytime & nighttime uses to provide active frontage 24/7.



Image: Dead facades on blocks with high rise towers lead to empty streets and a public realm that is not activated.



Image: Inactive storefronts can result in unclean, vandalized conditions. Provide continuous ground floor activation along street.



Image: Platforms and lifts to be avoided where they gather unsafe spaces.



Image: All vehicle and servicing access should be provided from the laneway. No Loading / pick up / drop off on Granville Street.

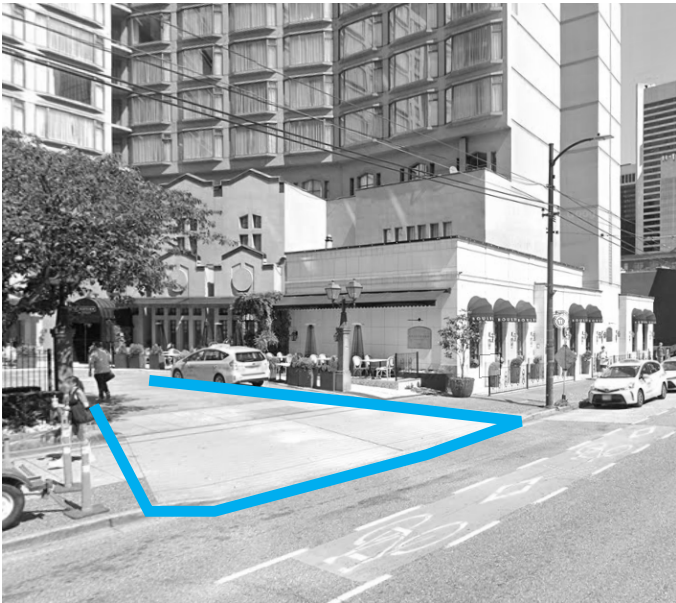


Image: Vehicle entries off Granville Street to be avoided. All vehicle and servicing access should be provided from the laneway.



Image: Dead rear elevation that discourages laneway activation.



Sketch | displaying 20 year vision for Davie St and Granville St.

3 STREETSCAPE & BUILDING MASS

Introduction

The building mass chapter relates to the three-dimensional form of a building, including its scale, height, proportions and composition.

Intent

Building mass that:

- Reinforces the fine grain and visual interest of the Granville streetscape.
- Adopts contemporary design that is physically and visually compatible with, subordinate to and distinguishable from existing heritage properties along Granville Street.
- Distinguishes between different buildings where a development comprises multiple buildings.
- Contributes architecturally distinct and interesting towers to the downtown skyline.

Street wall that:

- Adopts a variety of street wall heights to contribute to the traditional fine grain, vertical rhythm, and visual interest of the Granville streetscape.
- Creates an aesthetically interesting backdrop for the public realm.
- Frames a comfortable and attractive pedestrianized Granville Street.

Do the contemporary buildings contribute to the storytelling of the development pattern of Granville Street, and respect its cultural heritage?

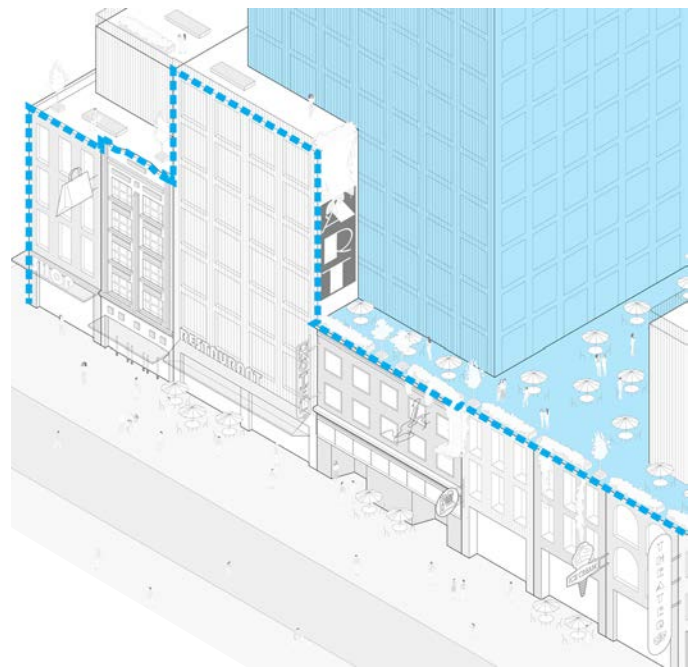


Figure 9 | showing massing which provides fine-grain vertical and horizontal rhythm. Variation provided across the street wall. Tower massing setback celebrates podium scale.

3.1: Reinforce a fine grain & vertical rhythm

Standards

[Gr3.1.1] Buildings with a street frontage greater than 22.9 m (75 ft.) should be broken into smaller vertical sections no wider than 15.2 m (50 ft.) to reflect the historic pattern of development.

[Gr3.1.2] The street wall height should not exceed 21.3 m (70 ft.).

- i. Towers should be set back a minimum of 3 m (10 ft.) from Granville Street above the maximum street wall height.
- ii. Tower podiums adjacent to an existing or future low-rise building should be increased to 27.4 m (90 ft.) in height if all parts of the podium above the street wall height are set back a minimum of 3 m (10 ft.).

[Gr3.1.3] When integrating a contemporary building with a heritage building, it should be recessed to reinforce the integrity of the historic street wall by one or both of the following:

- i. Horizontal: Locate the façade of the contemporary building no less than 3 m (10 ft.) from the heritage façade.
- ii. Vertical: Locate the underside of the contemporary façade at least two storeys above the parapet of the heritage façade.

[Gr3.1.4] Towers or portions of towers that propose a vertical recess in place of a horizontal setback along Granville Street should not exceed 22.9m (75 ft.) in length.

Guidelines

[Gr3.1.5] Contemporary buildings should be designed to maintain and reinforce the historic sawtooth profile of the street wall.

[Gr3.1.6] Contemporary buildings should be taller than adjacent heritage properties.

[Gr3.1.7] Contemporary façades being integrated with or adjacent to a heritage property should be articulated to complement its existing vertical order, with consideration given to:

- i. The scale, proportion and pattern of window and door openings
- ii. Cornice lines

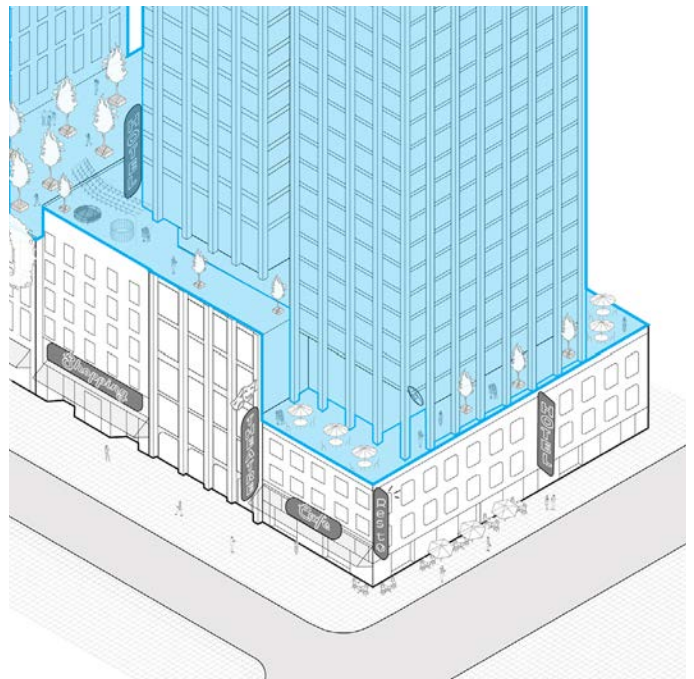


Figure 10: An illustration showing upper-level tower setbacks, including both horizontal setbacks and a vertical recess of the contemporary building from the heritage property.



Image | 325 Carrall Street Apartment\$ Vancouver

3.2: Create transitions between towers and low-rise heritage properties

Guidelines

[Gr3.2.1] Developments should include transitions in height, scale or prominence to a heritage property and avoid relying solely on surface treatments or decorative effects.

[Gr3.2.2] Existing heritage properties should be integrated into the podium design by providing roof deck patios visible from the street and adjacent buildings.

[Gr3.2.4] Taller buildings should consider how the historic pattern of development and fine grain module can be reflected in the tower expression.

[Gr3.2.5] Where a low podium is adjacent to a potential future development site, tower elements above the podium, up to a height of 27.4m (90 ft.), should consider façade treatments that anticipate future development.

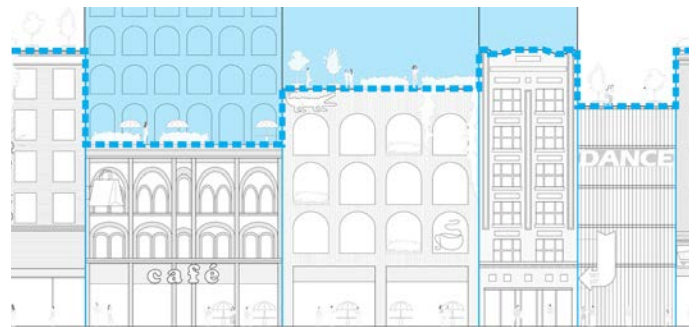


Figure 11: Elevation | illustrating façade expression along the street and the approach to differentiating between Heritage and Contemporary buildings.



Image | Queen Richmond Centre West | Toronto

3.3 Provide visual diversity

Guidelines

[Gr3.3.1] Development should adopt a diversity of forms, typologies and architectural language, within a cohesive design framework, on large site where a development comprises multiple buildings.

This might include:

- i. Variety of materials, textures and finishes.
- ii. Variety of facade design compositions
- iii. Variety of different architectural languages (e.g. modern with heritage)

[Gr3.3.2] Design with contemporary materials, methods and detailing to distinguish between the new and the heritage property in a manner that is physically and visually compatible.

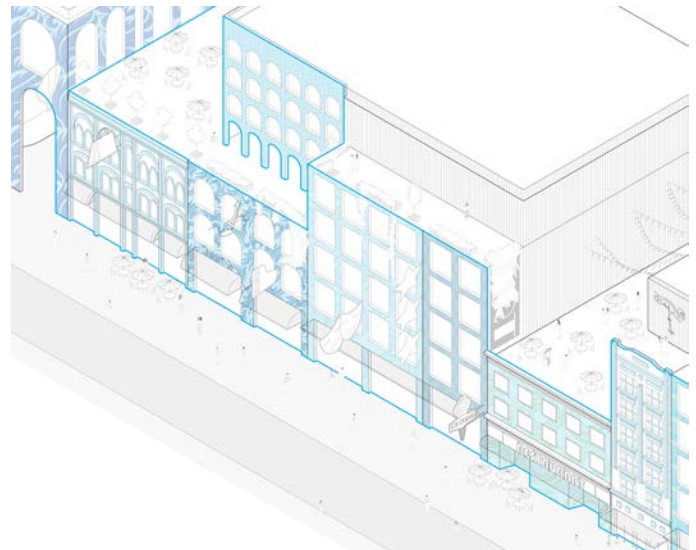


Figure 12: Illustrating how composition of build form, materiality, and expression should provide visual diversity.



Image | The Exchange Tower | Vancouver

Design Outcomes To Avoid



Image : Architectural variation should be provided, massing should be varied with set backs displaying the sawtooth concept.



Image : Provide visual differentiation between heritage and new buildings. Use high-quality materials.



Image : Blank walls to be avoided, either openings via balconies or set backs in the massing.



Image : Avoid large expanses of frontage without pedestrian entry along the main street.

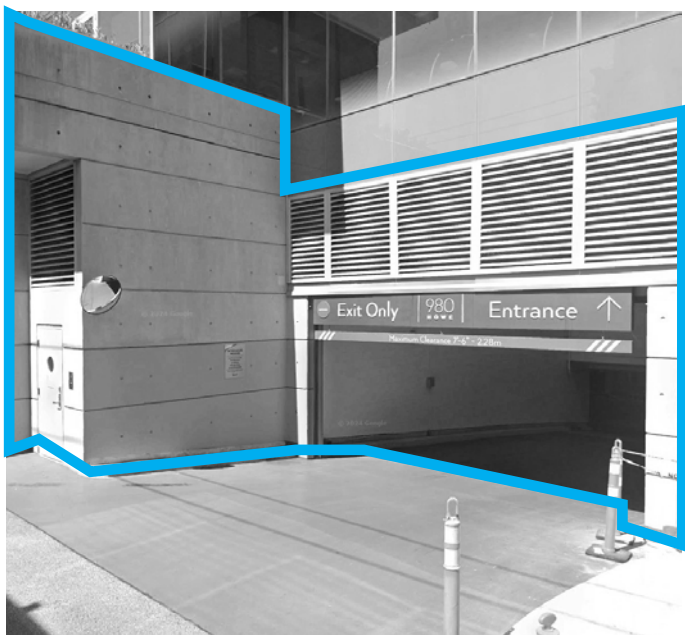


Image : A deep setback to the carpark access door results in an undesirable space which feels unsafe at night and impacts the continuity of the pedestrian realm.



Image : Roof terraces should be activated with uses. Avoid inactive facades at ground level.

