

**BY-LAW NO.**

**A By-law to amend the Zoning and Development By-law No. 3575  
regarding the requirements in Schedule J for a transfer of social housing to the City,  
a non-profit, a non-profit co-operative, the Province, or Canada**

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

1. This by-law amends the indicated provisions or schedules of the Zoning and Development By-law No. 3575.
2. In section 5.3 of Schedule J, Council:
  - (a) strikes out “,” at the end of subsections (a), (b), and (c) and substitutes “.”.
  - (b) renumbers subsections (a), (b), and (c) to (ii), (iii), and (iv) respectively;
  - (c) in the first paragraph:
    - (i) adds “:” after “make arrangements”;
    - (ii) creates a new subsection “(a)” after “make arrangements.”;
    - (iii) adds “where the social housing is to be transferred to the City,” before “to the satisfaction of the Director of Legal Services”; and
    - (iv) adds “or leasehold interest” after “an air space parcel”;so that the new subsection (a) reads as follows:

“(a) where the social housing is to be transferred to the City, to the satisfaction of the Director of Legal Services in consultation with the Director of Planning and the Director of Facilities Planning and Development, to secure the applicant’s obligation to design, build and deliver to the City an air space parcel or leasehold interest containing the social housing, and the associated agreement or agreements will include, but not be limited to, the following terms.”;
  - (d) adds a new sub-subsection (i) as follows:

“(i) despite section (a) above, if the social housing is not located in the HA-2 district; in the area of the FC-1 district located north of the centre line of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of the centre lines of Venables Street, Malkin Avenue and Prior Street, south of the centre line of Hastings Street, east of the centre line of Gore Avenue and west of the centre line of Clark Drive; in the

Downtown Eastside/Oppenheimer District; and in the area of the Downtown District denoted as C2 on Map 1 of the Downtown Official Development Plan, it must be transferred to the City as an air space parcel,”

- (e) in sub-subsection (ii):
  - (i) strikes out “an air space” and substitutes “the”; and
  - (ii) adds “or interest” before “containing the social housing”;
- (f) in sub-subsection (iii), strikes out “parcel” after “social housing”;
- (g) in sub-subsection (iv), strikes out the “.” after “in their sole discretion require” and replaces it with “, or”; and
- (h) adds the following as a new subsection (b):
  - “(b) except in the HA-2 district; in the area of the FC-1 district located north of the centre line of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of the centre lines of Venables Street, Malkin Avenue and Prior Street, south of the centre lines of Cordova Street and Franklin Street, east of the centre line of Gore Avenue and west of the centre line of Clark Drive; in the Downtown Eastside/Oppenheimer District; and in the area of the Downtown District denoted as C2 on Map 1 of the Downtown Official Development Plan, where the parcel containing the social housing is to be owned or secured as a leasehold interest for at least 60 years by an entity other than the City, the owner of the property on which such housing is situated must make arrangements securing the transfer of the social housing to a non-profit corporation, non-profit co-operative association, the Province of British Columbia or their designate, or Canada or their designate, to the satisfaction of the Director of Planning.”

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

ENACTED by Council this                      day of                      , 2026

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk