

BY-LAW NO. _____

**A By-law to amend the Zoning and Development By-law No. 3575
to add relaxations to enable the development of social housing**

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

1. This by-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. In section 5, Council renumbers section 5.1.5 as 5.1.6.
3. After section 5.1.4, Council adds a new section 5.1.5 as follows:

“5.1.5 Except as otherwise specified in this by-law, in areas A, B, C, and D identified on Map 1: Social Housing Initiative Areas in Schedule K, the Director of Planning or Development Permit Board may relax the provisions of this by-law for apartment and mixed-use residential building, as applicable, where:

 - (a) 100% of the dwelling units are developed as social housing; and
 - (b) the development complies with the regulations in Section 10.38,

including permitting apartment and mixed-use residential building in districts that do not otherwise permit these uses, except that before granting the relaxation, the Director of Planning or Development Permit Board must consider all applicable Council policies and guidelines.”
4. In section 10, Council adds a new section 10.38 in the correct numerical order as follows:

“10.38 Social Housing

10.38.1 This section 10.38 only applies where the Director of Planning or Development Permit Board is considering use of their relaxation powers in section 5.1.5 to allow a development where 100% of the dwelling units are developed as social housing.

10.38.2 All developments are subject to Schedule J: Affordable Housing Schedule.

10.38.3 For the purposes of this section 10.38:

 - (a) low-rise apartment means apartment containing more than 8 dwelling units with a maximum building height of 23.0 m;
 - (b) low-rise mixed-use residential building means a mixed-use residential building with a maximum building height of 23.0 m;

- (c) high-rise apartment means apartment containing more than 8 dwelling units with a maximum building height of 66.0 m; and
 - (d) high-rise mixed-use residential building means a mixed-use residential building a maximum building height of 66.0 m.
- 10.38.4 The following developments are permitted in the areas identified on Map 1: Social Housing Initiative Areas in Schedule K:
 - (a) in area A, only low-rise apartment and low-rise mixed-use residential buildings are permitted;
 - (b) in area B, only low-rise apartment, low-rise mixed-use residential building, high-rise apartment, and high-rise mixed-use residential building are permitted;
 - (c) in area C, only low-rise mixed-use residential building is permitted; and
 - (d) in area D, only low-rise mixed-use residential building and high-rise mixed-use residential building are permitted.
- 10.38.5 Despite any other section, the maximum site area is 8,000 m².
- 10.38.6 Low-rise apartment and low-rise mixed-use residential building must comply with the regulations that apply to the R3-1 district, except that the maximum building height is 23.0 m.
- 10.38.7 High-rise apartment and high-rise mixed-use residential building must comply with the regulations that apply to the R5-1 district, except that:
 - (a) for apartment, the maximum floor space ratio is 6.00;
 - (b) for mixed-use residential building, the maximum floor space ratio is 6.30; and
 - (c) the maximum building height is 66.0 m.
- 10.38.8 Despite the regulations in the R3-1 district and the R5-1 district, in areas C and D on Map 1: Social Housing Initiative Areas in Schedule K, for mixed-use residential building:
 - (a) no portion of the first storey, extending across its full width, may be used for residential purposes except for entrances to the residential portion;
 - (b) where the R3-1 district regulations would otherwise apply:
 - (i) the minimum front yard depth is 2.5 m;
 - (ii) the minimum side yard depth is 0.0 m;

- (iii) the minimum rear yard depth is 1.5 m;
- (c) where the R5-1 district regulations would otherwise apply:
 - (i) the minimum front yard depth is 2.5 m;
 - (ii) the minimum side yard width is 0.0 m;
 - (iii) the minimum rear yard depth is 1.5 m; and
- (d) any portion of underground parking, including an access ramp, may project into a front yard.

10.38.9 The Director of Planning or Development Permit Board may vary any of the requirements in the R3-1 district and the R5-1 district if the Director of Planning or Development Permit Board considers the intent of sections 10.38.1 to 10.38.8.

5. Council adds a new Schedule K as attached to this by-law as Schedule A, in the correct alphabetical order.

6. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

Mayor

City Clerk

Schedule A

Schedule K

Social Housing Initiative

This is Schedule “K” to By-law 3575, being the “Zoning and Development By-law”.

The map below identifies areas A, B, C, and D where the Director of Planning or Development Permit Board may permit developments which where 100% of the dwelling units are developed as social housing.

Map 1: Social Housing Initiative Areas