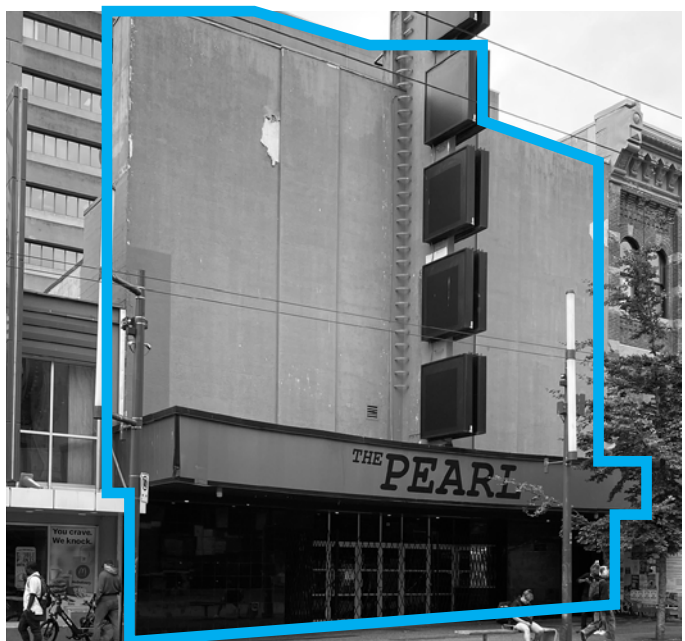
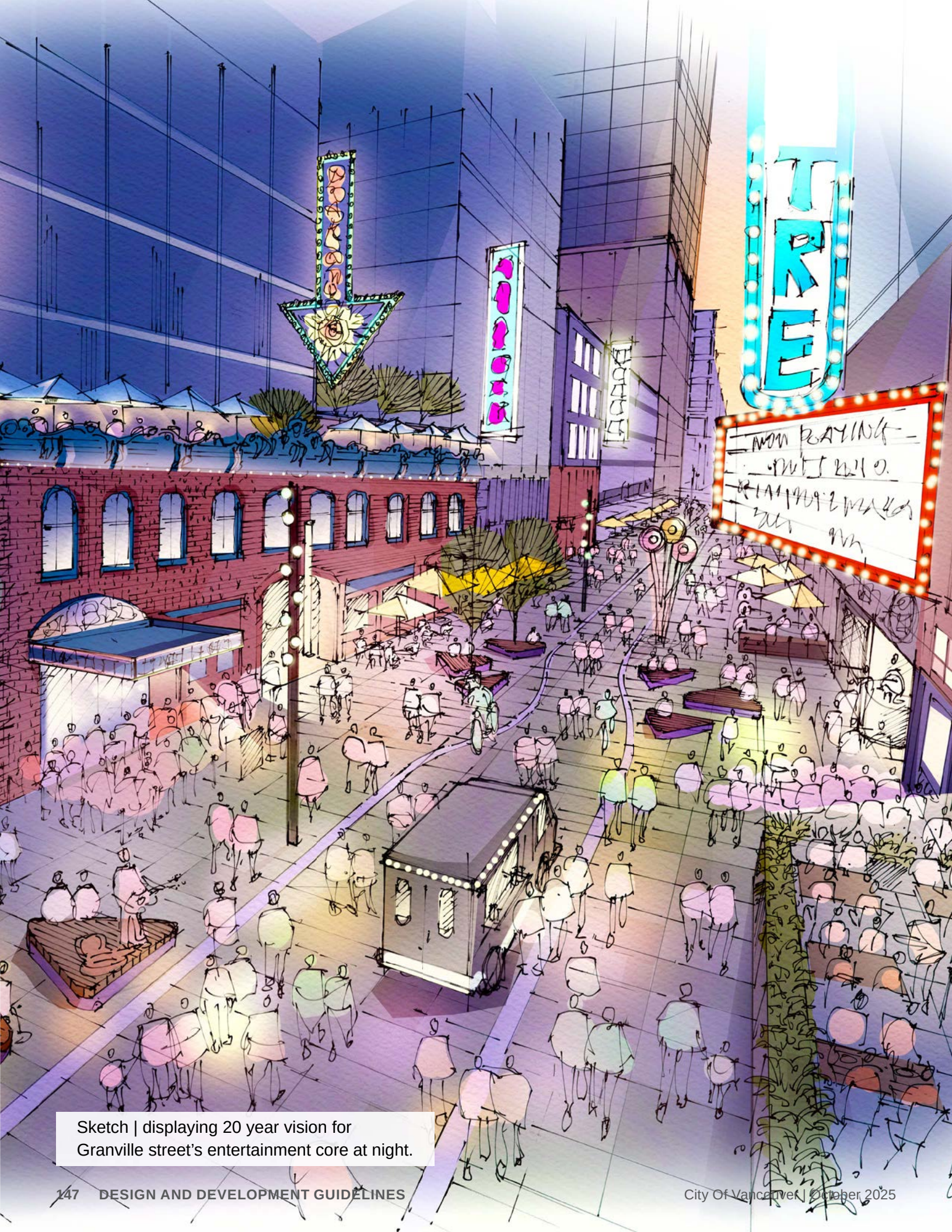


Image : Avoid blank walls, tinted, opaque or high reflectivity glass which obscures views between the public realm and building interior.



Image : Avoid long, narrow, dark, laneways and streets with large extent of inactive frontages, in order to promote safe and inclusive urban environments that are representative of all communities and genders.



Sketch | displaying 20 year vision for Granville street's entertainment core at night.

4 DESIGN DETAIL

Introduction

Design detail refers to the resolution of a contextually responsive building exterior that contributes to the quality of the public realm through its architectural expression, materials and finishes.

Intent

Exterior design that:

- Incorporates contemporary design detailing that complements the historic character of Granville Street.
- Retains the visual and physical integrity of the character-defining elements of a heritage property, primarily on the historic front façade.
- Establishes Granville Street as a destination for nighttime activities and entertainment.
- Responds to the distance at which the building is viewed and experienced from the public realm in the selection, scale and quality of design elements.

Do the architectural and urban design details reinforce the character-defining elements of Granville Street?

4.1: Reintroduce Neon Signage

Guidelines

[Gr4.1.1] Provide neon signage along Granville Street to highlight venues, cultural spaces, and businesses.

[Gr4.1.2] Neon signage should have visual precedence over other lighting.

[Gr4.1.3] Rehabilitation and/or restoration of existing neon signs should be based on archival documentation.

[Gr4.1.4] New neon signage should be designed in a contemporary manner that is compatible with the historic character of the area.

[Gr4.1.5] New neon signs should be located on or below the podium level and be visible from street level.

[Gr4.1.6] Neon signs should be a variety of scales with focus as an integrated architectural element i.e. not just a business logo (refer to 'Design Outcomes to Avoid' sections).

[Gr4.1.7] Neon signage should be provided at a minimum interval of every 7.6m (25 ft.) of street frontage along Granville Street between Davie Street and Robson Street intersections and vary in scale and sizes.



Figure 13: Illustrating how plentiful and creative neon signage play an intrinsic role in reinforcing the eclectic and electric character of the Granville Street entertainment district.



Image | Neon signage is integral to the identity of the Granville Street Entertainment District

4.2 Use digital screens at Granville and Robson

Guidelines

[Gr4.2.1] Digital screens should be positioned at the intersection of Granville Street and Robson Street to energize the entertainment district. Digital screens are not appropriate elsewhere on Granville Street.

[Gr4.2.2] Digital screens should be designed as an integrated component of the façade. The façade should be detailed to avoid the appearance of an inactive façade when the screen is turned off.

[Gr4.2.3] Screens should not detract from Granville streets neon signage identity.

[Gr4.2.4] Screens should be thoughtfully designed to minimize visibility from nearby residential buildings and strategically placed to support everyday programming that is adaptable for large events.

[Gr4.2.5] Screens should be in operation 24 hours a day but should be dimmed or concealed from view from nearby residential buildings after 10:00 pm.

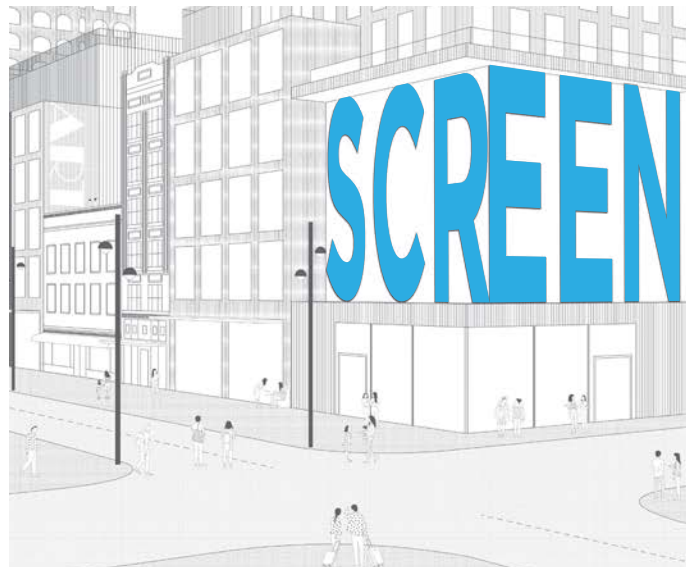


Figure 14: Illustrating how screens can be integrated into the commercial podium at the intersection of Granville and Robson.



Image | Piccadilly Circus | London

4.3 Maintain the Character-Defining Elements of Granville Street

Guidelines

[Gr4.3.1] Maintain the visual and physical integrity of existing heritage properties of various architectural styles.

[Gr4.3.2] Retain or restore the character-defining elements of the heritage property, primarily on the historic front façade, to establish pedestrian scale and rhythm.

Storefront Design

[Gr4.3.3] Retain or rehabilitate the storefront of a heritage property. Storefront assemblies historically include: three/four-point awning or canopy; minor cornice; sign band; large display windows with glazed transoms and closed bulkhead; and recessed entry doors with decorative tile, stone or terrazzo paving.

[Gr4.3.4] New storefront design should complement, not imitate, the storefronts of adjacent heritage properties in a contemporary manner.

Weather Protection

[Gr4.3.5] Encourage rehabilitation of heritage properties by reinstating awnings and canopies based on archival documentation.

[Gr4.3.6] Contemporary buildings should provide weather protection that add visual interest and contribute to the eclectic and electric identity of the area.

[Gr4.3.7] Weather protection depth should be designed to accommodate and visually express anticipated building use. For example:

- i. Marque is a weather-protection (increased height and depth for queuing), to be provided at major venues
- ii. Long-span canopy that covers patio area below.
- iii. Landmark feature canopy for venues and hotels

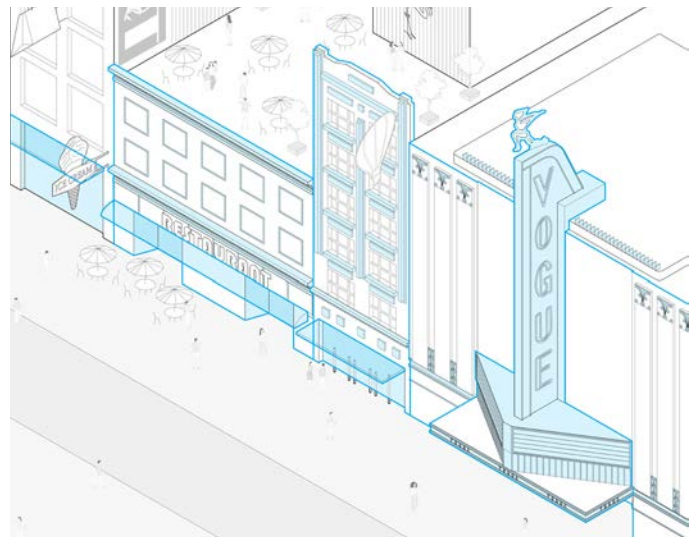


Figure 15: Expressing how unique storefronts and weather protection can add to the character of Granville Street.

4.4 Mitigate Noise for Sensitive Uses

Guidelines

[Gr4.4.1] New hotel and residential buildings should meet higher standards of acoustic performance and to maximize liveability and mitigate impacts from local events and entertainment noise including:

- i. Triple glazed windows
- ii. Balcony design strategies (e.g. enclosed and/or retractable balconies).
- iii. Air conditioning or other means to cool interior spaces that does not require window opening.
- iv. Increased noise insulation.
- v. Locating office space on lower building floors.
- vi. Other innovative approaches to noise mitigation.
- vii. An acoustic report (DP).

[Gr4.4.2] Locate office, hotel or other non-residential uses directly above and next to live performance venues or cabarets to provide a 'noise barrier' between residential uses and minimize noise impacts.



Image | Example of noise mitigation using a pocket park with greenery to create a haven from the busy street front. The water feature generates grey noise, masking surrounding sounds. Paley Park by Zion & Breen Associates, NYC.

Design Outcomes To Avoid



Image : Poor treatment of corner blocks with blank facades results in unsafe nooks.



Image : Low quality, non-illustrative neon signage.



Image : Corner interfaces should provide sufficient space to allow for patios and flexible programming at building edges. Poor use of rooftop and opaque facades should be avoided.



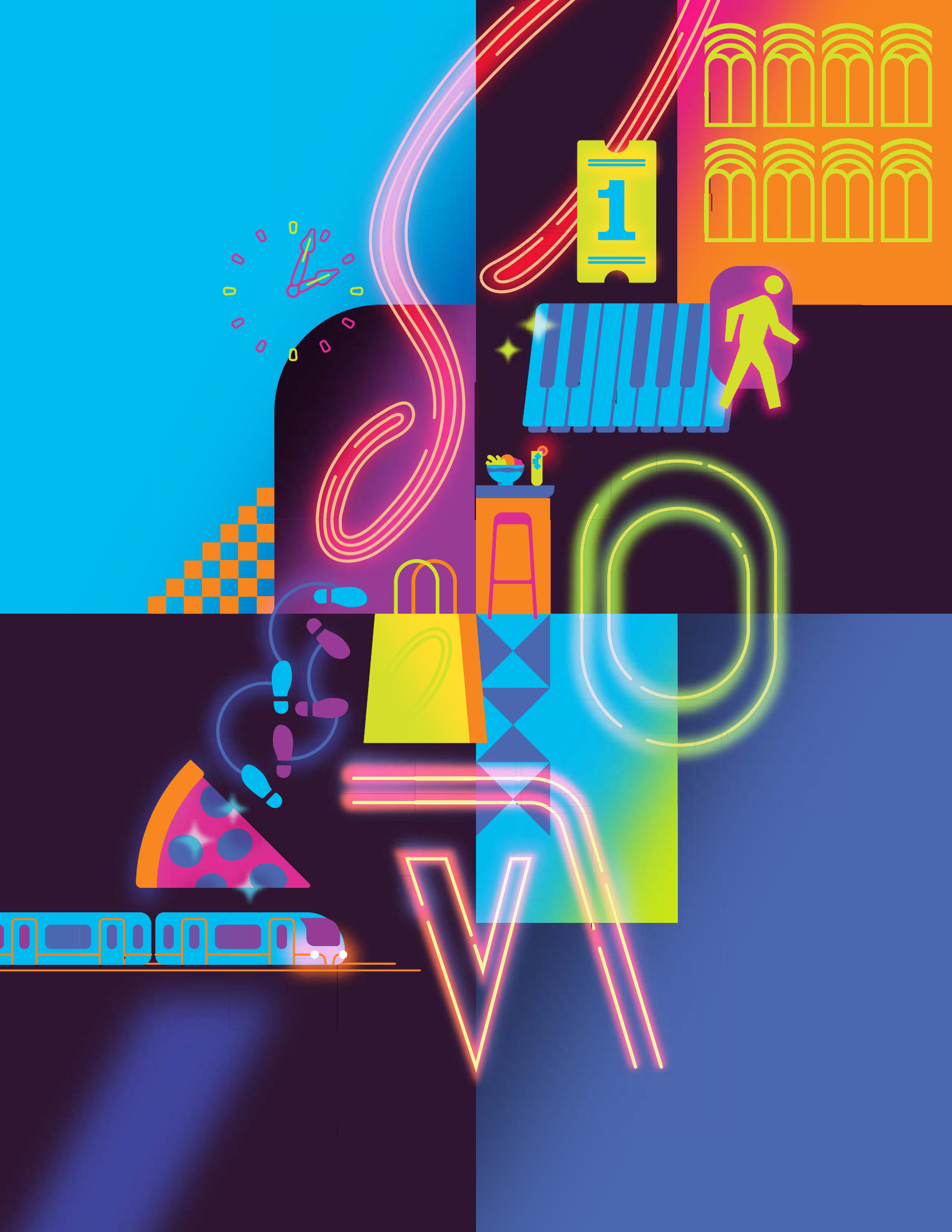
Image : Fencing to be avoided where set backs / open space are provided in corner blocks.



Image : Back of house and loading services to be avoided on Granville Street.



Image : Garage entrance for public parking to be integrated on upper floors to avoid resulting in unsafe spaces. Ground floor should have more active uses.



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REGULATORY AND POLICY REFERENCES

Without limitation, applicable Vancouver Council policies and guidelines for consideration include:

- Solar Access Guidelines for Areas Outside of Downtown
- Public Views Guidelines
- Housing Design and Technical Guidelines: City-owned social housing
- Bulk Storage and In-Suite Storage in Multiple Dwelling Residential Developments Bulletin
- Parking By-law 6059 and the Parking and Loading Design Supplement
- Relevant green building development by-laws, policies and guidelines
- Childcare Design Guidelines and Childcare Technical Guidelines
- Boulevard Gardening Guidelines
- Ecological Network, Blue-Green Systems Alignments, and relevant Public Realm Plans
- Garbage and Recycling Storage Facility Design Supplement

GLOSSARY

Term	Definition
Active Uses	Active uses include shops, cafés, community serving areas, lobbies, <i>ground-oriented</i> dwelling units or amenity spaces that engage people and bring life to an area. They encourage pedestrian activity, enhance safety, and create vibrant, inviting environments. Bicycle parking is not considered an active use.
Active Frontage	An active frontage is the part of a building's frontage that offers visual or physical access—such as windows or doors—to <i>active uses</i> within the interior of the building.
Blue-Green Systems	Blue-green systems are networks of connected park-like streets that manage water and land in a way that is inspired by nature and designed to replicate natural functions and provide ecosystem services. These systems seek to protect the ecological, hydrological, and social values of the urban landscape and water cycle, and to provide resilient measures to address climate change and flood management, increase connectivity, and enhance access to nature.
Block Study	A diagrammatic study of the block surrounding a development parcel, measured from street-to-street, illustrating the likeliest future development pattern, including the proposed development. A block study should: a) Include a clear rationale that explains the overall block layout, b) Include existing contextual conditions (e.g. existing towers, active and approved applications), c) Show parameters for all sites (e.g. site frontages and depths, <i>dedications</i>, setbacks, etc.), d) Show <i>tower separations</i> and reasonably shaped <i>tower floor plates</i> with dimensions and floor areas. Applicants should demonstrate that adjacent properties can reach their maximum <i>tower floor plates</i>, e) Illustrate that surrounding developments can reasonably meet built-form expectations, and f) Consider additional requirements or constraints such as proximity to a unique area (e.g. a park or protected view).
Dedication	Dedication of land for road or lane widening can be a condition of development permit issuance or a rezoning application.
Facade	The exterior face or front of a building, often its most prominent or public-facing side.
Ground-Oriented Units	Provide direct, physical access from the interior of the unit to at grade <i>open spaces</i> . They do not require access pathways from the public sidewalk.
High-Rise Apartment	Apartment tower containing more than 8 dwelling units, with a building height up to 84.0 m (275 ft. - 26 storeys), or 69.0 m (226 ft. - 21 storeys) in the R5-2 district.
High-Rise Mixed-Use Residential Building	Mixed-use residential tower with a building height up to 84.0 m (275 ft. - 26 storeys), or 69.0 m (226 ft. - 21 storeys) in the R5-2 district.

Term	Definition
High-Value Trees	Industry standard terminology provided from the arborist reports that is used to evaluate the value of the tree based on a series of factors (health, size, suitability) and where it doesn't interfere with the building envelope, largely determines if they suggest retention.
Inactive Uses	Building frontages or ground-floor spaces that do not engage with the public realm — such as blank walls, mechanical rooms, parking garages, or storage areas — and typically lack transparency, entrances, or visual interest for pedestrians.
Low-Rise Apartment	Apartment containing more than 8 dwelling units, with a building height up to 23.0 m (75 ft. - 6 storeys), or up to 27.5 m (90 ft. - 8 storeys) if 100% of the residential floor area is developed as social housing, or within TOA areas if the form of tenure is secured as residential rental tenure, and a minimum of 20% of the residential floor area is secured as below-market rental dwelling units.
Low-Rise Building	See <i>Low-Rise Apartment</i> .
Low-Rise Mixed-Use Residential Building	Mixed-use residential building with a building height up to 23.0 m (75 ft. - 6 storeys), or up to 27.5 m (90 ft. - 8 storeys) where all residential floor area is developed as social housing.
Mass Timber Building	Refer to Section 2 of the Zoning and Development By-law.
Mid-block Connection	An exterior public route at street level for pedestrians and nonmotorized users, generally providing a connection for slow movement through a block to improve access and ease of movement. Mid-block Connections referred to in these guidelines are located on private land but are open to the public, free of charge. Within the Cambie Corridor Public Realm Plan, mid-block connections are referred to as 'Secondary Active Links.'
Mid-Rise Apartment	Apartment tower containing more than 8 dwelling units, with a building height up to 47.0 m (154 ft. - 14 storeys).
Mid-Rise Mixed-Use Residential Building	Mixed-use residential tower with a building height up to 47.0 m (154 ft. - 14 storeys).
Minimum Site Frontage	The minimum total length of a parcel, or an assembly of parcels required for consideration as a <i>tower site</i> without the need for a discretionary decrease.
Non-Tower Site	Is defined as a site that meets one of the following criteria: a) A mid-block site with a frontage greater than 12.2 m (40 ft.) and less than 45.7 m (150 ft.) that cannot reasonably consolidate into an enabled frontage, or b) A corner site with a frontage less than 39.6 m (130 ft.)
Open Space	Open space includes Privately Owned Public Spaces (POPS), <i>Mid-block Connections</i> , Outdoor Amenity Space, Private Open Space and other at-grade outdoor space for trees, planting and transitioning between uses.

Term	Definition
Podium Level Massing	Podium level massing is considered to be any portion of a building below seven storeys (approximately 21.3 m (70 ft.)).
Privately-Owned Public Space (POPS)	Public spaces that are on private land but are open to the public, free of charge. They can include green spaces, plazas, play areas and other spaces. Within the Cambie Corridor Public Realm Plan, POPS are referred to as 'Minor Plazas', 'Sidewalk Plazas', and 'Enhanced Open Spaces.'
Tower Development	Any development over 6 storeys, approximately 21.3 m (70 ft.).
Tower Elements	Any portion of a building higher than six storeys up to a maximum of 21.3 m (70 ft.) in height. Enclosed rooftop amenities on a low-rise building or the podium of a mid-rise or high-rise building are excluded from the definition of a tower.
Tower Floor Plate	The total gross floor area of a single level of the tower element, excluding podium levels. It includes elevator cores, storage, stairs, etc., but excludes open cantilevered balconies, architectural projections, and similar appurtenances.
Tower Separations	Are measured from the outermost enclosed face of the building excluding balconies and architectural features/protrusions. Vertical circulation cores should comply with tower separation expectations.
Tower Site	A development parcel or assembly of parcels which meets the minimum site frontage and/or site area set out in Council-approved policies or by-laws to be considered for a <i>tower development</i> without the need for a discretionary decrease.

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