



## REFERRAL REPORT

Report Date: March 3, 2026  
Contact: Dan Garrison  
Contact No.: 604-673-8435  
RTS No.: 18427  
VanRIMS No.: 08-2000-20  
Meeting Date: April 14, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design, and Sustainability

SUBJECT: Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District

### Recommendation to Refer

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the Rental Housing Stock Official Development Plan, Downtown Eastside/Oppenheimer Official Development Plan, and rezoning applications and plans, described below, and that the applications and plans be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at Public Hearing, notwithstanding that rezoning application and plans are consistent with the applicable Official Development Plans.

### Recommendations for Council

- A. THAT Council approve the application to amend the Zoning and Development By-law in accordance with Appendix A, as follows:
  - (i) add a new commercial district schedule C-2A;
  - (ii) rezone certain parcels from C-2, C-2B, C-2C and C-2C1 districts to new C-2A district; and
  - (iii) update wording for consistency of regulations;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law generally in accordance with Appendix A.

- B. THAT, subject to approval of Recommendation A, Council approve the amendments to the Rental Housing Stock Official Development Plan By-law to include the C-2A district generally in accordance with Appendix B;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Rental Housing Stock Official Development Plan By-law generally in accordance with Appendix B at the time of enactment of the Zoning and Development By-law amendments in Recommendation A.

- C. THAT, subject to approval of Recommendation A, Council approve the amendments to the Subdivision By-law to include the C-2A district generally in accordance with Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Subdivision By-law generally in accordance with Appendix C at the time of enactment of the Zoning and Development By-law amendments in Recommendation A.

- D. THAT, subject to approval of Recommendation A, Council approve the amendments to the Sign By-law to include the C-2A district generally in accordance with Appendix D;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Sign By-law generally in accordance with Appendix D at the time of enactment of the Zoning and Development By-law amendments in Recommendation A.

- E. THAT, subject to approval of Recommendation A, Council approve the amendments to the Noise Control By-law to include the C-2A district generally in accordance with Appendix E;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Noise Control By-law generally in accordance with Appendix E at the time of enactment of the Zoning and Development By-law amendments in Recommendation A.

- F. THAT, subject to approval of Recommendation A, Council approve the amendments to the Parking By-law to include the C-2A district generally in accordance with Appendix F;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Parking By-law generally in accordance with Appendix F at the time of enactment of the Zoning and Development By-law amendments in Recommendation A.

- G. THAT, subject to approval of Recommendation A, Council approve the amendments to the Downtown Eastside/Oppenheimer Official Development Plan By-law to update wording for consistency of regulations, generally in accordance with Appendix G;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Downtown Eastside/Oppenheimer Official Development Plan By-law generally in accordance with Appendix G at the time of enactment of the Zoning and Development By-law amendments in Recommendation A.

- H. THAT, at the time of enactment of the amendments to the Zoning and Development By-law, Council approve the amendments to various land use documents generally in accordance with Appendix H.

### **REPORT SUMMARY**

The housing market continues to face challenging financial conditions, with increases in project costs outpacing achievable sales and rents. Industry data shows residential sale prices and rents are down over the past year, reflecting a correction that, while positive for affordability, has intensified financial strain on projects currently in the pipeline. Maintaining housing delivery through this period requires sustained policy action to reduce costs, accelerate approvals, and to restore market confidence.

This report advances initiatives from the December 2025 report “Report Back on Supporting Development Viability and Unlocking New Housing Supply” focused on supporting the continued delivery of low-rise rental housing through improvements to regulations and processes to improve project feasibility.

In November 2019, Council approved the Secured Rental Policy (SRP) to improve and consolidate rental policies that have been in place for over a decade. This work included changes to the C-2, C-2B, C-2C and C-2C1 district schedules to allow secure rental buildings up to six storeys for areas outside of existing community plans.

This report recommends amendments to the Zoning and Development By-law to introduce a new simplified C-2A mixed-use district schedule and to rezone 2,348 parcels currently in C-2, C-2B, C-2C and C-2C1 districts into the new C-2A district. The introduction of this new, simplified commercial district would be applied to a majority of properties in the C-2, C-2B, C-2C and C-2C1 districts. The proposed C-2A district schedule extends the 6-storey rental option to C-2 districts within existing community plan areas, and up to eight storeys in transit-oriented areas in accordance with the provincial requirements, removing the need for site-specific rezoning with a goal of streamlining development by saving time and associated project fees. This new district schedule will improve delivery of low-rise market rental opportunities in proximity to commercial areas.

The zoning updates proposed in this report also enable the development of small-scale hotels outside of the Downtown Core. The 2025 Hotel Development Policy already enables rezoning for hotels up to six storeys on commercial high streets. The proposed C-2A district schedule will allow for small hotels to develop under the new zoning through development permit, supporting the viability of new hotels outside the Downtown Core.

Section 559.02 (3) of the *Vancouver Charter* provides that a public hearing is not required to consider the zoning by-law amendments in this report because this proposal is consistent with all relevant Official Development Plans. The proposed amendments to the Rental Housing Stock Official Development Plan and the Downtown Eastside/Oppenheimer Official Development Plan are consequential and complementary to the proposed zoning by-law amendments, and must go to a public hearing pursuant to section 559.02(1)(a) of the *Vancouver Charter*. Staff are recommending that the zoning by-law amendments be referred to a public hearing so that all three by-law amendments may be heard and considered together.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- Vancouver Official Development Plan (2026)
- Report Back on Supporting Development Viability and Unlocking New Housing Supply (2025)
- Hotel Development Policy (2025)
- Regulatory Changes Toward 3-3-3-1 Permitting Targets (February 2025)
- Regulatory Changes to Advance Process Towards 3-3-3-1 Permitting Targets (July 2024)
- Housing Vancouver Strategy and 3 Year Action Plan 2024-2026 (June 2024)
- Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy (June 2024)
- 3-3-3-1 Permit Approval Framework (June 2023)
- Secured Rental Policy (2019)

### **CITY MANAGER'S/GENERAL MANAGER'S COMMENTS**

The City Manager recommends approval of the foregoing.

### **REPORT**

#### ***Background/Context***

#### ***Vancouver Official Development Plan***

The Vancouver Official Development Plan (ODP) is the City's first city-wide ODP and was approved by Council at its meeting of March 11, 2026. One of the "Big Ideas" of the Vancouver ODP is to support equitable housing and complete neighbourhoods. The proposed C-2A district further streamlines the delivery of rental housing, focusing on simplifying and standardizing regulations for commercial and mixed-use low-rise forms. The proposed district schedule uses

the “glass box approach”, a more flexible building envelope being used in recently introduced district schedules, such as the R3, R4, and R5 standardized districts, and moves some design-oriented regulations to guidelines.

Overall, these changes advance this “Big Idea” by providing opportunities to integrate new housing, jobs and amenities along arterial streets and transit corridors across the city.

### ***Supporting Development Viability***

Since Council’s direction on development viability in June 2025, staff have continued to monitor housing and development market trends closely. Vancouver’s housing market is experiencing sustained financial pressure, with construction and financing costs remaining high while sales prices and rents have stagnated or declined. These trends reflect a welcome moderation in prices, but they also challenge project viability, particularly for new rental and mid-rise housing. Without intervention, fewer projects will proceed, slowing both housing delivery and associated employment in construction and related industries.

The City’s approach continues to emphasize both early and sustained action to improve development viability and maintain the delivery of public benefits. Earlier adjustments to the Secured Rental Policy have begun to improve predictability and processing times for low-rise rental developments. However, continued softening in the housing market and escalating input costs for materials, labour and financing require further adjustments to sustain the housing pipeline.

The December 2025 Report Back on Supporting Development Viability and Unlocking New Housing Supply to Council discussed zoning changes and associated updates to the Secured Rental Policy needed to support the continued delivery of low-rise rental housing.

The proposal to introduce a new C-2A district schedule to allow 6-storey rental in most areas, and up to eight storeys within transit-oriented areas, further implements the Secured Rental Policy and is intended to support the development of low-rise rental apartments in community plan areas by removing the rezoning process.

### ***Housing Vancouver Strategy and 3 Year Action Plan (2024 – 2026)***

In June 2024, Council approved the Housing Vancouver 3 Year Action Plan (2024 – 2026) which continues to prioritize and accelerate the delivery of rental housing through improvements to rental incentive programs to respond to the high demand for rental housing.

### ***Hotel Development Policy***

The proposed C-2A district schedule implements key directions of the Council-adopted 2025 Hotel Development Policy, particularly Sections 3.1.2 (Create Opportunities for Hotels) and 3.1.3 (Expand Hotel Options). The implementation of the new district schedule would increase hotel development capacity in areas outside the downtown core to help meet projected demand for visitor accommodation.

The district schedule aligns the form of development for hotels with the established 6-storey mixed-use rental building typology, compatible with surrounding development and supporting pedestrian-oriented, mixed-use neighbourhoods. This approach provides greater certainty for applicants while enabling a range of hotel types.

### ***Advancing 3-3-3-1 Permitting Targets***

In 2023, Council adopted the 3-3-3-1 Permit Approval Framework to address the housing construction backlog and accelerate the delivery of new market and non-market housing. The proposed C-2A district schedule simplifies regulations and expands a straight to development permit pathway for low-rise rental apartments within Grandview-Woodland, Cambie Corridor, Marpole, and Joyce-Collingwood plan areas, which otherwise would require a rezoning.

### ***Transit-Oriented Areas***

In 2024, Council adopted the Transit-Oriented Areas (TOA) Designation By-law to align with requirements under the Province's TOA (Bill 47) legislation. The by-law designates TOAs across the city. With City-initiated rezonings, Council must enable minimum densities around rapid transit (SkyTrain) stations and bus exchanges; the new C-2A district is proposed for sites within TOA Tiers 3 and 5 and enables these densities for the mixed-use residential building and hotel uses.

### ***Strategic Analysis \****

#### ***Summary of Proposed Changes***

To support development viability of low-rise rental apartments, implement the City's Hotel Policy and advance 3-3-3-1 permitting targets, staff are proposing the creation of a new C-2A district schedule in the Zoning and Development By-law. In the proposed C-2A district the following would apply:

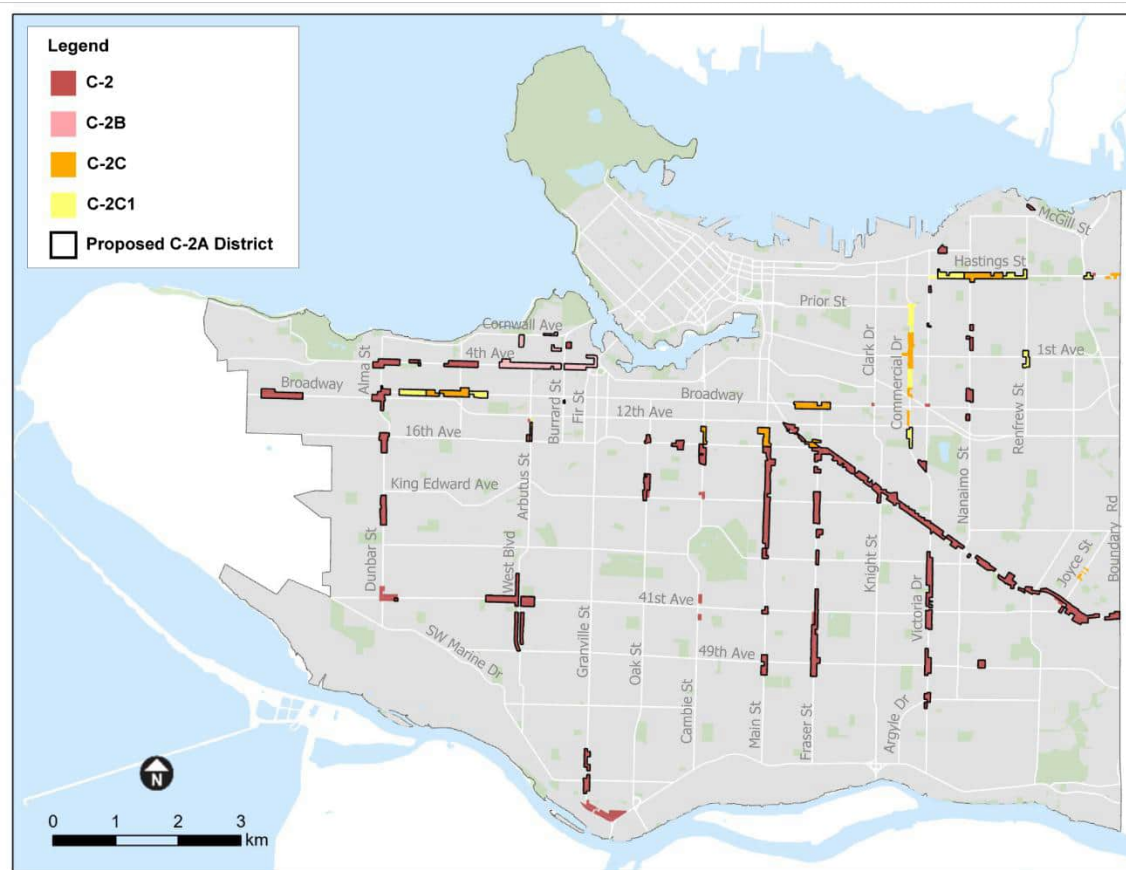
1. In certain community plan areas where a rezoning is currently required, allow 6-storey, mixed-use building where 100% of the residential tenure is secured as rental.
2. Allow for 6-storey hotel use.
3. Allow up to eight storeys in TOAs.
4. Simplify and modernize low-rise mixed-use regulations.

The proposed C-2A district schedule would continue to allow the same scale and type of rental housing currently allowed in the C-2, C-2B, C-2C and C-2C1 districts, and would extend those provisions to additional areas where this form was previously not permitted, but allowed through rezoning.

The map below identifies the 2,348 sites proposed to be included in the C-2A district. These sites represent the vast majority (approximately 88%) of the C-2, C-2B, C-2C and C-2C1 sites. While the proposed rezoning includes most sites in C-2, C-2B, C-2C and C-2C1, it excludes

sites in TOA Tier 1, Tier 2 and Tier 4, and sites along Commercial Drive in Grandview-Woodland. Wherever a C-2, C-2B, C-2C, or C-2C1 parcel is also partially in another district, staff are recommending rezoning only the portion of the parcel within C-2, C-2B, C-2C, or C-2C1 to avoid conflicts with existing land uses, and to avoid potential conflicts with the Vancouver ODP designation.

**Map 1: Sites in Proposed C-2A District**



The development of the proposed C-2A district schedule is the first phase of updates to this district. The second phase will apply the proposed C-2A district schedule with slight modifications to implement the Villages Planning work program, anticipated to be brought to Council in Q2 of 2026.

The analysis that follows provides a summary of the proposed C-2A district schedule and differences between this schedule and C-2, C-2B, C-2C, and C-2C1.

**1. Supporting Low-Rise Mixed-Use Rental Housing in Community Plan Areas**

Existing: C-2, C-2B, C-2C, C-2C1	Proposed: C-2A
<p><b>C-2, C-2B, C-2C, C-2C1</b></p> <p>Sites located in Sub-area A (community plan areas of Cambie Corridor, Grandview-Woodland and Marpole) are excluded from “residential rental tenure building” height maximum of 22.0 m and six storeys and FSR of 3.50 (3.70 on corner lots).</p> <p>These sites are eligible for rezoning to allow for 6-storey rental housing through the Secured Rental Policy.</p>	<p>All sites proposed to be rezoned to C-2A under the “residential rental tenure building” would have a FSR of 3.50 (3.70 on corner lots) and a maximum building height of 23.0 m and six storeys, and up to 27.5 m (8 storeys) in TOAs.</p> <p>To be consistent with the Vancouver ODP, the proposed C-2A will require non-residential uses.</p>

**Rationale**

The proposed C-2A district schedule increases the height and density allowed for rental housing in 232 sites in Sub-area A (located within the community plan areas of Cambie Corridor, Grandview-Woodland and Marpole) in existing C-2, C-2B, C-2C and C-2C1 to align with what is already allowed in those districts outside of Sub-area A. This change would allow for rental developments on those sites to no longer require a privately initiated rezoning to achieve six storeys. To comply with the Province’s TOA legislation, 8 storeys will be permitted in TOA areas (see section 3 below for more information) This change would streamline the approvals process and make it easier to deliver new rental housing in more neighbourhoods.

A consequential amendment to the Rental Housing Stock Official Development Plan is proposed to add the C-2A district to the applicable district list.

Further discussion on the requirement of non-residential uses for consistency with Vancouver ODP is found below under *Non-Residential Uses Vancouver Official Development Plan (ODP) Alignment*.

**2. Hotel Changes**

Existing: C-2, C-2B, C-2C, C-2C1	Proposed: C-2A
<p><b>C-2</b> Includes hotel as a conditional use, limited to 2.5 FSR (three to four storeys).</p> <p><b>C-2B, C-2C, C-2C1</b> Hotel use not included.</p>	<p>Allow all sites proposed to be rezoned to C-2A to develop hotels up to six storeys, or eight storeys in TOAs, not to be combined with residential uses.</p>

**Rationale**

Currently, rezoning applications for hotels can be considered for sites located within the C-2B, C-2C and C-2C1 districts, and greater than 2.5 FSR in the C-2 district. While the Hotel Development Policy provides a path for hotel development along the city’s commercial high streets, the added cost and uncertainty of undertaking a rezoning increases the risks for smaller hotels and reduces their viability. The proposed C-2A district would provide a standard path directly through a development permit, matching the accepted low-rise residential density (3.50 FSR, and 3.70 FSR on corner lots) in the C-2 districts and increasing the viability of small hotels. The zoning updates do not permit hotels to be co-located with housing, in order to maximize the supply of hotel rooms that can be provided under this built form.

**3. Simplification and Other Changes**

Changes in Transit-Oriented Areas

Some parcels identified for the proposed C-2A district are included in Tier 3 (400-800 m from SkyTrain stations) and Tier 5 (200-400 m from Bus Exchanges) of the TOAs. In order to comply with the Provincial TOA legislation, parcels in these areas will be permitted a maximum of 27.5 m building height (eight storeys), maintaining a maximum FSR of 3.50 (3.70 on corner sites) for both 100% rental and 100% hotel buildings. Sites which are located in TOA Tiers 1, 2, or 4 and currently zoned C-2, C-2B, C-2C, C-2C1 are excluded from the proposed City-initiated rezoning.

To streamline TOA matters, a new definition of “transit-oriented area” is proposed to be added to Section 2 of the Zoning and Development By-law. Consequential amendments are proposed to the R3, R4 and R5 districts, as well as the Downtown Eastside/Oppenheimer Official Development Plan, to remove the replicated definition in these districts/plan. For full details on these changes, see Appendix G and Appendix H.

Processing Times and Advantages to Streamlined Development Processes

The proposed C-2A district schedule is intended to streamline development processes by removing the rezoning process so that rental housing and small hotels can be built faster. In the interim, while staff are adjusting to new regulations, staff foresee a potential impact on development permit application processing times, as some processes will be shifted from the rezoning stage to the development permit stage. However, the overall time currently needed to achieve a development approval, including both rezoning and development permit, is anticipated to be reduced as a rezoning would no longer be required.

This simplified approach also ensures that rental development opportunities are more predictable for both applicants and residents. Greater certainty should encourage more rental housing construction by reducing some of the risks and costs associated with the rezoning process.

### Simplifying Rules

Consistent with simplification approaches introduced in recent district schedules approved by Council, updates have been made to the proposed C-2A district to:

- Reduce complexity and increase design choice and flexibility; and
- Improve certainty for applicants and create consistent and clear rules for what can be built in C-2A areas.

To simplify city-building rules, the new district schedule will maintain maximum densities (calculated as floor space ratio, or FSR) but provide a more generous maximum building height. This approach will accommodate a greater range of design approaches, provide flexibility to address different site conditions, such as sites that are sloped, irregularly shaped, or larger than standard. See Appendix A for more details.

The proposed C-2A district schedule will apply to 88% of sites currently zoned C-2, C-2B, C-2C and C-2C1. The proposed C-2A District Schedule is based on the C-2 District Schedule but does not include duplicated rules and updates rules that are often relaxed or varied with the Director of Planning's discretion for each project (e.g. unit frontage limits, floor-to-floor height requirements, etc.). The proposed regulations also include clarifications on the regulations applicable to community care or assisted living facility – Class A. Staff are also proposing to amend other district schedules to implement these clarifications throughout the Zoning and Development By-law. For full details on proposed complementary amendments, see Appendix H.

Detailed design expectations and guidance on discretion will be provided in the City-wide Design and Development Guidelines (CDDG) anticipated for Council consideration in mid-2026. Until the CDDG is adopted, staff will rely on the existing C-2 Guidelines to review development proposals.

Existing land dedication or secured right-of-way requirements in C-2, C-2B, C-2C and C-2C1 or in the proposed C-2A district schedules will be secured through section 4 and Schedule I of the Zoning and Development By-law. These conditions, as well as conditions requiring public amenities, facilities and utilities will be stated on the City's website as it is for all other zoning districts.

#### Non-Residential Uses Vancouver Official Development Plan (ODP) Alignment

The Vancouver ODP, approved by Council in March 2026, designates all parcels in the proposed C-2A district as "Mixed-Use Low-Rise", defined as "low-rise, commercial or mixed-use residential apartments up to six storeys or up to eight storeys if located within a Transit-Oriented Areas (TOA). In this designation, non-residential uses are required".

To be consistent with the Vancouver ODP, mixed-use residential buildings in the proposed C-2A district must include a minimum of 0.35 FSR of non-dwelling uses on the first storey facing the street. Residential only uses, such as multiple dwelling and duplexes, which are permitted in C-2, C-2B, C-2C, and C-2C1 districts, are not permitted in the proposed C-2A district. However, legacy uses that exist as of the enactment date of the district schedule would continue to be permitted. Additional clarification on legacy uses is proposed for Section 10 of the Zoning and Development By-law.

#### Implementation for in-stream applicants seeking additional density under C-2A

Property owners of the 2,348 parcels that are proposed to be rezoned from the existing C-2, C-2B, C-2C and C-2C1 districts have been informed via letter in December 2025 of the proposed changes. The zoning designation of these parcels would change to C-2A and be effective at the time of the proposed regulation enactment.

Development Permit applications currently in stream on sites zoned C-2, C-2B, C-2C, or C-2C1 that will be rezoned to C-2A as part of this report will be able to apply to develop under the new C-2A district schedule once it has been enacted. If an in-stream applicant seeks to pursue additional density or a form of development enabled by the new C-2A district schedule, the applicant would need to withdraw the current Development Permit application and submit a new application consistent with the enacted district schedule.

Following enactment, development permit processing will follow standard practice consistent with section 4 of the Zoning and Development By-law.

#### ***Public/Civic Agency Input (if applicable)***

Public notification methods included mailed letters to property owners, online information sessions, and a webpage. Public input was collected primarily using an online comment form, a question and answer (Q&A) period, and email.

In total, approximately 175 submissions were received. Comments supported more housing options, a streamlined approval process and increased opportunities for small hotels. Concerns included impacts on neighbourhood character, views, affordability, and that the project may overburden existing infrastructure. Refer to Appendix I for a full summary of the public input collected.

The proposed amendments to the Rental Housing Stock and Downtown Eastside/Oppenheimer Official Development Plans do not require consultation pursuant to section 562.08 of the *Vancouver Charter*.

***Implications/Related Issues/Risk (if applicable)***

***Financial***

The recommendations in this report will change the development approval method for 6-storey rental projects in C-2A areas, up to eight storeys in TOAs, within community plans, and hotels from a rezoning to a development permit application under existing zoning.

The City uses a variety of tools to encourage the creation of purpose-built rental housing, including bonus height and density, and optional waivers of certain Development Cost Levies (DCLs).

A comprehensive review and update of the City's development contribution tools, including DCLs, is currently underway as part of the Financing Growth Update. As part of that work, staff will consider the benefit of the DCL waiver for development of new rental housing and its impact on the City's capacity to deliver infrastructure and amenities required to support growth, alongside new and updated tools, such as Amenity Cost Charges. This work is expected to come before Council in Q3.

***Legal***

The proposed by-law amendments and staff recommendations in this report have been developed in accordance with the new provincial legislative requirements for public hearings, official development plans, TOAs, inclusionary zoning, and bonus density.

***CONCLUSION***

The recommendations in this report implement in part actions contained in the Development Viability Report approved by Council on December 12, 2025 and the Hotel Development Policy, adopted by Council on April 15, 2025. The proposed C-2A district schedule aligns with the goals of the Vancouver Plan to create complete and connected neighbourhoods and simplify regulations. If approved, the changes would help to create more complete neighbourhoods that include market rental housing and strengthen local shopping streets.

\* \* \* \* \*

APPENDIX A

**DRAFT By-law to amend  
Zoning and Development By-law No. 3575  
regarding a new C-2A district and other miscellaneous amendments**

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. Council adds a new C-2A District Schedule, as attached to this by-law as Schedule A.
3. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plans attached as Schedule B to this by-law, and incorporates Schedule B into Schedule D of By-law No. 3575.
4. The areas shown within the heavy black outlines on Schedule B to this by-law are rezoned and moved to the C-2A district.
5. In section 2:
  - (a) in the definition of Rental Housing Unit, Council:
    - (i) renumbers subsections (i) through (s) as subsections (j) through (t); and
    - (ii) inserts a new subsection (i) as follows:

“(i) section 2.2.4 of the C-2A District Schedule;”.
  - (b) adds a new definition for Transit-Oriented Area in the correct alphabetical order as follows:

“

Transit-Oriented Area	An area designated as a transit-oriented area under the Transit-Oriented Areas Designation By-law.
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”.

6. In section 4.3.13, Council adds “C-2A,” after “C-2,”.
7. In section 9.1.1, under the heading “Commercial”, Council adds “C-2A” below “C-2”.
8. In section 10, Council adds a new section 10.38 in the correct numerical order as follows:

**“10.38 Uses That Are Only Permitted if Existing as of a Specific Date**

- 10.38.1 Despite the maximum density and maximum building height set out in this by-law, the maximum density and maximum building height that apply to uses that are only permitted if they existed as of a specific date, as set out in section 2.1 of the applicable district schedule, are the maximum density and maximum building height that were permitted as of that date.”.
9. In section 1.1 of the R3 Districts Schedule, Council:
- (a) in subsection (b)(ii), strikes out “;” and substitutes “; and”;
  - (b) in subsection (c)(ii), strikes out “;” and substitutes “.”; and
  - (c) strikes out subsection (d).
10. In section 1.1 of the R4 District Schedule and the R5 Districts Schedule, Council:
- (a) in subsection (d), strikes out “;” and substitutes “; and”;
  - (b) in subsection (e), strikes out “; and” and substitutes “.”; and
  - (c) strikes out subsection (f).
11. In the following sections of the following district schedules, Council strikes out “Community care or assisted living facility - class A is subject to the regulations, variations and relaxations that apply to single detached house.” and substitutes “Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.”:
- (a) section 2.2.8 of the RA-1 District Schedule;
  - (b) section 2.2.5 of the RT-1 District Schedule;
  - (c) section 2.2.5 of the RT-2 District Schedule;
  - (d) section 2.2.6 of the RT-3 District Schedule;
  - (e) section 2.2.4 of the RT-4 and RT-4A Districts Schedule;
  - (f) section 2.2.12 of the RT-5 District Schedule;
  - (g) section 2.2.9 of the RT-7 District Schedule;
  - (h) section 2.2.6 of the RT-8 District Schedule;
  - (i) section 2.2.10 of the RT-9 District Schedule;
  - (j) section 2.2.4 of the RT-10 District Schedule;
  - (k) section 2.2.10 of the RT-11 District Schedule;

- (l) section 2.2.6 of the RM-2 District Schedule;
- (m) section 2.2.6 of the RM-3 District Schedule;
- (n) section 2.2.6 of the RM-4 District Schedule;
- (o) section 2.2.12 of the RM-5, RM-5A, RM-5B, RM-5C, and RM-5D Districts Schedule;
- (p) section 2.2.14 of the RM-8 and RM-8A Districts Schedule;
- (q) section 2.2.11 of the RM-9A District Schedule;
- (r) section 2.2.10 of the RM-9 and RM-9B Districts Schedule;
- (s) section 2.2.10 of the RM-10 District Schedule;
- (t) section 2.2.14 of the RM-12 District Schedule; and
- (u) section 2.2.8 of the C-2C1 District Schedule.

12. In the following sections of the following district schedules, Council strikes out “Community care or assisted living facility - class A is subject to the regulations, variations, and relaxations that apply to single detached house.” and substitutes “Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.”:

- (a) section 2.2.5 of the RM-1 District Schedule;
- (b) section 2.2.6 of the RM-3A District Schedule;
- (c) section 2.2.12 of the RM-7 and RM-7A Districts Schedule; and
- (d) section 2.2.6 of the FM-1 District Schedule.

13. In section 2.2.12 of the RM-11 District Schedule, Council strikes out “Community care or assisted living facility - class A is subject to the regulations, variations and relaxations that apply to a single detached house.” and substitutes “Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.”

14. In the C-2 District Schedule, Council:

- (a) strikes out section 3.1.2.2 and substitutes the following:

“

3.1.2.2	Minimum front yard depth	2.5 m
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”;

- (b) strikes out section 3.2.2.1;
- (c) renumbers sections 3.2.2.2 through 3.2.2.14 as sections 3.2.2.1 through 3.2.2.13, respectively;

- (d) strikes out section 3.2.2.2 and substitutes the following:

“

3.2.2.2	Minimum front yard depth	2.5 m
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”;

- (e) in section 3.2.2.5, strikes out “section 3.2.2.2(a)” and substitutes “section 3.2.2.1(a)”;
- (f) in section 3.2.2.7, strikes out “section 3.2.2.4(c)” and substitutes “section 3.2.2.3(c)”;
- (g) in section 3.2.2.8:
- (i) strikes out “section 3.2.2.4” and substitutes “section 3.2.2.3”,
  - (ii) strikes out “section 3.2.2.8” and substitutes “section 3.2.2.7”, and
  - (iii) strikes out “section 3.2.2.3” and substitutes 3.2.2.2;
- (h) in section 3.2.2.9:
- (i) strikes out “section 3.2.2.4(a)” and substitutes “section 3.2.2.3(a)”, and
  - (ii) strikes out “section 3.2.2.4(b)” and substitutes “section 3.2.2.3(b)”;
- (i) in section 3.2.2.10, strikes out “section 3.2.2.5(a)” and substitutes “section 3.2.2.4(a)”;
- (j) in section 3.1.2.11, strikes out “section 3.2.2.5(b)” and substitutes “section 3.2.2.4(b)”;
- (k) strikes out Maps 1, 1A, 1B, 1C, 1D, 1E, 2 and 3 and substitutes the maps attached to this by-law as Schedule C.

15. In the C-2B District Schedule, Council:

- (a) in section 3.1:
- (i) strikes out subsection (a), and
  - (ii) renumbers subsections (b) through (e) as subsections (a) through (d), respectively; and
- (b) strikes out Maps 1, 1A, 1B, 1C, 1D, and 1E.

16. In the C-2C District Schedule, Council strikes out Maps 1, 1A, 1B, 1C, 1D, and 1E and substitutes the maps attached to this by-law as Schedule D.

17. In the C-2C1 District Schedule, Council strikes out Maps 1, 1A, 1B, 1C, 1D, and 1E and substitutes the maps attached to this by-law as Schedule E.
18. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
19. This by-law is to come into force and take effect on the date of its enactment.

Schedule A

**C-2A**

District Schedule

**1 INTENT AND OVERVIEW**

**1.1 Intent**

The intent of this schedule is to provide for a wide range of commercial uses serving both local and city-wide needs in commercial and mixed-use residential buildings. This schedule emphasizes building design that promotes compatibility among uses, ensures liveability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity. In addition, this schedule encourages mixed-use residential buildings that contain secure rental housing by including provisions for residential rental tenure buildings.

**1.2 Overview**

The table below provides an overview of outright and conditional approval uses in the C-2A district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1
Regulated by the R1-1 district	Community Care or Assisted Living Facility - Class A	Regulated by the R1-1 district

**2 USE REGULATIONS**

**2.1 Outright and Conditional Approval Uses**

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
<b>Agricultural Uses</b>		
Urban Farm - Class B	Conditional	
<b>Cultural and Recreational Uses</b>		
Arcade	Conditional	2.2.1
Artist Studio - Class A	Outright	2.2.1
Artist Studio - Class B	Conditional	2.2.1
Arts and Culture Event	Outright	2.2.1
Billiard Hall	Conditional	2.2.1
Bowling Alley	Conditional	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Library	Outright	2.2.1
Museum or Archives	Outright	2.2.1
Park or Playground	Conditional	
Rink	Outright	2.2.1
Swimming Pool	Outright	2.2.1
Theatre	Conditional	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
<b>Dwelling Uses</b>		
Duplex, existing as of [enactment date]	Conditional	
Mixed-Use Residential Building	Conditional	2.2.2, 2.2.3, 2.2.4
Multiple Conversion Dwelling, existing as of [enactment date]	Conditional	

Use	Approval	Use-Specific Regulations
Multiple Dwelling, existing as of [enactment date]	Conditional	
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.5
Residential Unit associated with and forming an integral part of an Artist Studio, existing as of [enactment date]	Conditional	
Seniors Supportive or Independent Living Housing, existing as of [enactment date]	Conditional	
Single Detached House, existing as of [enactment date]	Conditional	
<b>Institutional Uses</b>		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care or Assisted Living Facility - Class A	Conditional	2.2.1, 2.2.6
Community Care or Assisted Living Facility - Class B	Conditional	2.2.1
Detoxification Centre	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Hospital	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School - Elementary or Secondary	Conditional	2.2.1
School - University or College	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
<b>Manufacturing Uses</b>		
Clothing Manufacturing	Conditional	2.2.1
Jewellery Manufacturing	Conditional	2.2.1
Miscellaneous Products Manufacturing - Class B	Conditional	2.2.1
Printing and Publishing	Conditional	2.2.1
Textile or Knit Goods Manufacturing	Conditional	2.2.1
<b>Office Uses</b>		
Financial Institution	Outright	2.2.1
General Office	Outright	2.2.1
Health Care Office	Outright	2.2.1
Health Enhancement Centre	Conditional	2.2.1
Temporary Sales Office	Outright	2.2.1
<b>Parking Uses</b>		
Parking Uses	Conditional	

Use	Approval	Use-Specific Regulations
<b>Retail Uses</b>		
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.7
Furniture or Appliance Store	Conditional	2.2.1
Gasoline Station - Full Serve	Conditional	
Gasoline Station - Split Island	Conditional	
Grocery or Drug Store, except for Small-Scale Pharmacy	Outright	2.2.1
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Pawnshop	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store	Outright	2.2.1
Secondhand Store	Conditional	2.2.1
Shared E-Scooter System	Conditional	
Small-Scale Pharmacy	Conditional	2.2.1
Vehicle Dealer	Conditional	
<b>Service Uses</b>		
Animal Clinic or Shelter	Conditional	2.2.1
Animal Services	Conditional	2.2.1
Auction Hall	Outright	2.2.1
Barber Shop or Beauty Salon	Outright	2.2.1
Beauty and Wellness Centre	Outright	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1
Cabaret	Conditional	2.2.1
Catering Establishment	Outright	2.2.1
Drive-Through Service	Conditional	
Funeral Home	Conditional	2.2.1
Hotel	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Outright	2.2.1
Motor Vehicle Repair Shop	Conditional	2.2.1
Motor Vehicle Wash	Conditional	2.2.1
Neighbourhood Public House	Conditional	
Photofinishing or Photography Laboratory	Conditional	2.2.1
Photofinishing or Photography Studio	Outright	2.2.1

Use	Approval	Use-Specific Regulations
Print Shop	Outright	<a href="#">2.2.1</a>
Repair Shop - Class A	Conditional	<a href="#">2.2.1</a>
Repair Shop - Class B	Outright	<a href="#">2.2.1</a>
Restaurant - Class 1	Outright	
Restaurant - Class 2	Conditional	<a href="#">2.2.1</a>
Restaurant - Drive-In	Conditional	
School - Arts or Self-Improvement	Outright	<a href="#">2.2.1</a>
School - Business	Outright	<a href="#">2.2.1</a>
School - Vocational or Trade	Outright	<a href="#">2.2.1</a>
Short Term Rental Accommodation	Conditional	<a href="#">2.2.1</a>
Sign Painting Shop	Conditional	<a href="#">2.2.1</a>
Wedding Chapel	Conditional	<a href="#">2.2.1</a>
<b>Transportation and Storage Uses</b>		
Taxicab or Limousine Station	Conditional	
<b>Utility and Communication Uses</b>		
Public Utility	Conditional	<a href="#">2.2.1</a>
Radiocommunication Station	Conditional	<a href="#">2.2.1</a>
Recycling Depot	Conditional	<a href="#">2.2.1</a>
<b>Wholesale Uses</b>		
Lumber and Building Materials Establishment	Conditional	
Wholesaling - Class A	Conditional	<a href="#">2.2.1</a>
Wholesaling - Class B	Conditional	<a href="#">2.2.1</a>
<b>uncategorized</b>		
Accessory Buildings, customarily ancillary to any use listed in this section <a href="#">2.1</a>	Outright	<a href="#">2.2.1</a> , <a href="#">2.2.8</a>
Accessory Uses, customarily ancillary to any outright approval use listed in this section <a href="#">2.1</a>	Outright	<a href="#">2.2.1</a> , <a href="#">2.2.9</a>
Accessory Uses, customarily ancillary to any conditional approval use listed in this section <a href="#">2.1</a>	Conditional	<a href="#">2.2.1</a> , <a href="#">2.2.10</a>
Any other use that is not specifically listed and defined as a use in <a href="#">Section 2</a> of this by-law	Conditional	<a href="#">2.2.1</a> , <a href="#">2.2.11</a>
Deposition or extraction of material, which alters the configuration of the land	Conditional	

## 2.2 Use-Specific Regulations

2.2.1 All commercial uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, other than the following:

- (a) arts and culture event;
- (b) display of flowers, plants, fruits and vegetables;
- (c) drive-through service;
- (d) farmers' market;
- (e) gasoline station - full serve;
- (f) gasoline station - split island;
- (g) hydrotherapy, thermal therapy, or both;
- (h) lumber and buildings material establishment;
- (i) neighbourhood public house;
- (j) outdoor eating area in combination with a cabaret, club, grocery or drug store, restaurant - class 2, or retail store, subject to any conditions that the Director of Planning considers necessary, having regard to the area and location of the eating area with respect to adjoining sites, the hours of operation and the intent of this schedule;
- (k) parking and loading facilities;
- (l) public bike share;
- (m) restaurant;
- (n) restaurant - drive-in;
- (o) shared e-scooter system;
- (p) taxicab or limousine station;
- (q) urban farm - class B; and
- (r) vehicle dealer,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods and the Director of Planning may impose any conditions that the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this schedule.

2.2.2 Any of the non-dwelling uses listed in section 2.1 of this schedule are permitted in a mixed-use residential building, except hotel.

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- 2.2.3 No portion of the first storey of a mixed-use residential building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 2.2.4 Development on any site consisting of 3 or more dwelling units that:
- (a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or
  - (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,
- is subject to the [Rental Housing Stock Official Development Plan](#).
- 2.2.5 Principal dwelling unit with lock-off unit is permitted only in a multiple dwelling or mixed-use residential building.
- 2.2.6 Community care or assisted living facility - class A must comply with the regulations that apply to this use in the [R1-1 district](#).
- 2.2.7 Farmers' market may be permitted if the Director of Planning considers the impact of the use with respect to nearby sites, parking, traffic, noise, pedestrian amenity and size of facility.
- 2.2.8 Accessory buildings customarily ancillary to any use listed in section [2.1](#) of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 4.6 m in building height; and
  - (b) all accessory buildings are located:
    - (i) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
    - (ii) at least 0.6 m from the ultimate rear property line.
- 2.2.9 Accessory uses customarily ancillary to any outright approval use listed in section [2.1](#) of this schedule are permitted provided that the total floor area of all accessory uses does not exceed 33.3% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section [2.1](#) of this schedule or the accessory use is a home-based business.
- 2.2.10 Accessory uses customarily ancillary to any conditional approval use listed in section [2.1](#) of this schedule must comply with the provisions in section [2.2.9](#) above.
- 2.2.11 Any other use that is not specifically listed and defined as a use in [Section 2](#) of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.
-

### **3 DENSITY, FORM AND PLACEMENT REGULATIONS**

This section contains density, form and placement regulations organized by use.

#### **3.1 All Uses**

All uses, except uses that are regulated by other district schedules, are subject to the following regulations.

##### **3.1.1 Density and Floor Area**

3.1.1.1 For mixed-use residential building, if the form of tenure is:

- (a) secured as residential rental tenure for 100% of the residential floor area, the maximum floor space ratio is 3.50 provided that:
  - (i) the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35, and
  - (ii) at least 35% of the total dwelling units have 2 or more bedrooms; and
- (b) for any other tenure, the maximum floor space ratio is 2.50 provided that the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35.

3.1.1.2 For all other uses, the maximum floor space ratio is:

- (a) 3.50 for hotel or hotel in combination with any other non-dwelling use; and
- (b) 2.50 for all other uses combined.

3.1.1.3 Despite sections 3.1.1.1(a) and 3.1.1.2(a) above, the maximum floor space ratio is 3.70 if the site is a corner site:

- (a) with a minimum site frontage of 45.7 m; and
- (b) has a minimum site area of 1,672 m<sup>2</sup>.

##### **3.1.2 Building Form and Placement**

<b>Regulations</b>	<b>C-2A</b>
3.1.2.1 Maximum building height	23.0 m
3.1.2.2 Minimum front yard depth	2.5 m
3.1.2.3 Minimum side yard width for a site that:	
(a) adjoins a site located in any R district without the intervention of a lane	1.8 m

Regulations	C-2A
(b) does not adjoin a site located in an R district	not required
3.1.2.4 Minimum rear yard depth	1.5 m

**Building Height**

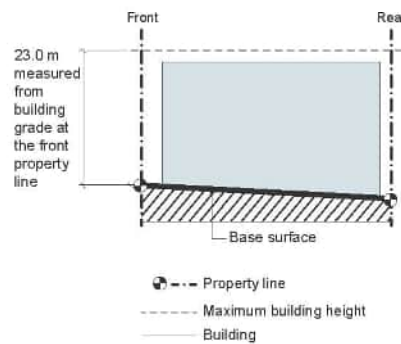
3.1.2.5 Building height in section 3.1.2.1 above is measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line.

3.1.2.6 Despite section 3.1.2.1 above, the maximum building height is 27.5 m if the site is in a transit-oriented area.

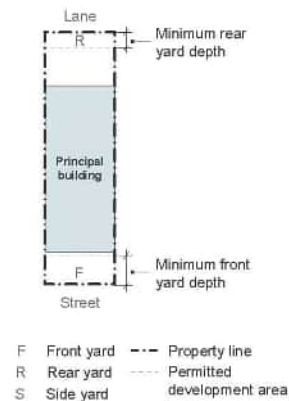
**Front Yard**

3.1.2.7 The Director of Planning may decrease the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

**Diagram: Maximum building height**



**Diagram: Building placement for principal building**



## 4 GENERAL REGULATIONS

All uses in this district, except uses that are regulated by other district schedules, are subject to the following regulations.

### 4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors of all buildings, including accessory buildings measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that:
  - (i) the total area of these exclusions does not exceed 12% of the permitted floor area, and
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks;
- (c) floors or portions of floors used for:
  - (i) off-street parking and loading, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
  - (ii) bicycle storage,
  - (iii) heating and mechanical equipment, or
  - (iv) uses that the Director of Planning considers similar to the foregoing;
- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (e) the following areas to a combined maximum of 10% of the total permitted floor area:
  - (i) areas accessory to hotel use, limited to meeting rooms, conference facilities, guest recreational facilities such as fitness centres, swimming pools and locker areas, libraries, business centres and other areas that the Director of Planning considers similar to the foregoing,
  - (ii) child day care facilities, and
  - (iii) common amenity areas accessory to all other uses.

- 4.1.3 The Director of Planning may exclude up to 0.05 of the permitted floor space ratio for exterior circulation located above the first storey.

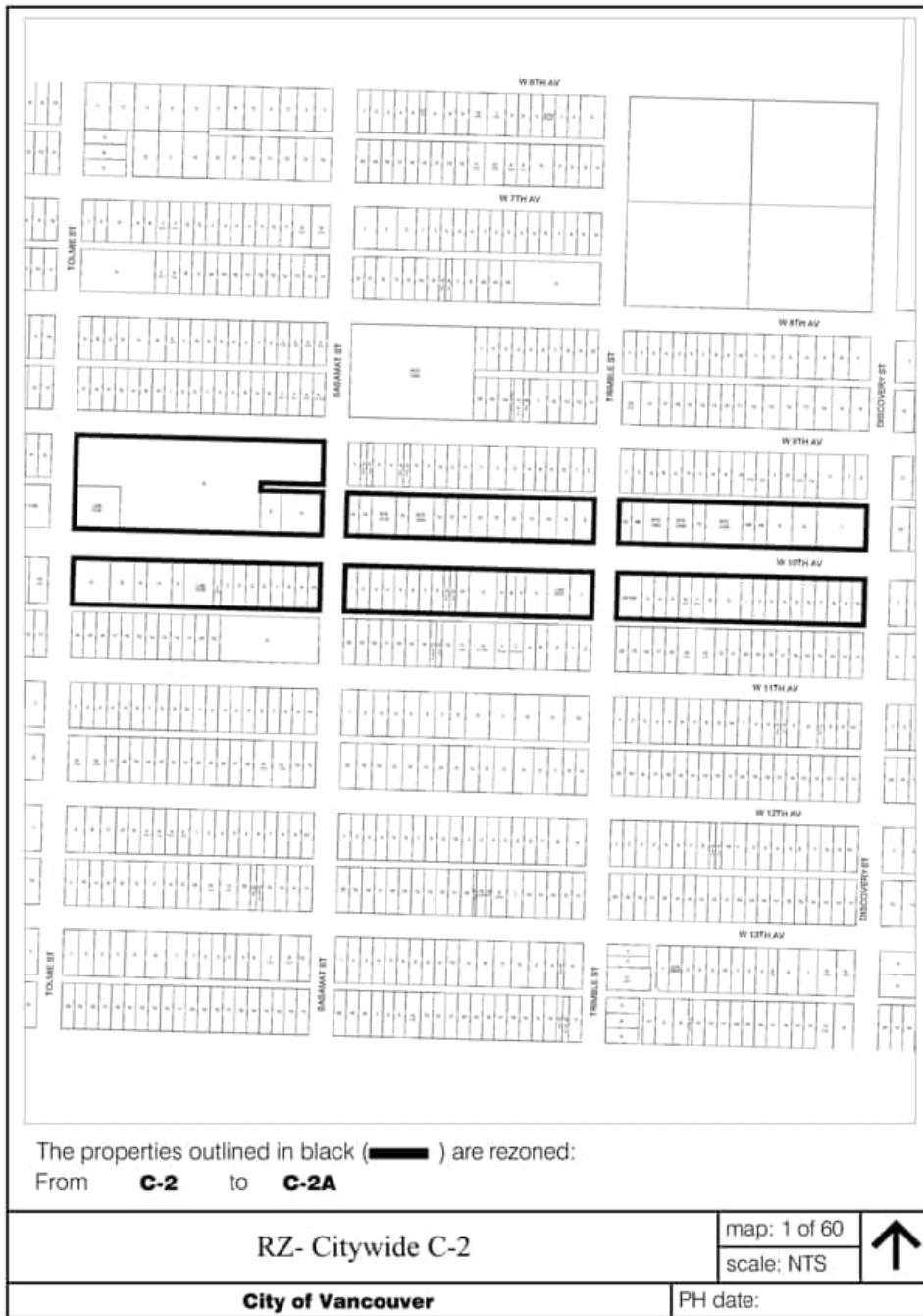
**4.2 Access to Natural Light**

- 4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.2.2 For the purposes of section **4.2.1** above, habitable room means any room except a bathroom or kitchen.

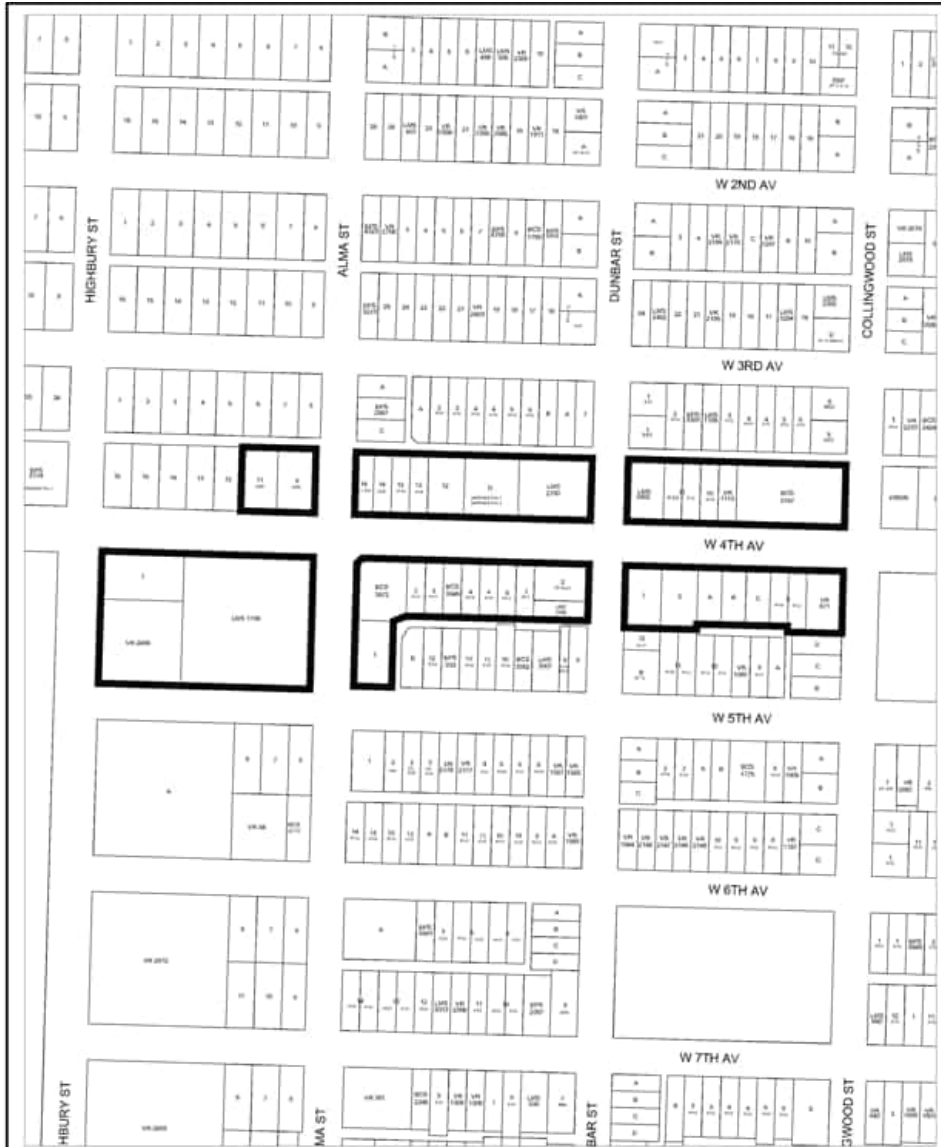
**5 RELAXATIONS**

- 5.1 The Director of Planning may relax the non-dwelling use regulations in sections **2.2.3**, **3.1.1.1(a)(i)** and **3.1.1.1(b)** of this schedule if 100% of the residential floor area is developed as social housing and the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
-

Schedule B



Schedule B



The properties outlined in black ( **█** ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2

map: 2 of 60

scale: NTS



City of Vancouver

PH date:

Schedule B



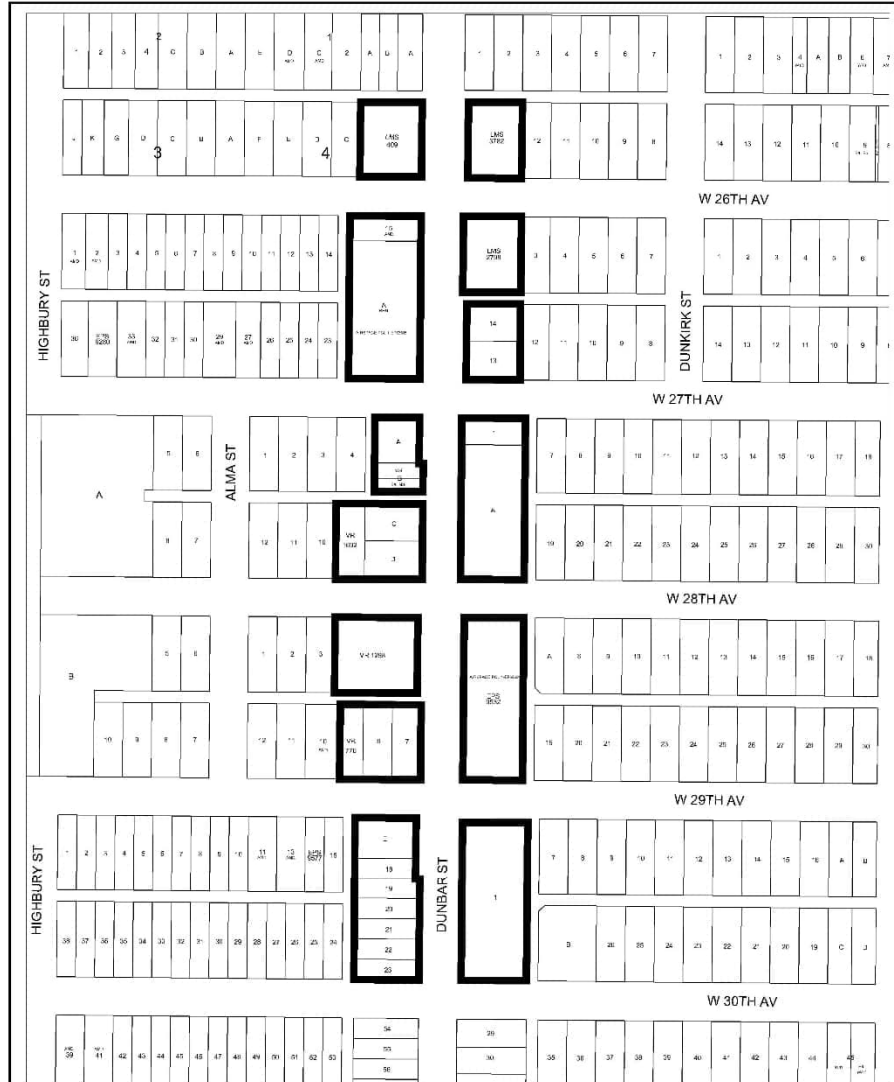
Schedule B



Schedule B



Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2

map: 6 of 60

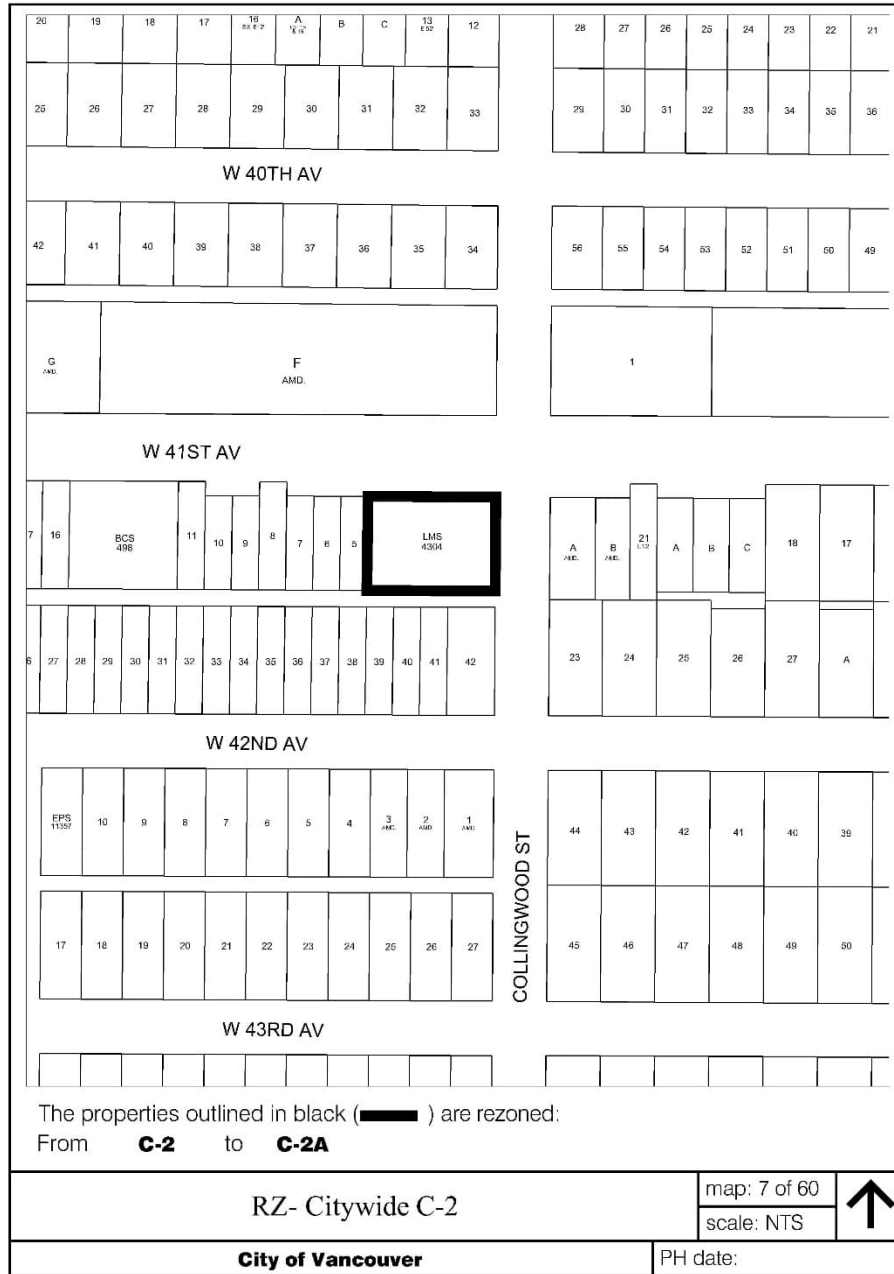
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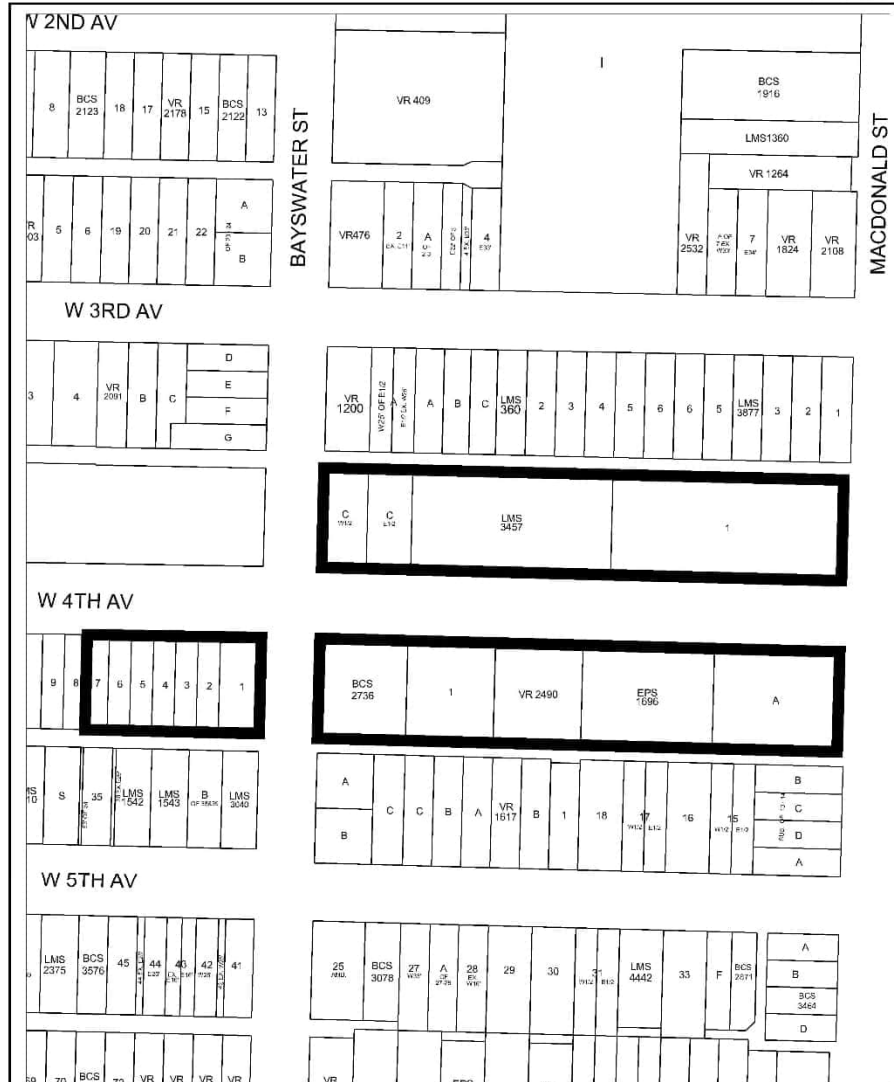
City of Vancouver

PH date:

Schedule B



Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2

map: 8 of 60

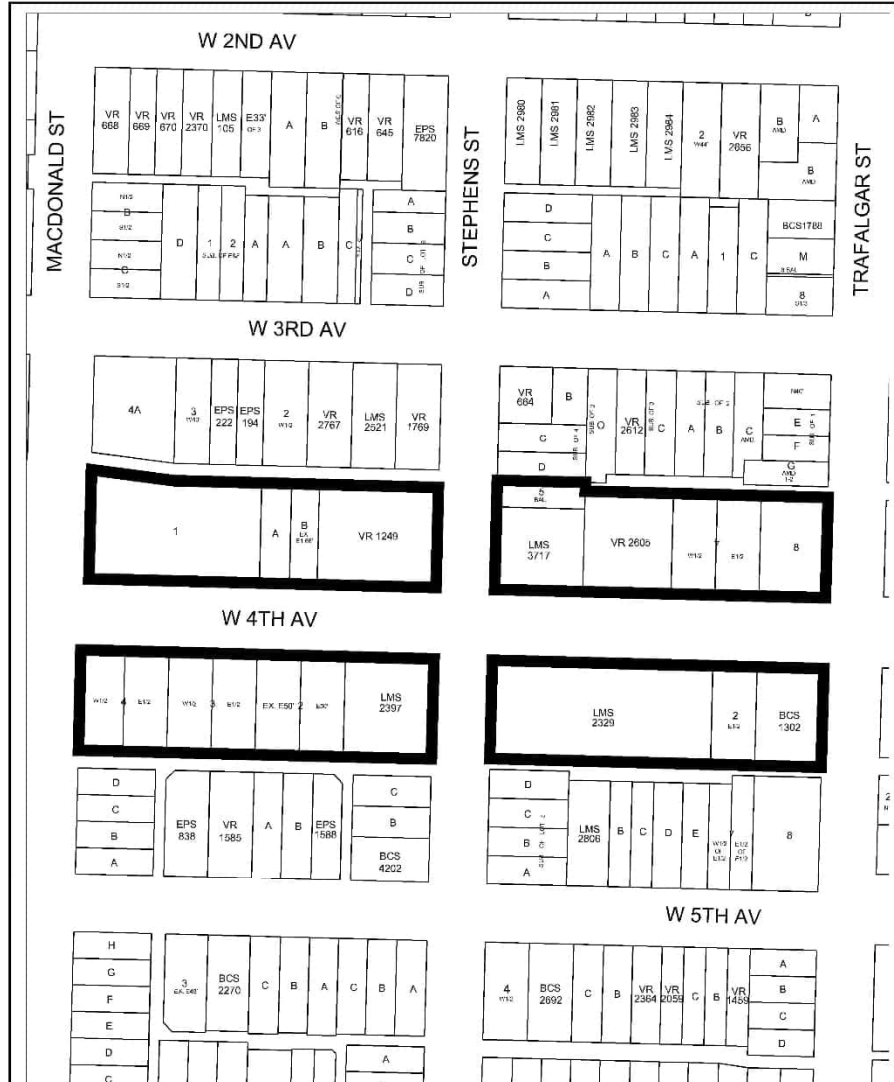
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City of Vancouver

PH date:

Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2

map: 9 of 60

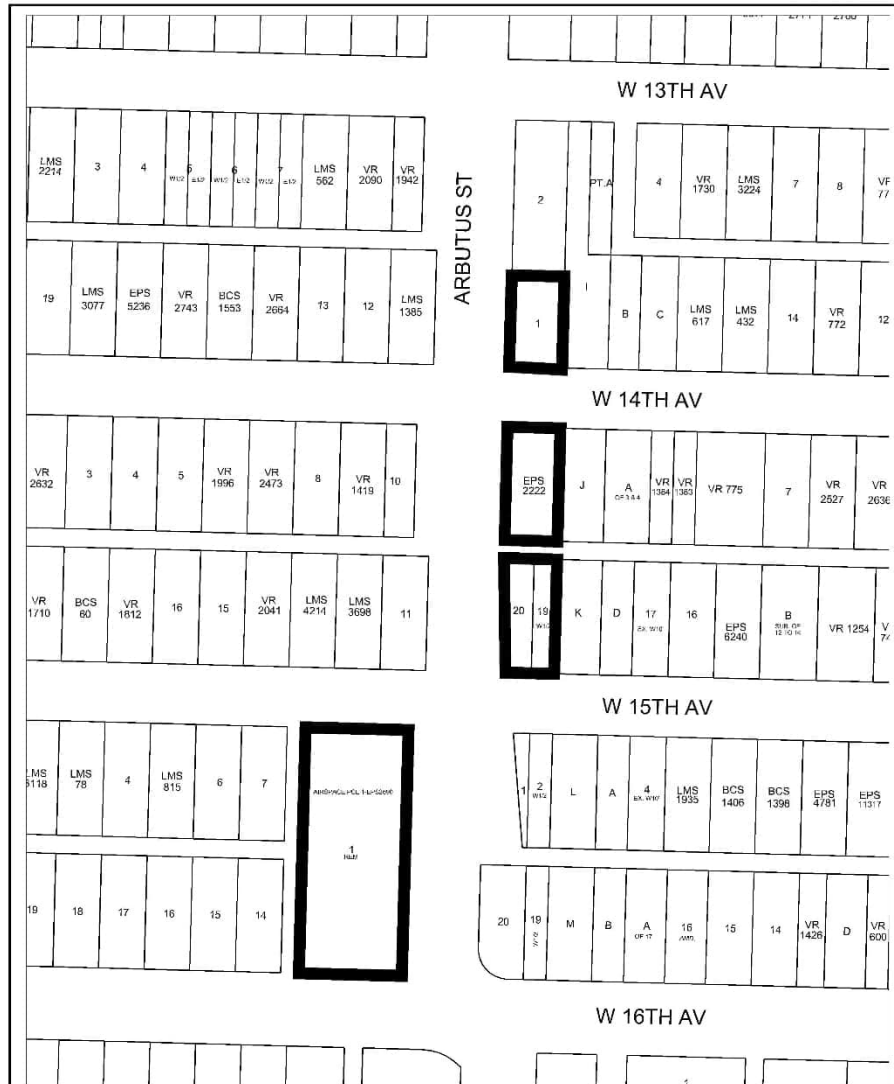
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City of Vancouver

PH date:

Schedule B



The properties outlined in black ( **█** ) are rezoned:  
From **C-2** to **C-2A**

<b>RZ- Citywide C-2</b>	map: 10 of 60	
	scale: NTS	
<b>City of Vancouver</b>	PH date:	

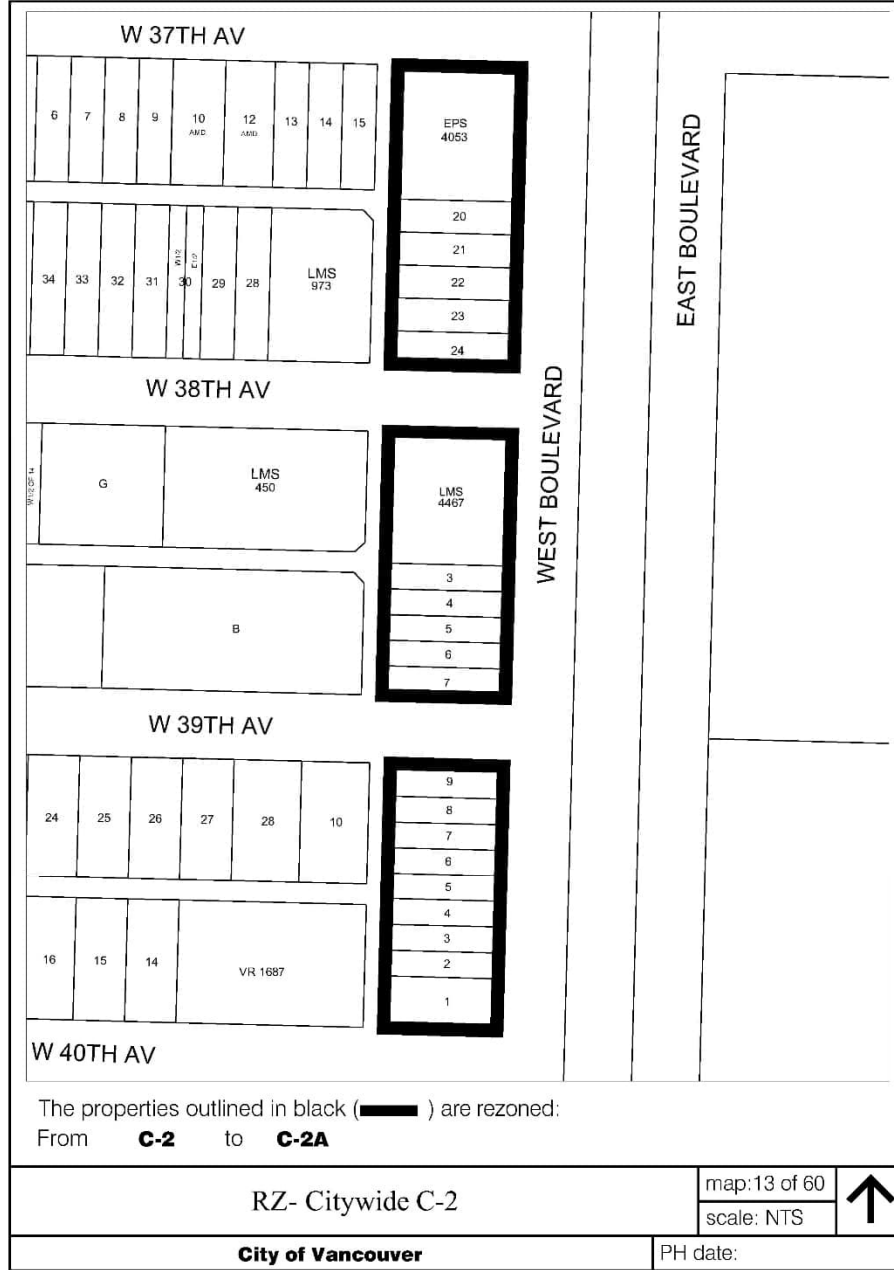
Schedule B



Schedule B



Schedule B



Schedule B



The properties outlined in black ( **█** ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2

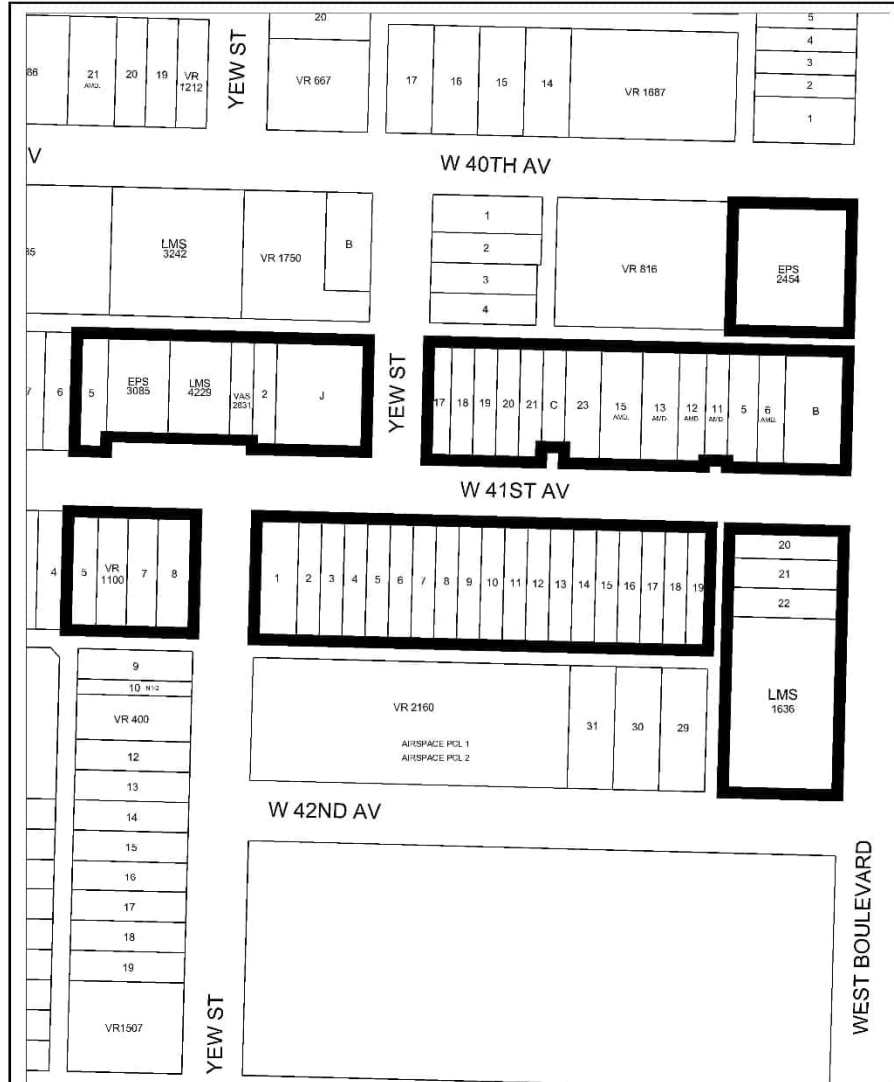
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City of Vancouver

PH date:

Schedule B



The properties outlined in black ( **█** ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2

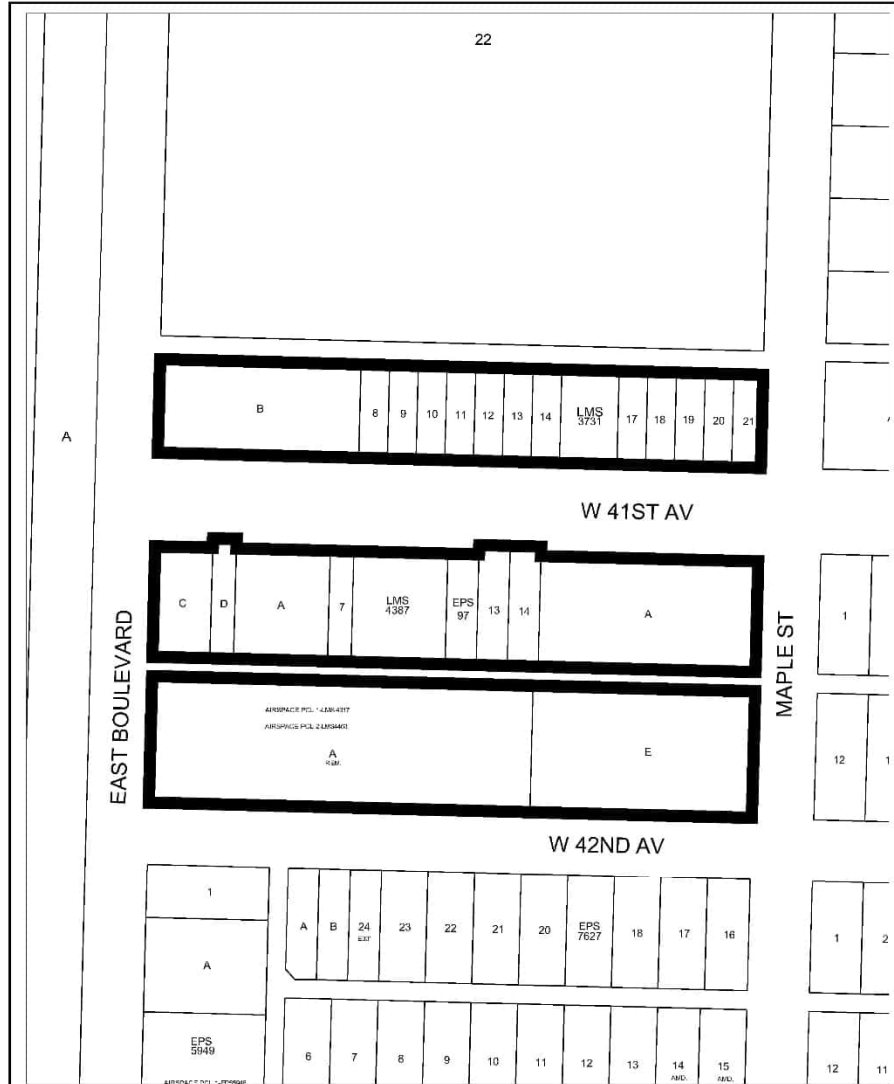
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City of Vancouver

PH date:

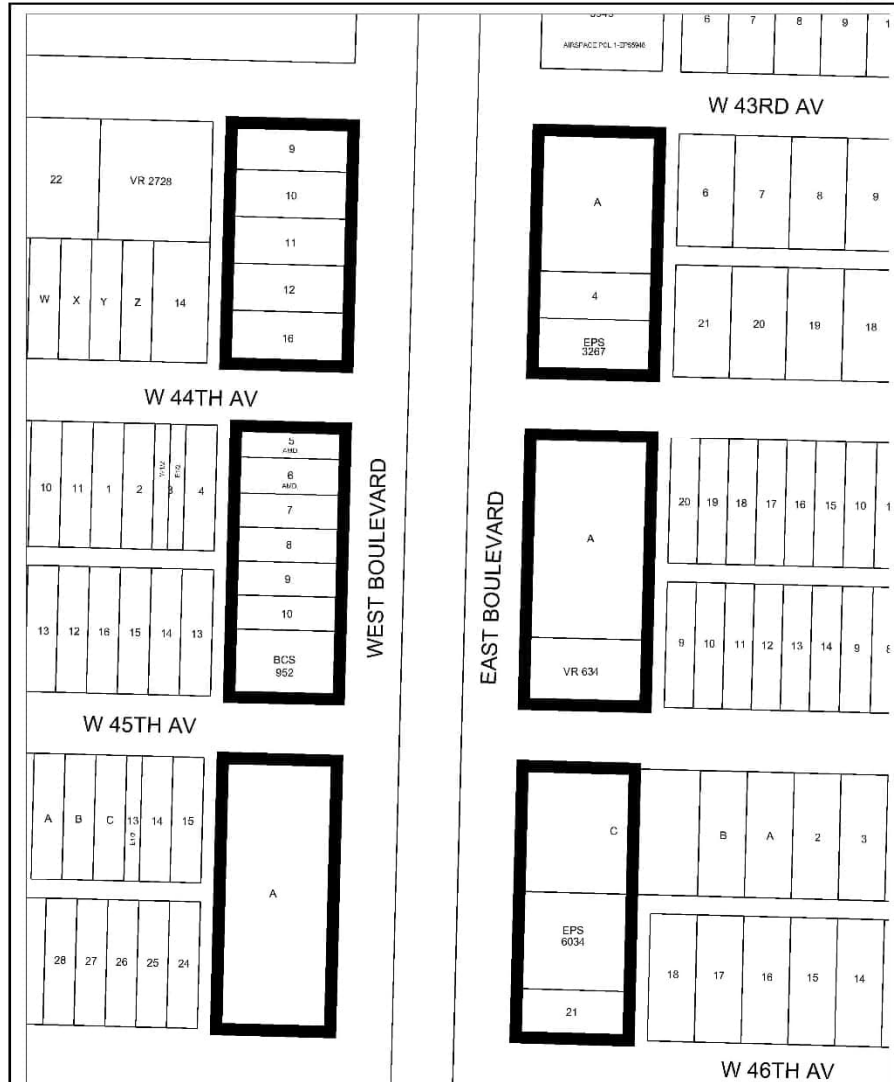
Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2	map: 16 of 60 scale: NTS	
<b>City of Vancouver</b>	PH date:	

Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2

map: 17 of 60

scale: NTS



City of Vancouver

PH date:

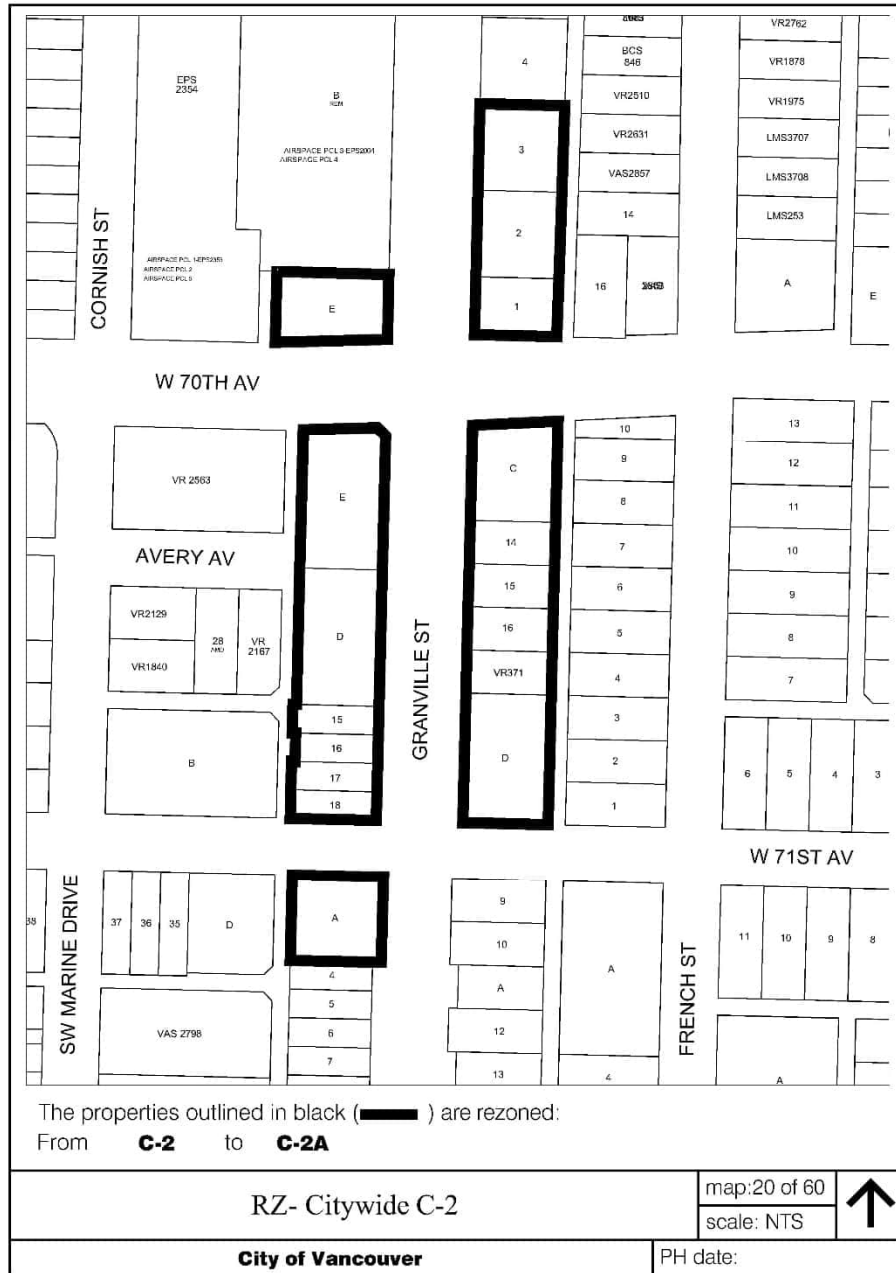
Schedule B



Schedule B



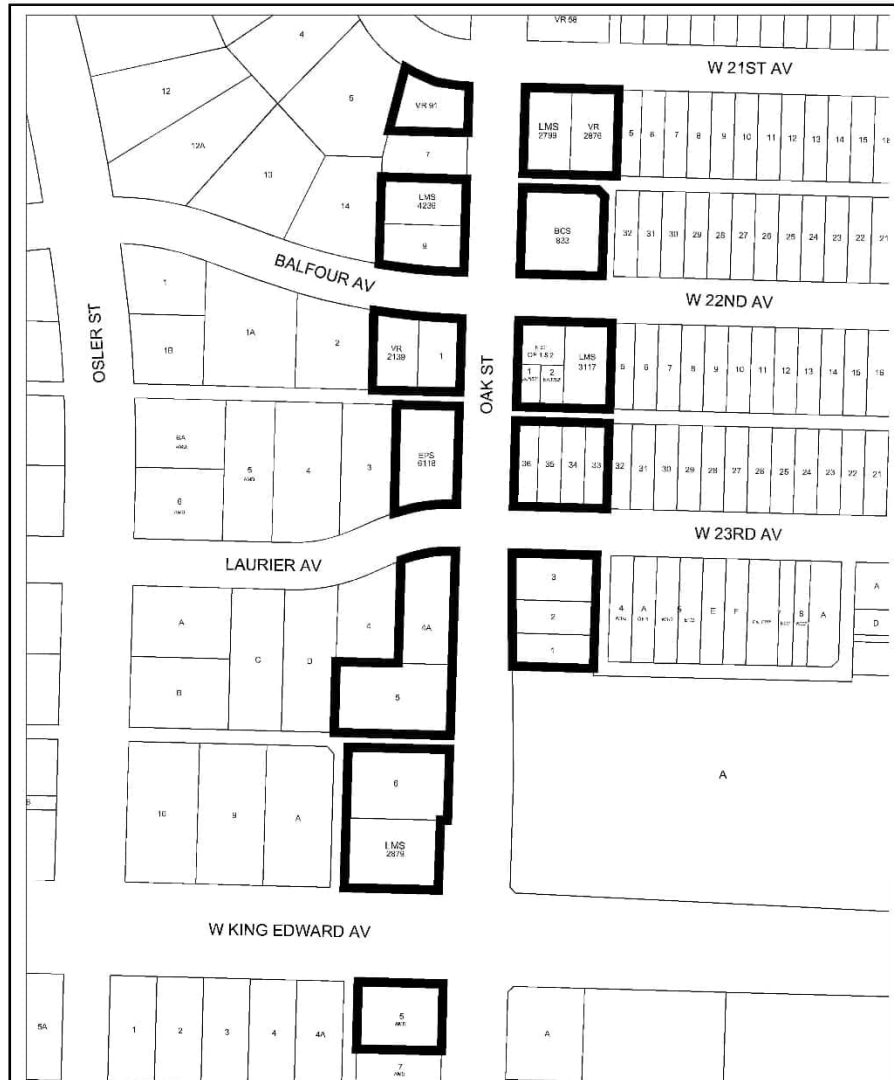
Schedule B




Schedule B



Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2	map:22 of 60	
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<b>City of Vancouver</b>	PH date:	



Schedule B





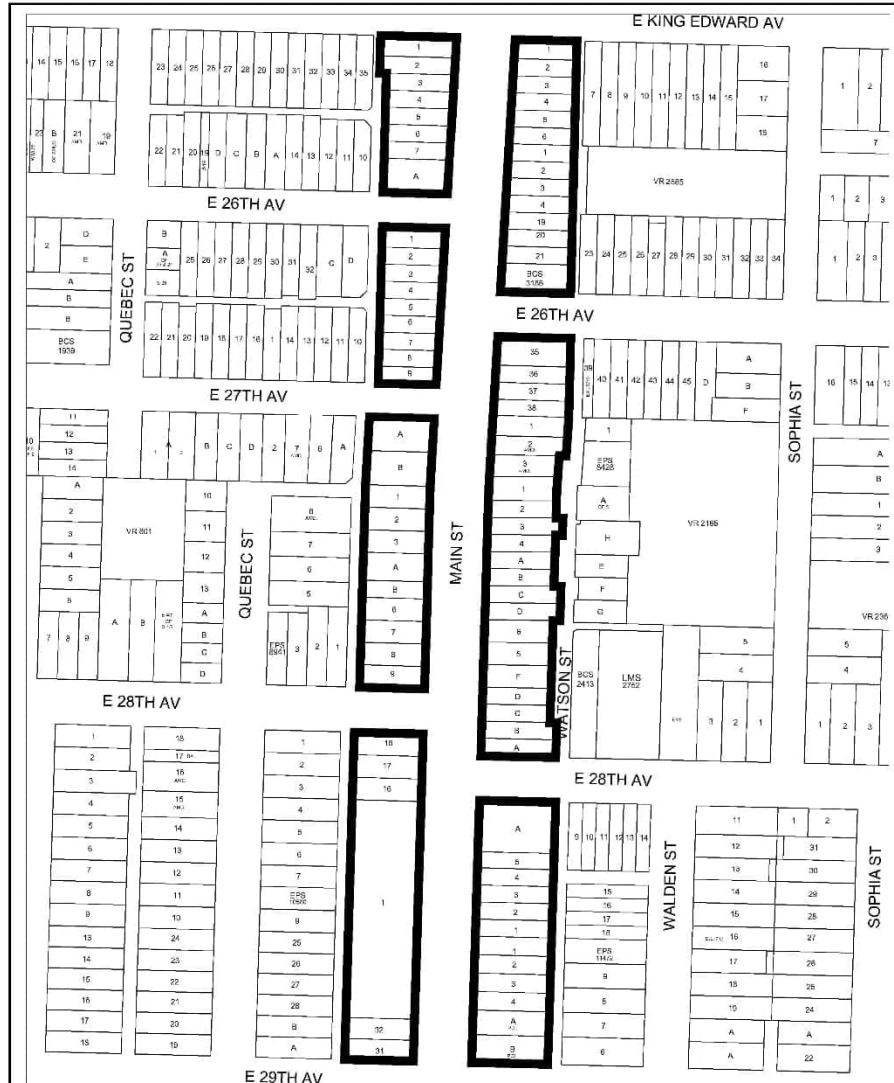
Schedule B



The properties outlined in black ( **█** ) are rezoned:  
From **C-2** to **C-2A**

<b>RZ- Citywide C-2</b>	map:26 of 60	
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<b>City of Vancouver</b>	PH date:	

Schedule B

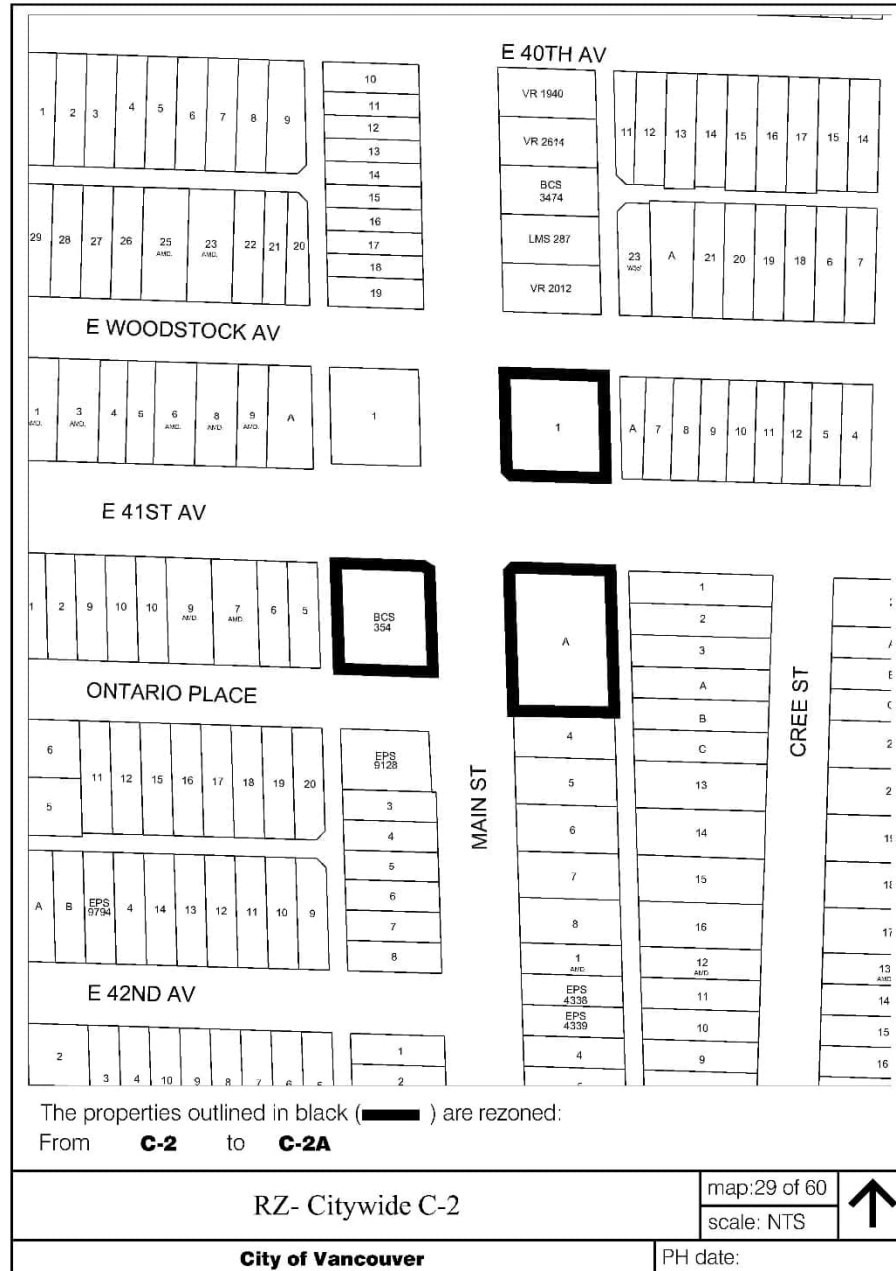


The properties outlined in black ( **█** ) are rezoned:  
From **C-2** to **C-2A**

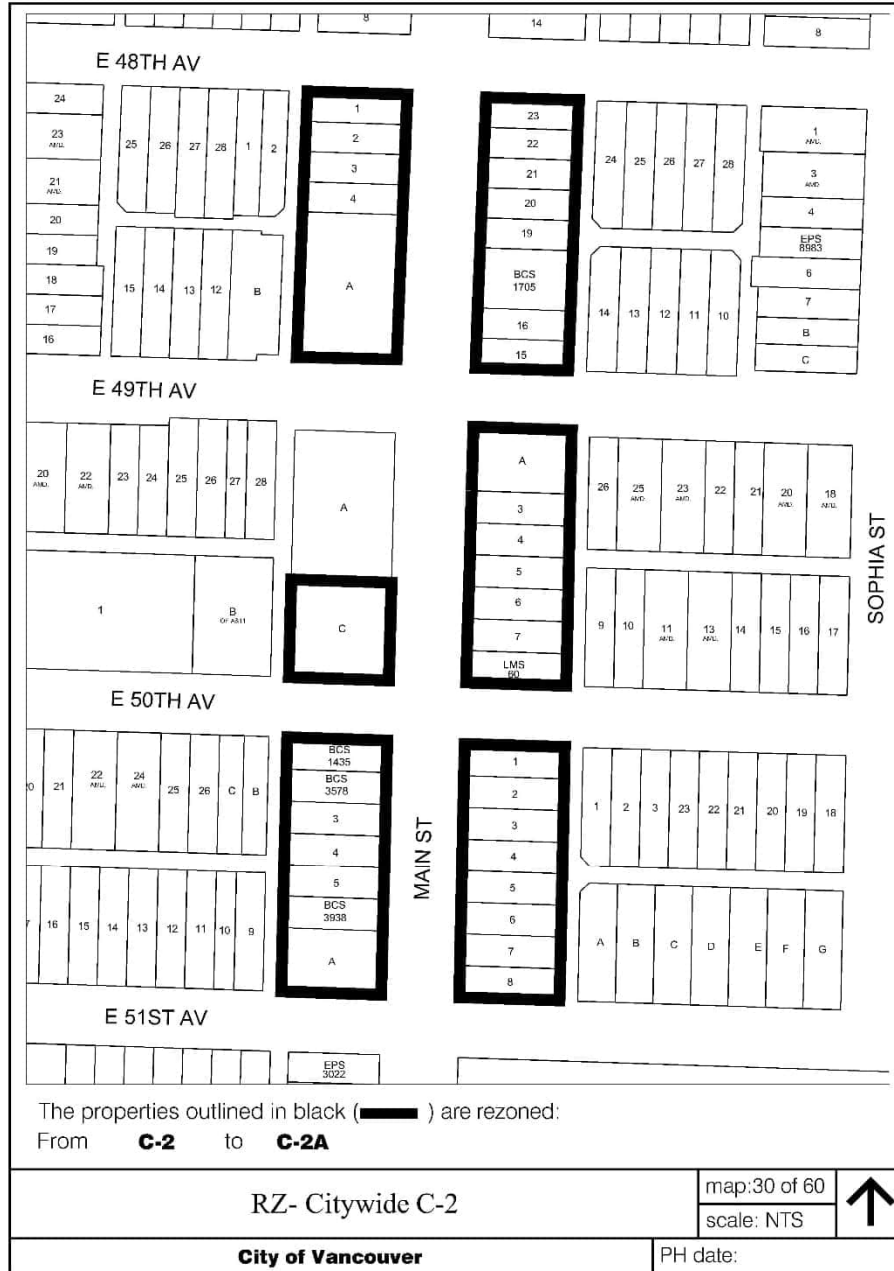
<b>RZ- Citywide C-2</b>	map:27 of 60	
	scale: NTS	
<b>City of Vancouver</b>	PH date:	



Schedule B



Schedule B



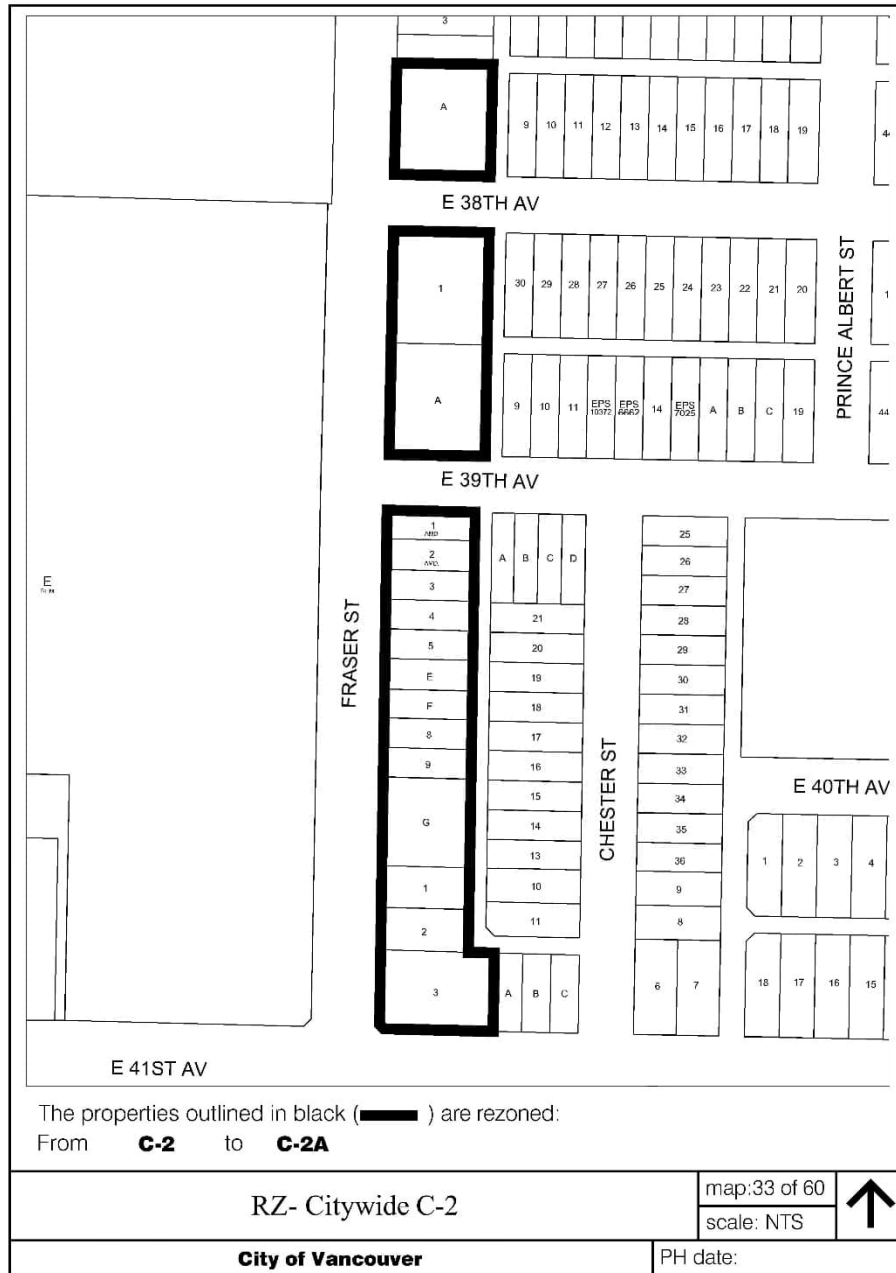
Schedule B



Schedule B



Schedule B



Schedule B



The properties outlined in black ( **█** ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2

map:34 of 60  
scale: NTS



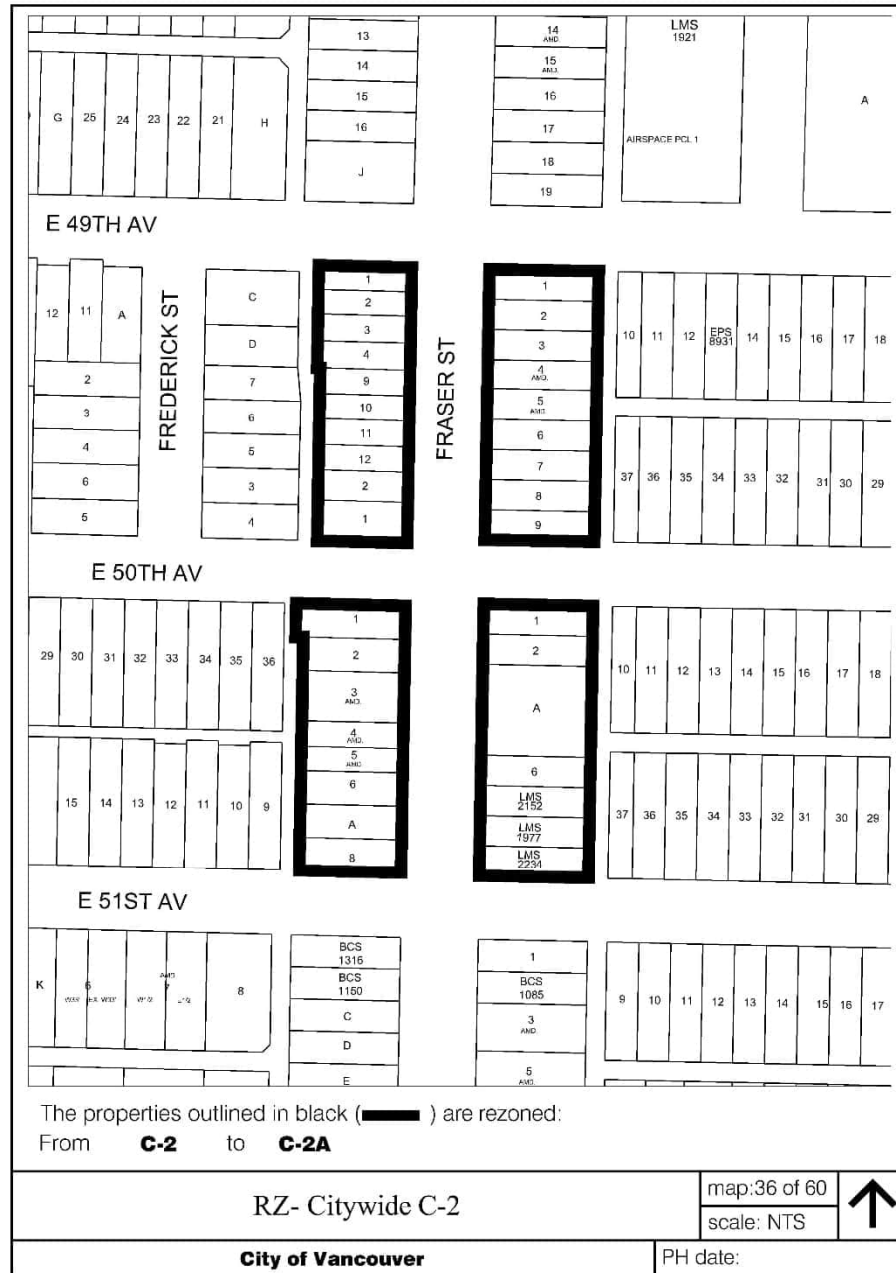
City of Vancouver

PH date:

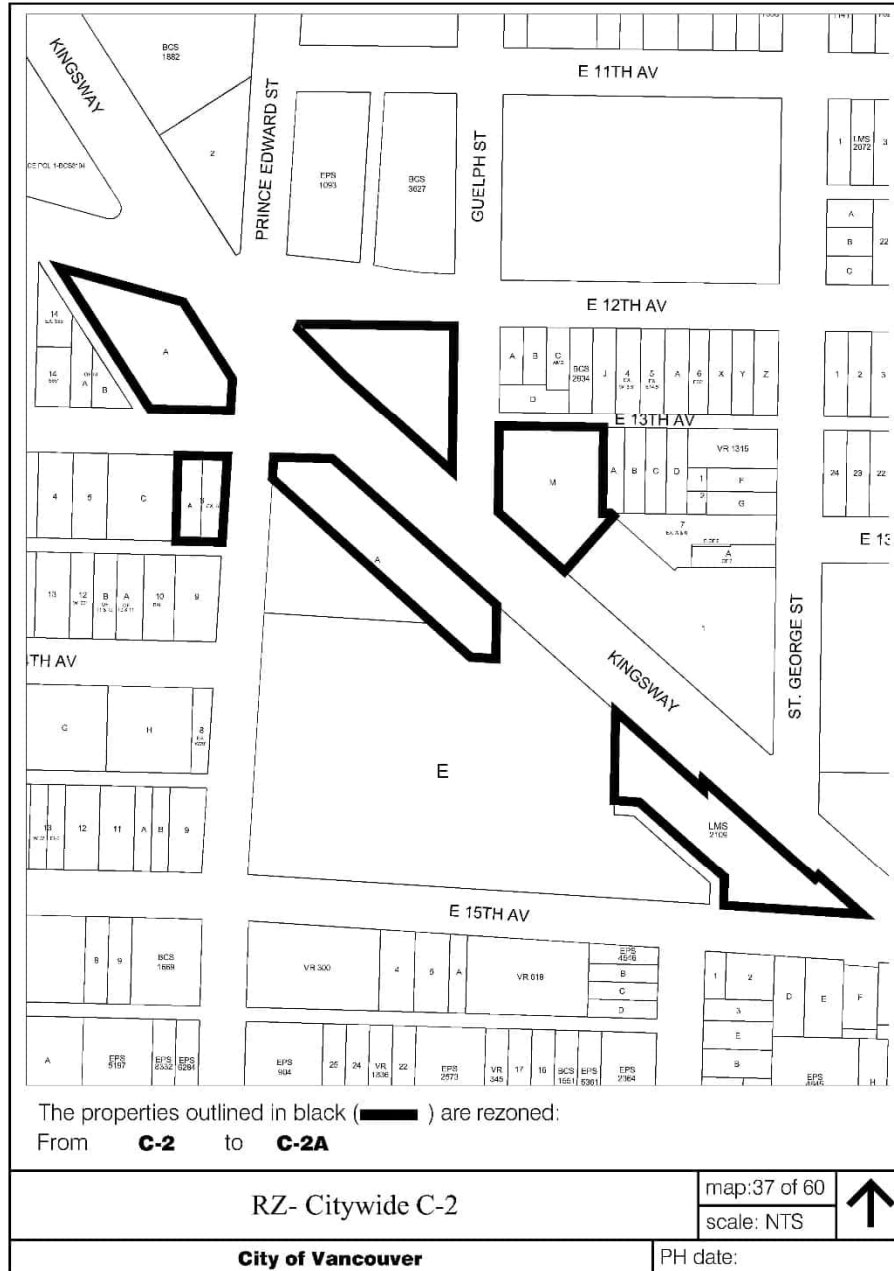
Schedule B



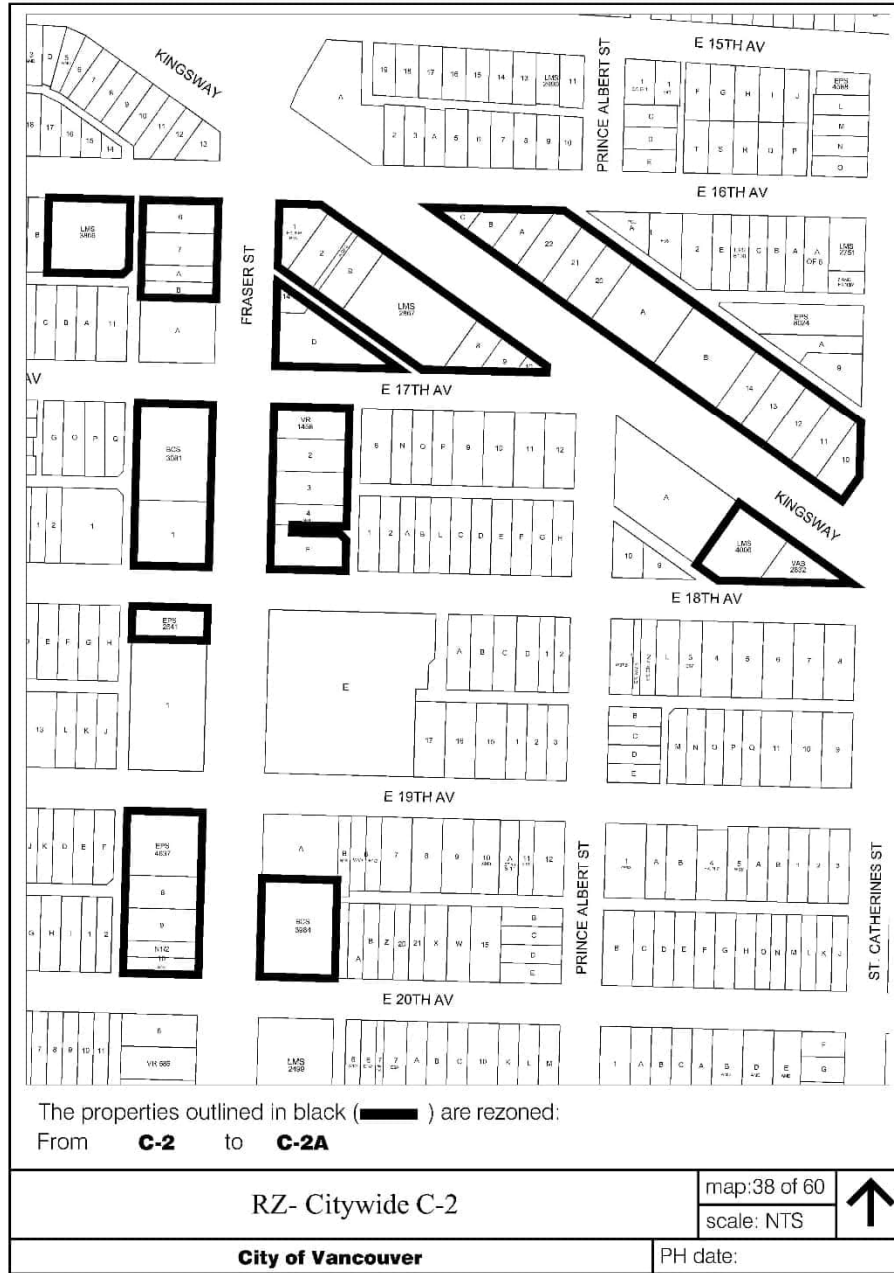
Schedule B



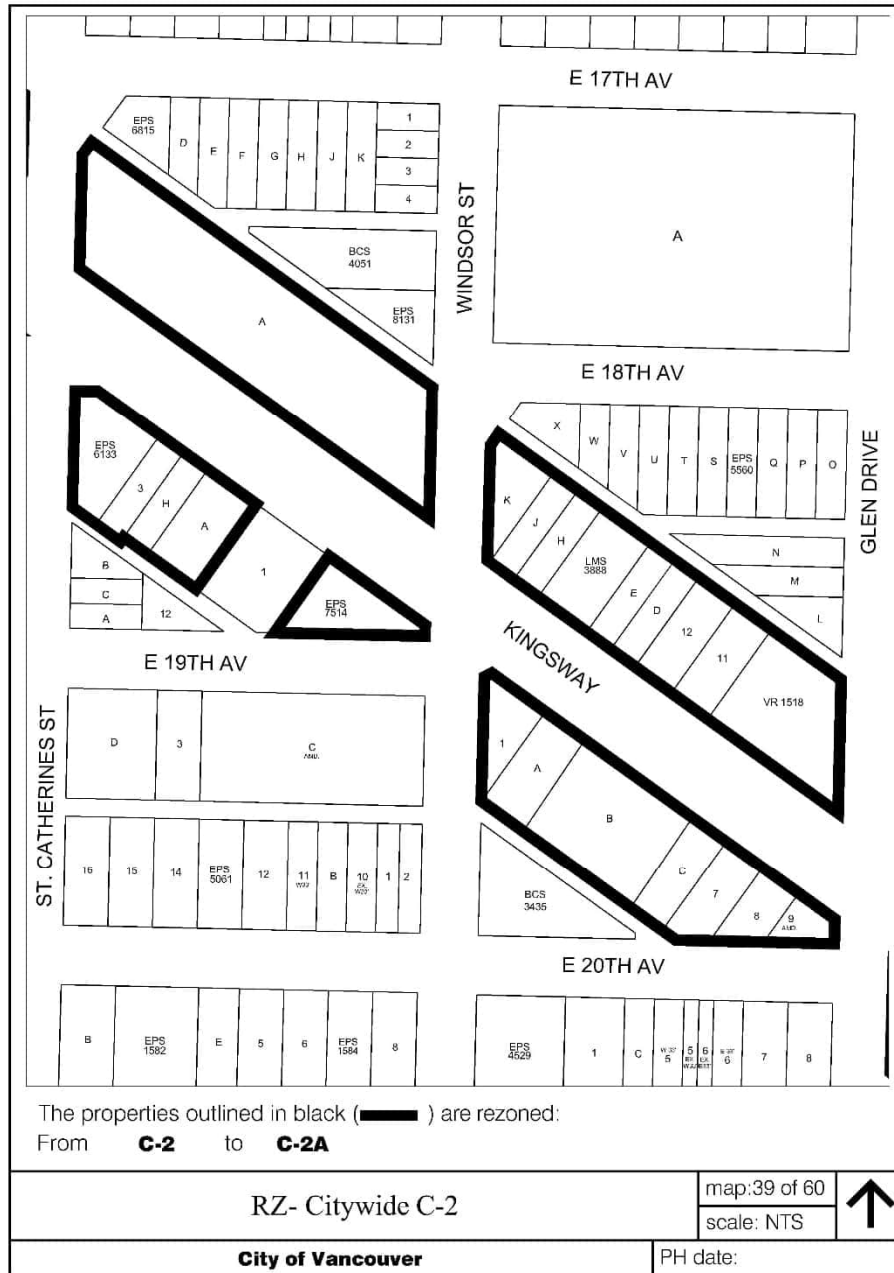
Schedule B



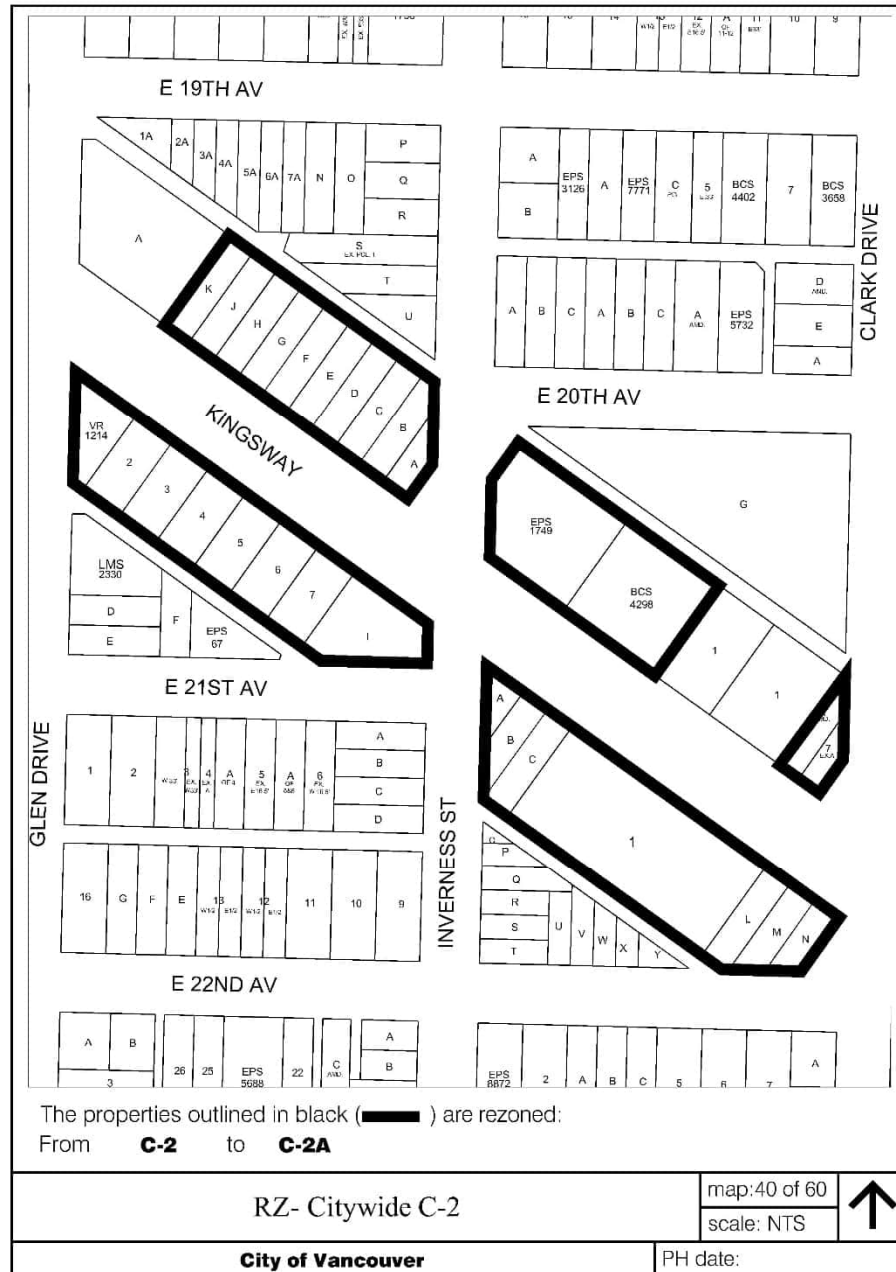
Schedule B



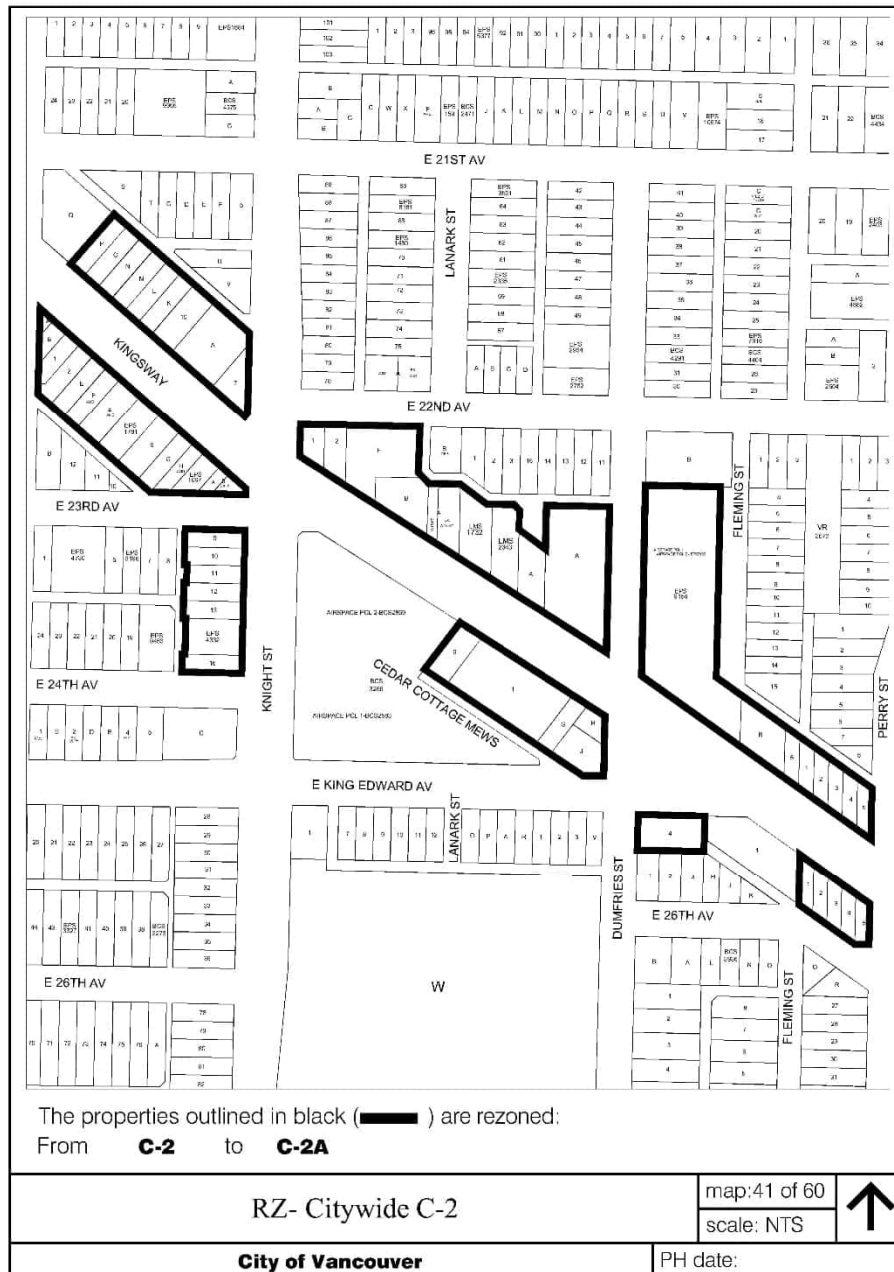
Schedule B



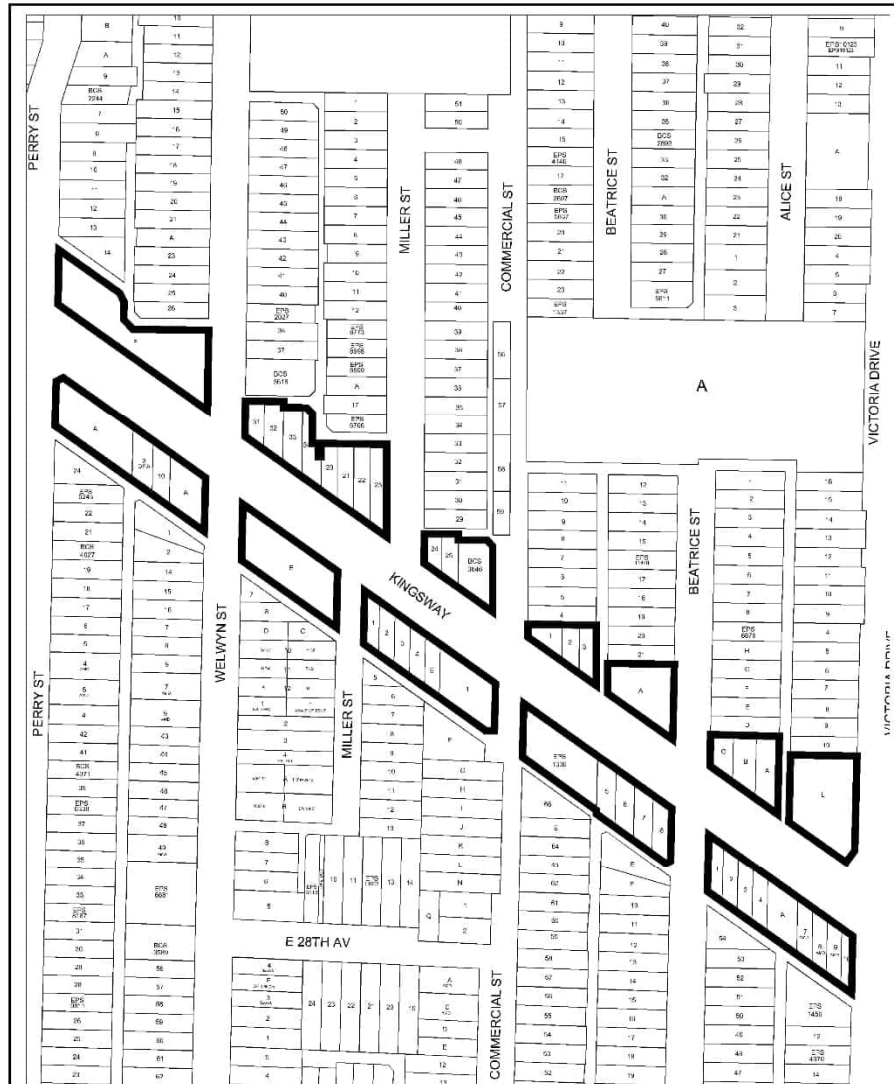
Schedule B



Schedule B



Schedule B



The properties outlined in black ( **█** ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2

map: 42 of 60  
scale: NTS



City of Vancouver

PH date:

Schedule B



Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2		map: 44 of 60	↑
		scale: NTS	
City of Vancouver		PH date:	

Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2

map: 45 of 60  
scale: NTS



City of Vancouver

PH date:

Schedule B



The properties outlined in black ( **█** ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2

map:46 of 60

scale: NTS



City of Vancouver

PH date:

Schedule B



The properties outlined in black ( **█** ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2

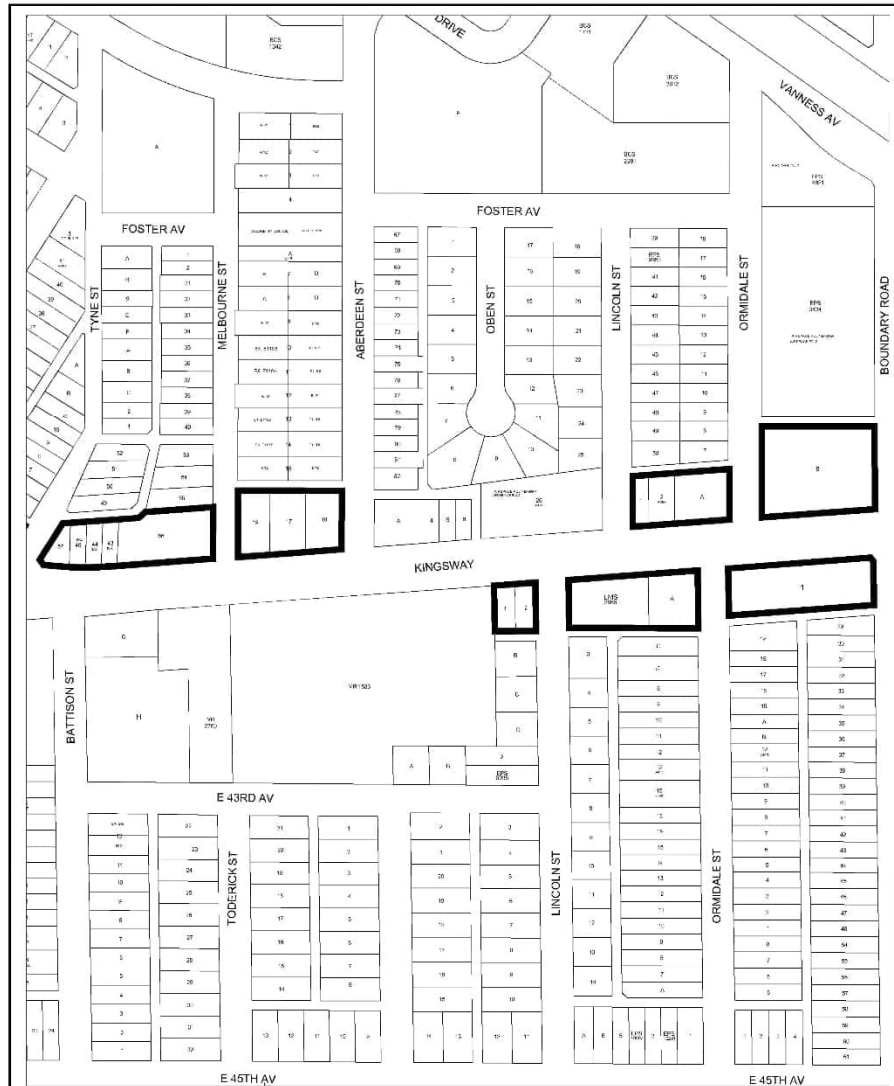
map: 47 of 60  
scale: NTS



City of Vancouver

PH date:

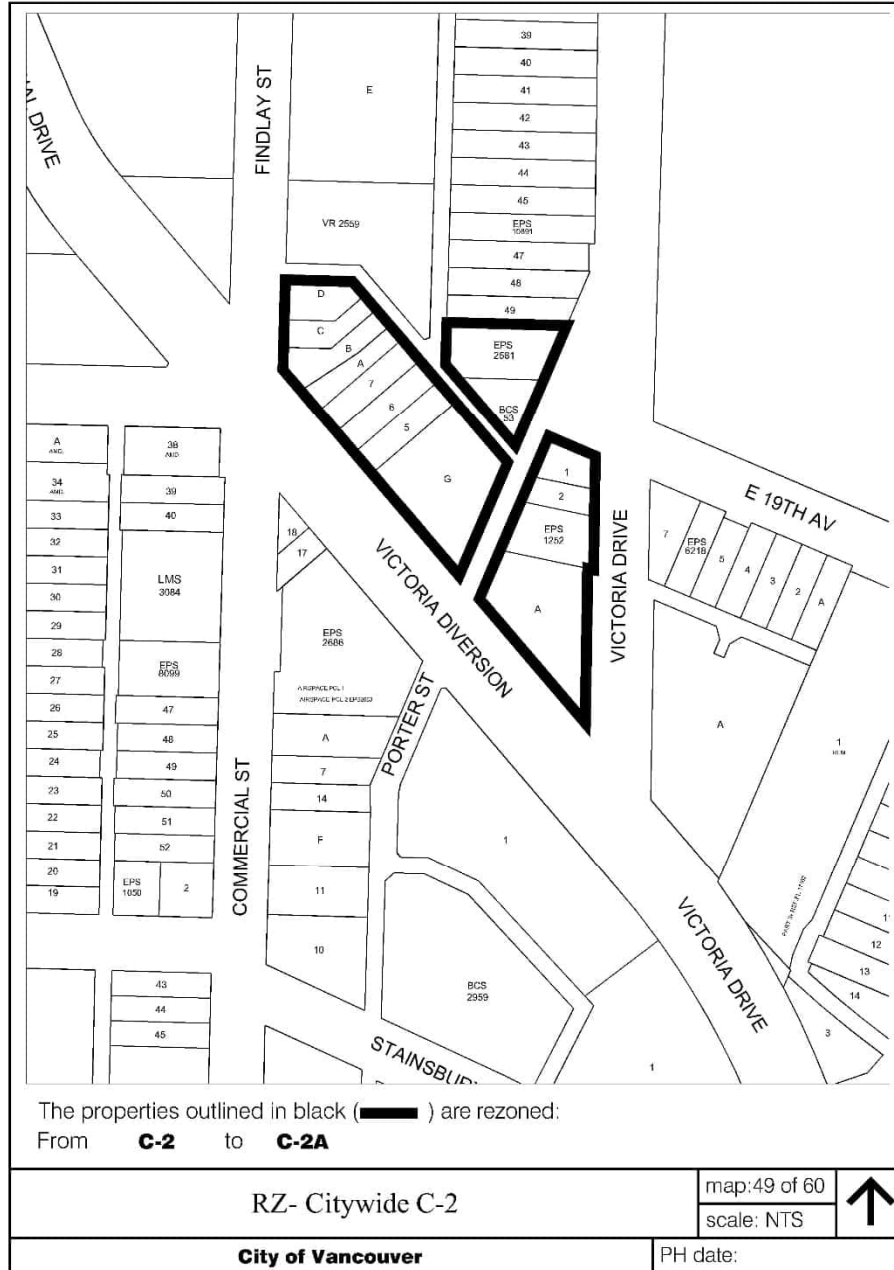
Schedule B



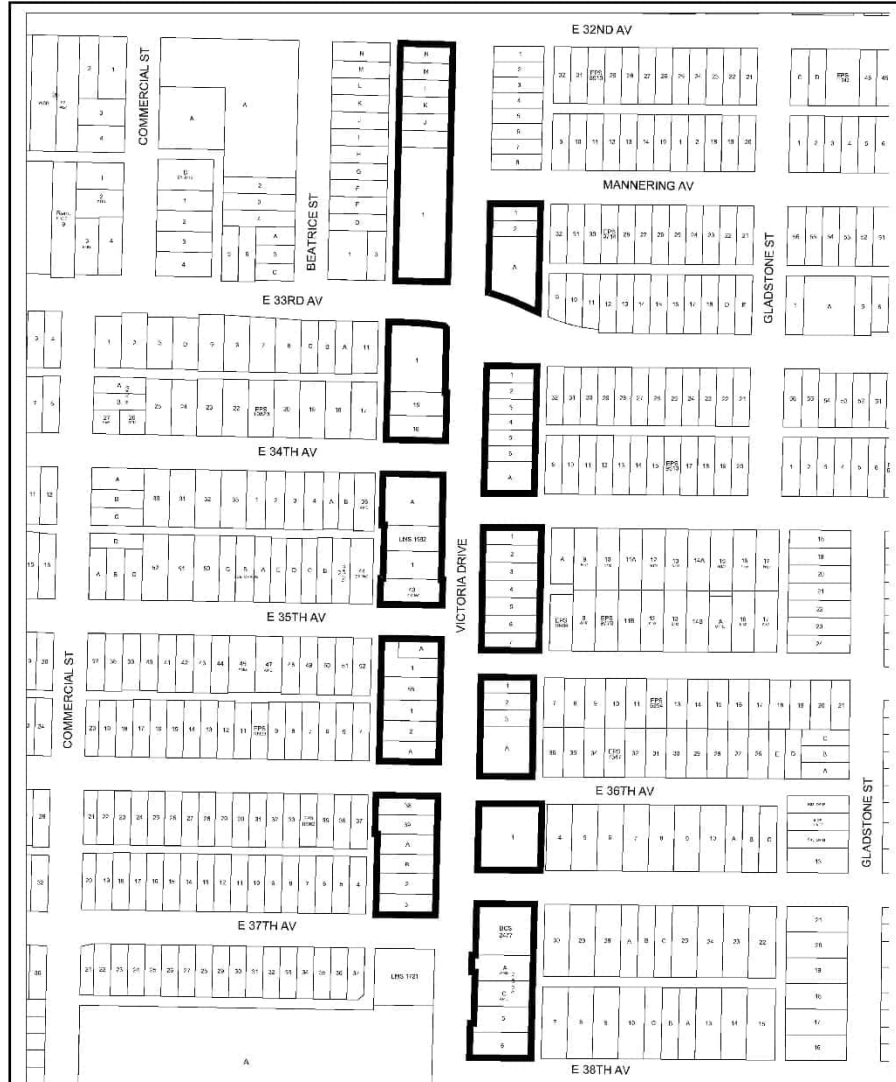
The properties outlined in black (  ) are rezoned:  
From **C-2** to **C-2A**


RZ- Citywide C-2		map: 48 of 60	↑
		scale: NTS	
City of Vancouver		PH date:	


Schedule B



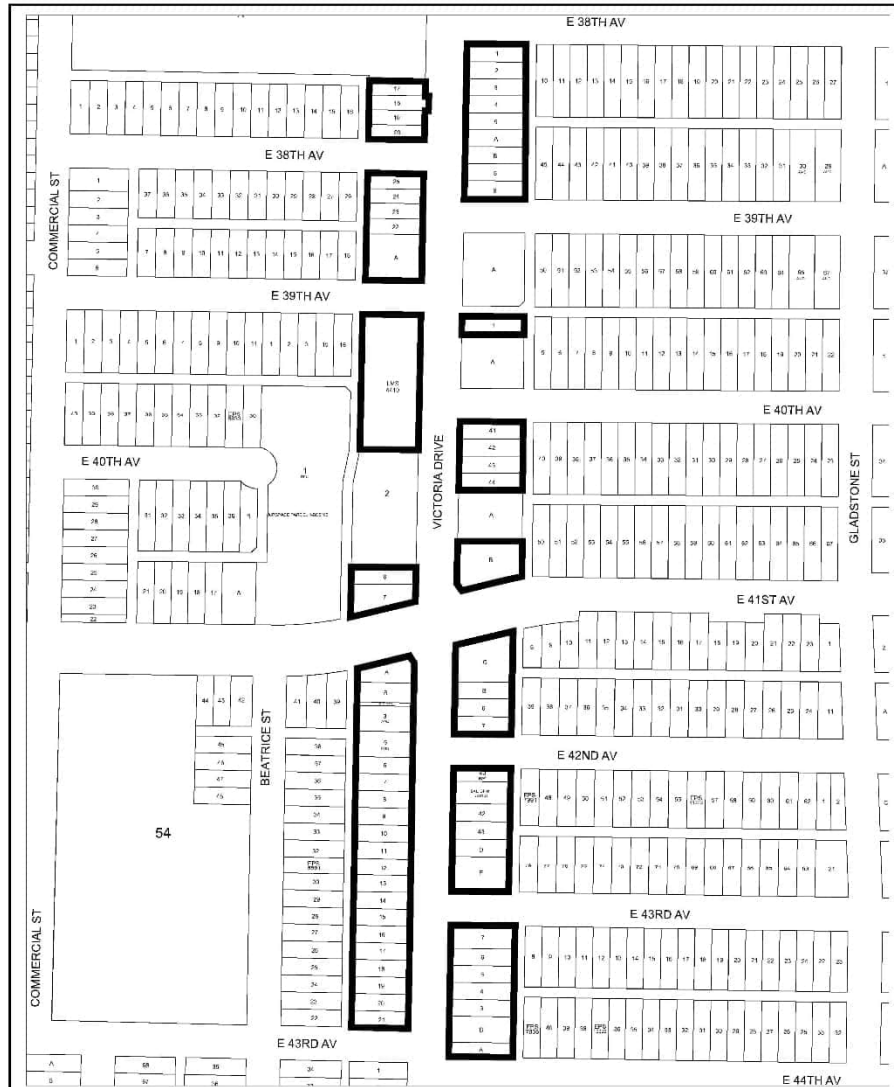
Schedule B





The properties outlined in black (  ) are rezoned:  
From **C-2** to **C-2A**

<p>RZ- Citywide C-2</p>	<p>map: 50 of 60 scale: NTS</p>	
<p>City of Vancouver</p>		<p>PH date:</p>

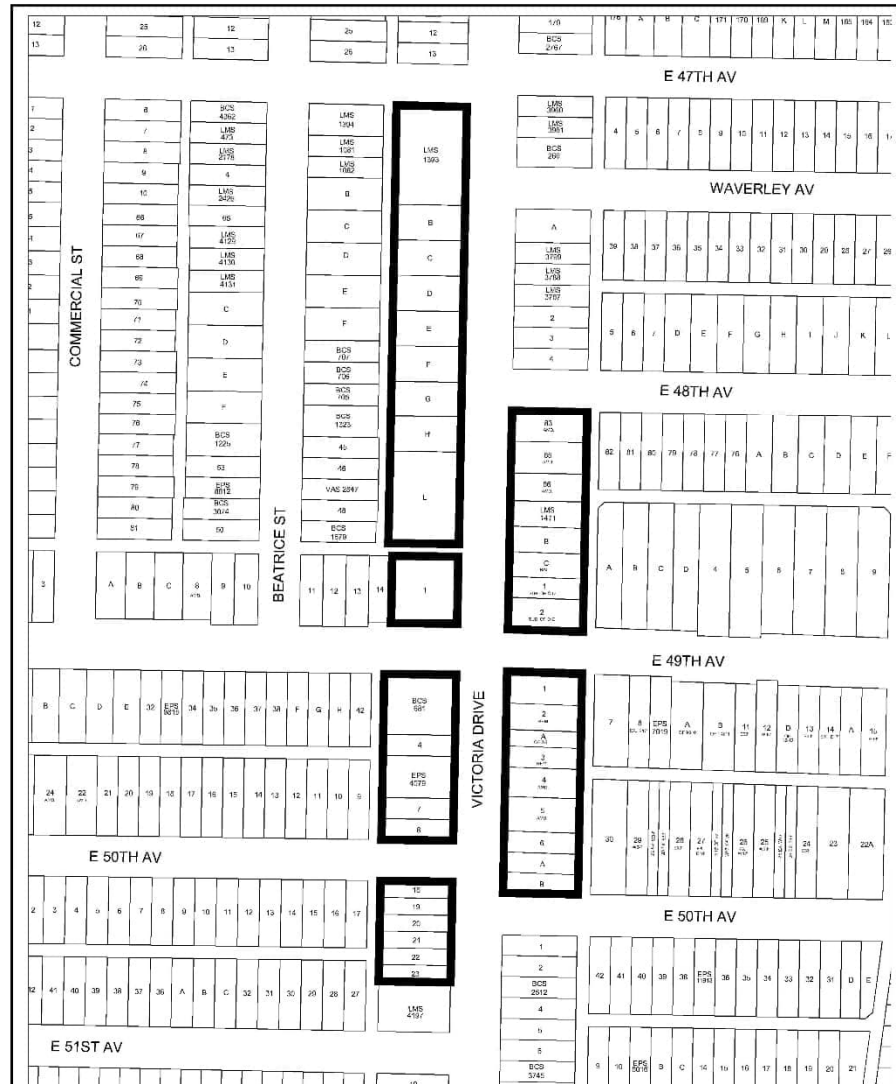
Schedule B




The properties outlined in black (  ) are rezoned:  
From **C-2** to **C-2A**

<b>RZ- Citywide C-2</b>	map:51 of 60 scale: NTS	
<b>City of Vancouver</b>	PH date:	

Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2** to **C-2A**

RZ- Citywide C-2

map: 52 of 60  
scale: NTS



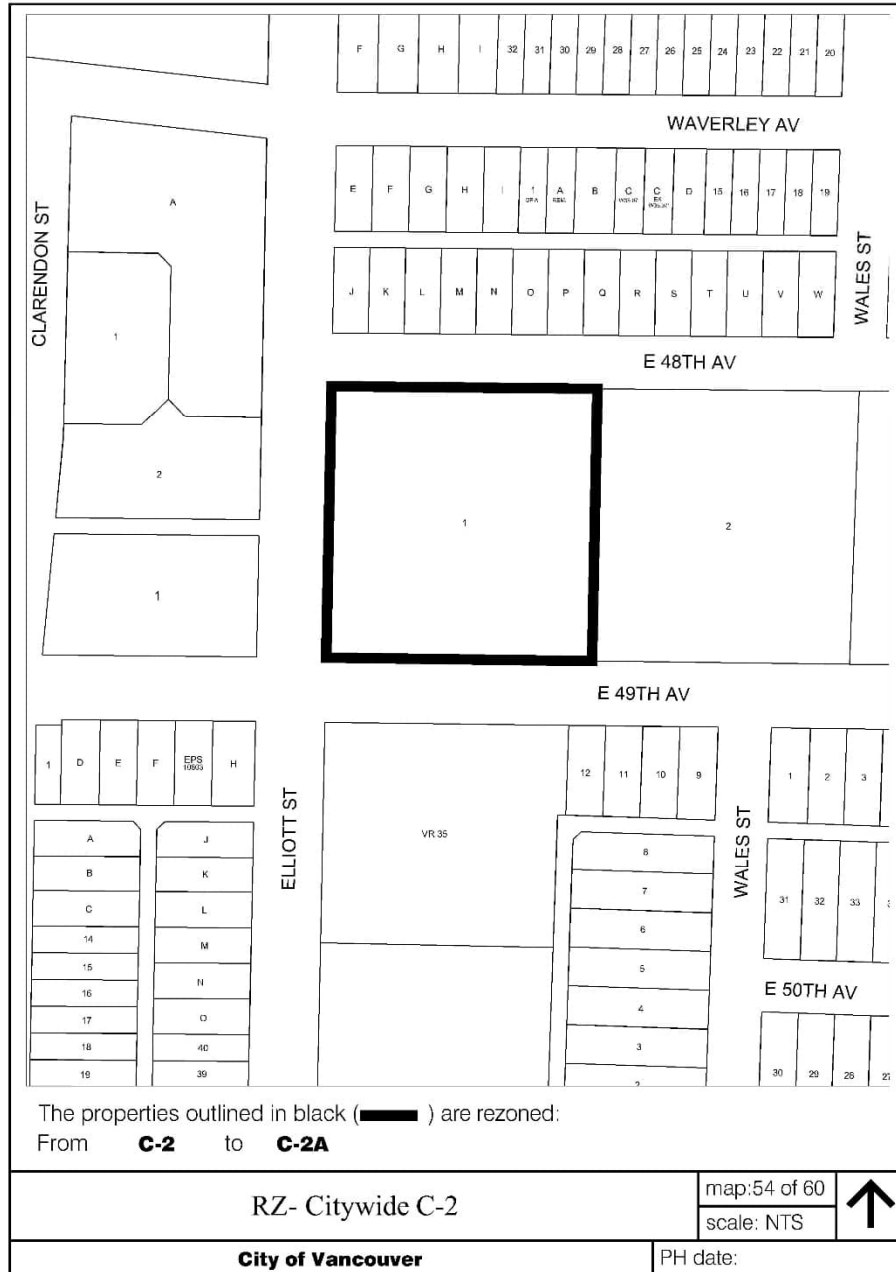
City of Vancouver

PH date:

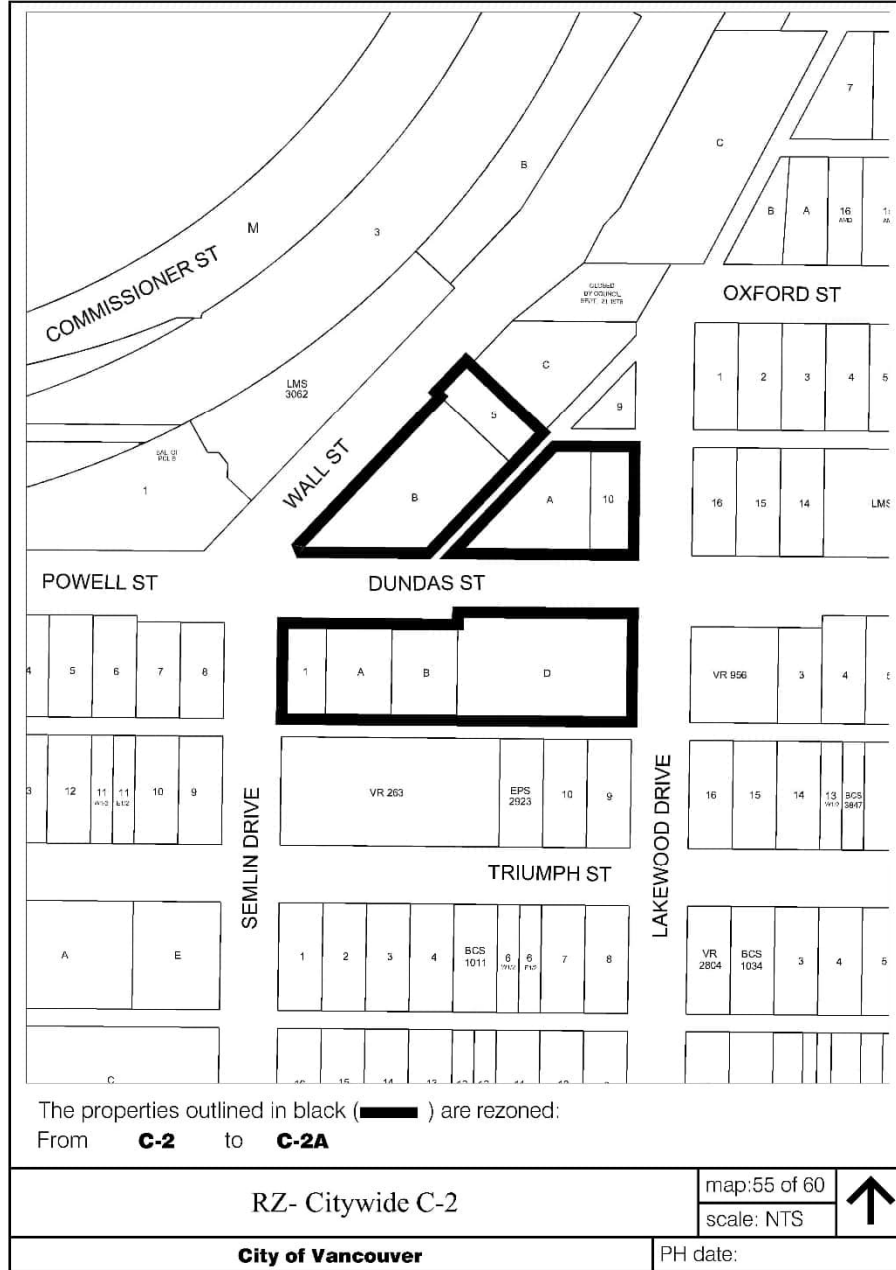
Schedule B



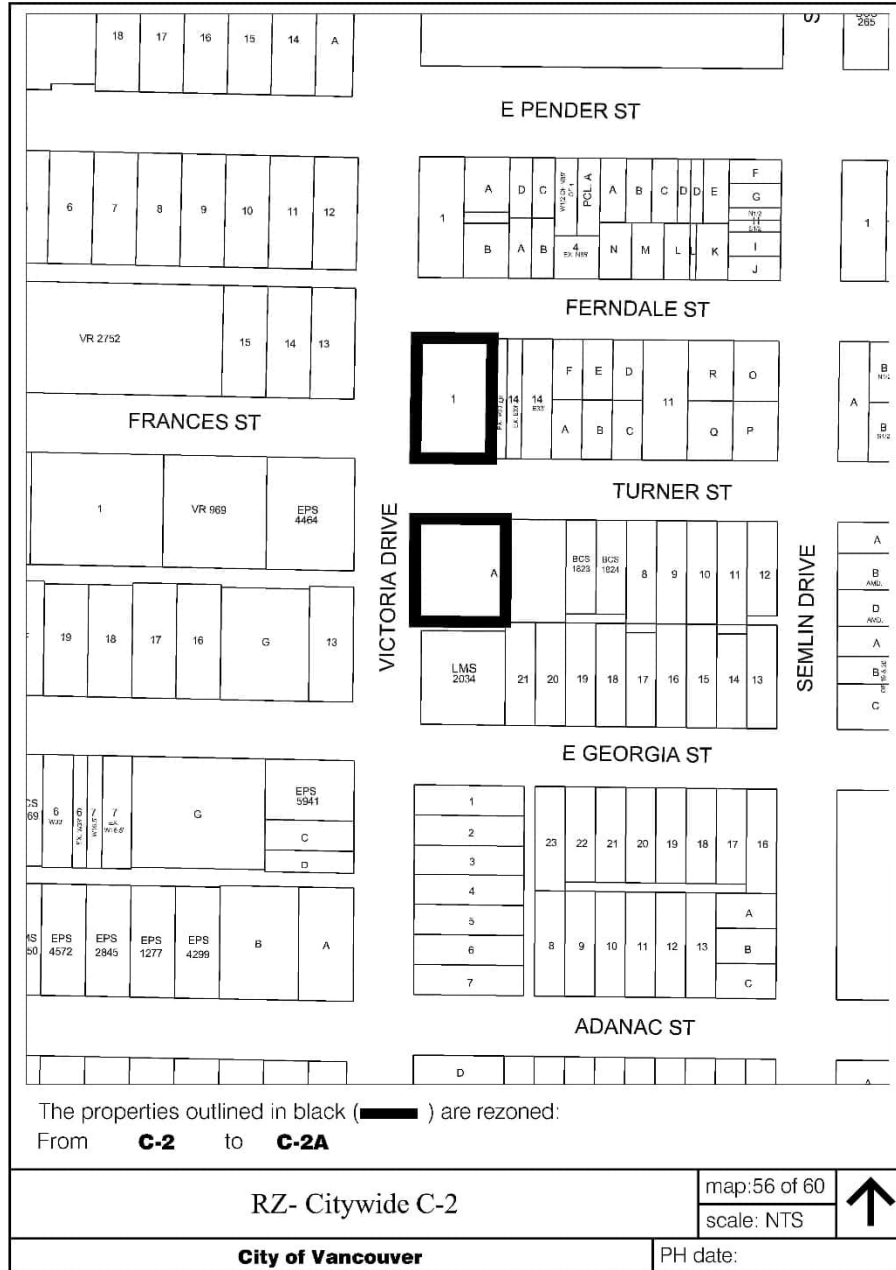
Schedule B



Schedule B



Schedule B



Schedule B




Schedule B



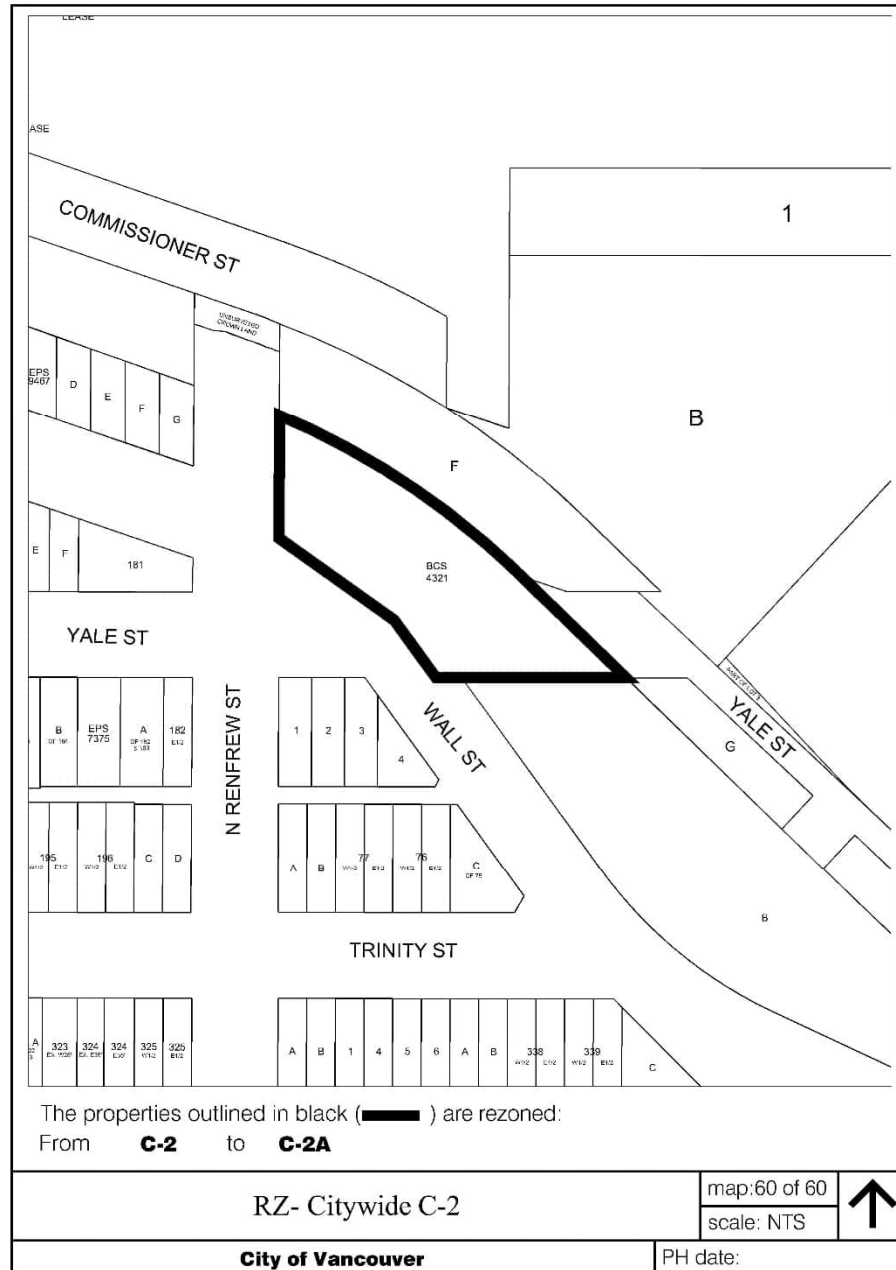
Schedule B



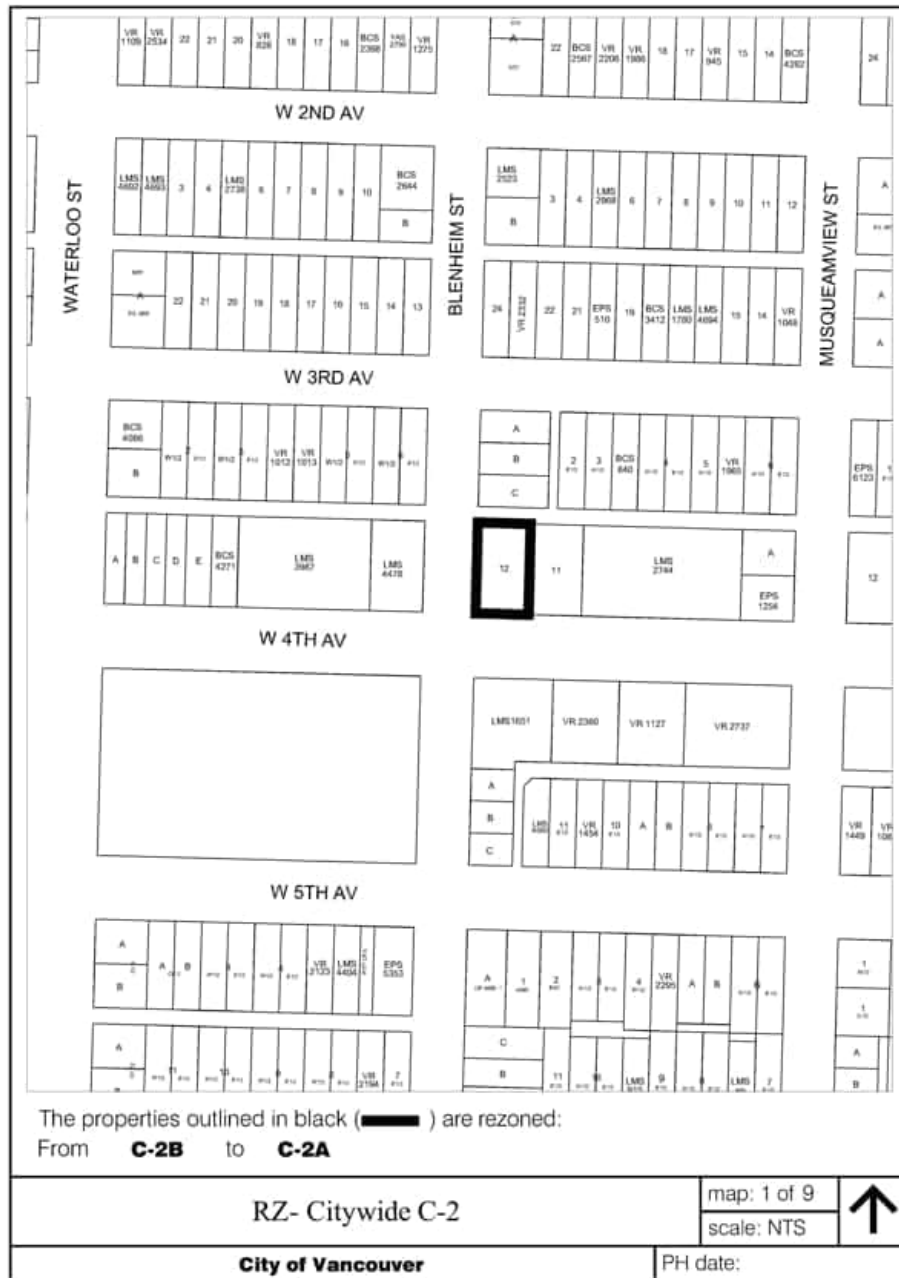
The properties outlined in black (  ) are rezoned:  
From **C-2** to **C-2A**

<p>RZ- Citywide C-2</p>	<p>map: 59 of 60 scale: NTS</p>	
<p>City of Vancouver</p>		<p>PH date:</p>

Schedule B



Schedule B



The properties outlined in black ( ) are rezoned:  
From **C-2B** to **C-2A**

RZ- Citywide C-2

map: 1 of 9

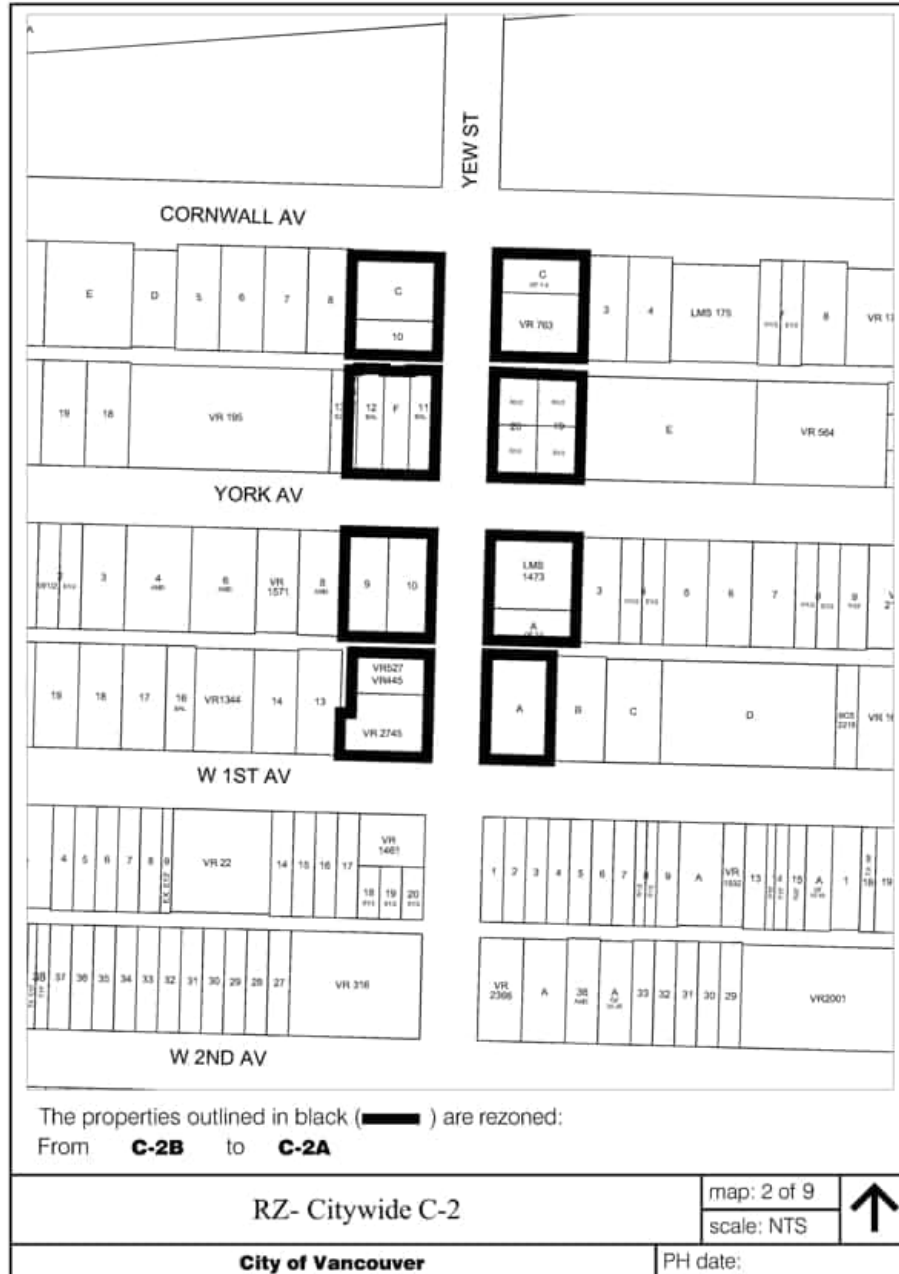
scale: NTS



City of Vancouver

PH date:

Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2B** to **C-2A**

RZ- Citywide C-2

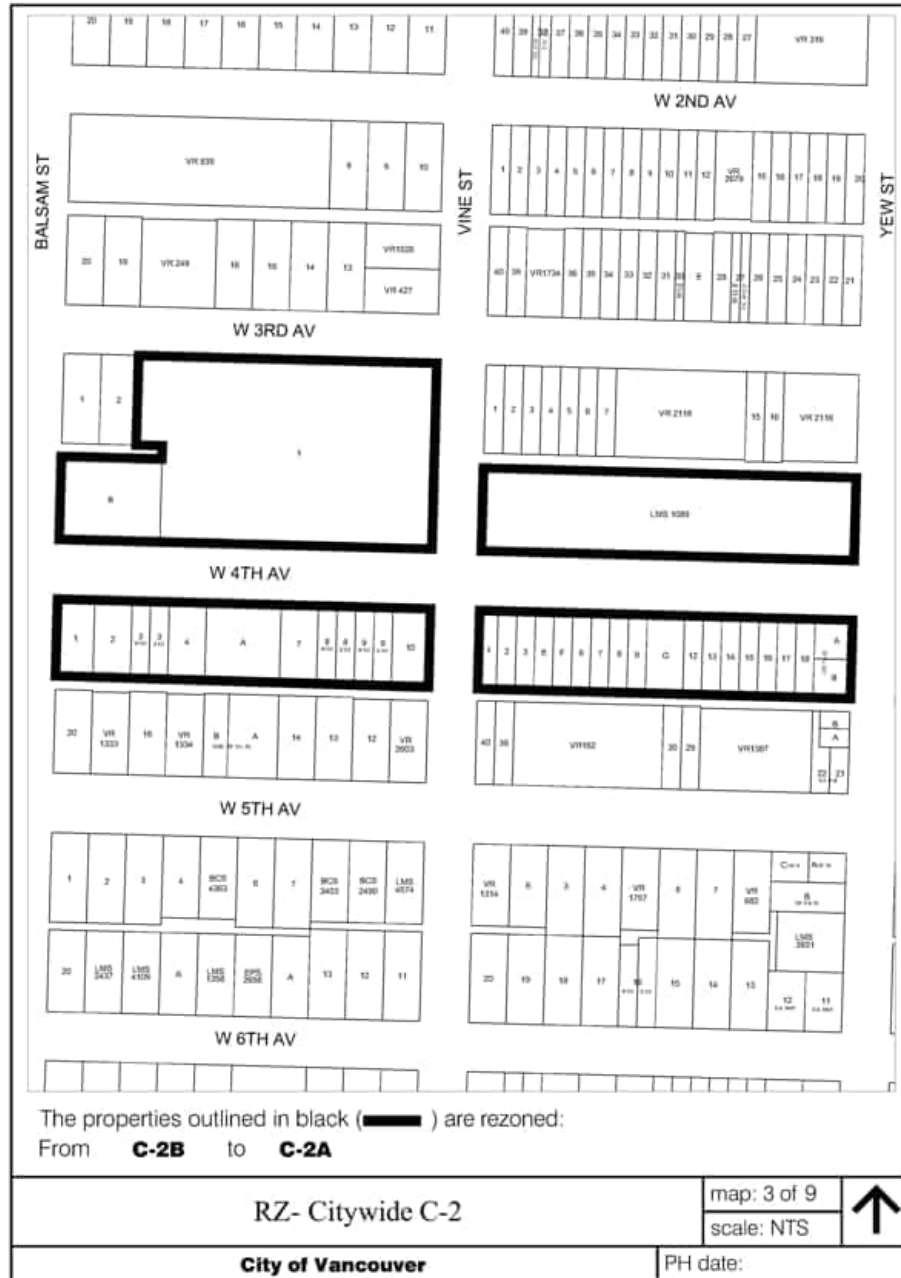
map: 2 of 9  
scale: NTS



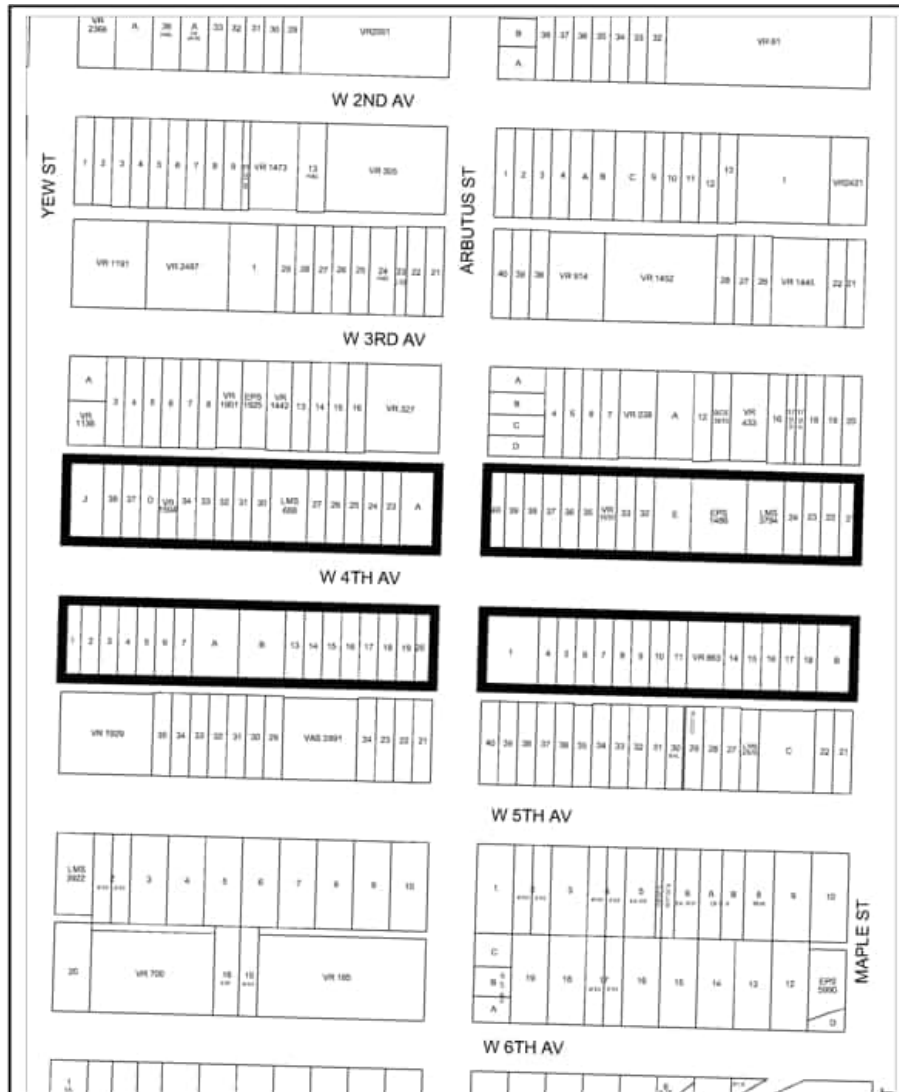
City of Vancouver

PH date:

Schedule B



Schedule B



The properties outlined in black (█) are rezoned:  
From **C-2B** to **C-2A**

RZ- Citywide C-2

map: 4 of 9

scale: NTS



City of Vancouver

PH date:



Schedule B



Schedule B



Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2B** to **C-2A**

RZ- Citywide C-2

map: 8 of 9

scale: NTS



City of Vancouver

PH date:

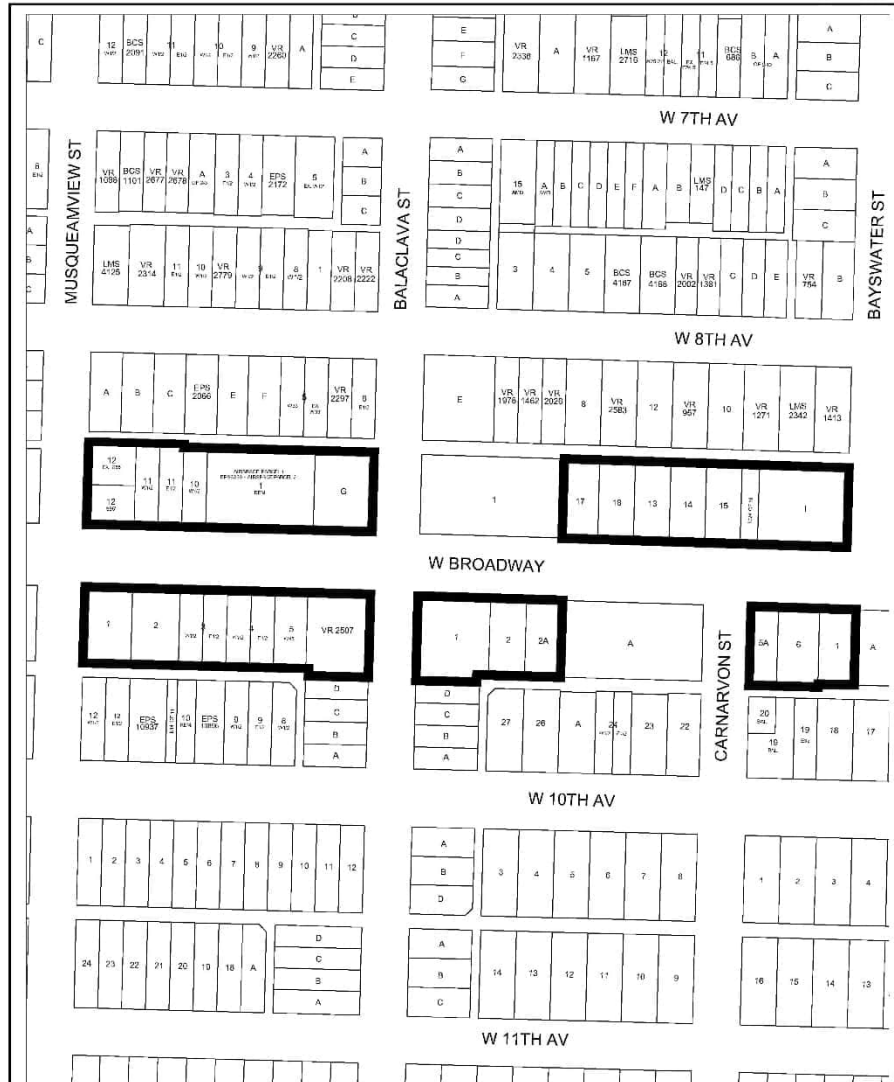
Schedule B



The properties outlined in black ( **█** ) are rezoned:  
From **C-2B** to **C-2A**

<b>RZ- Citywide C-2</b>	map: 9 of 9	
<b>City of Vancouver</b>	scale: NTS	
PH date:		

Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2C** to **C-2A**

RZ- Citywide C-2

map: 1 of 9

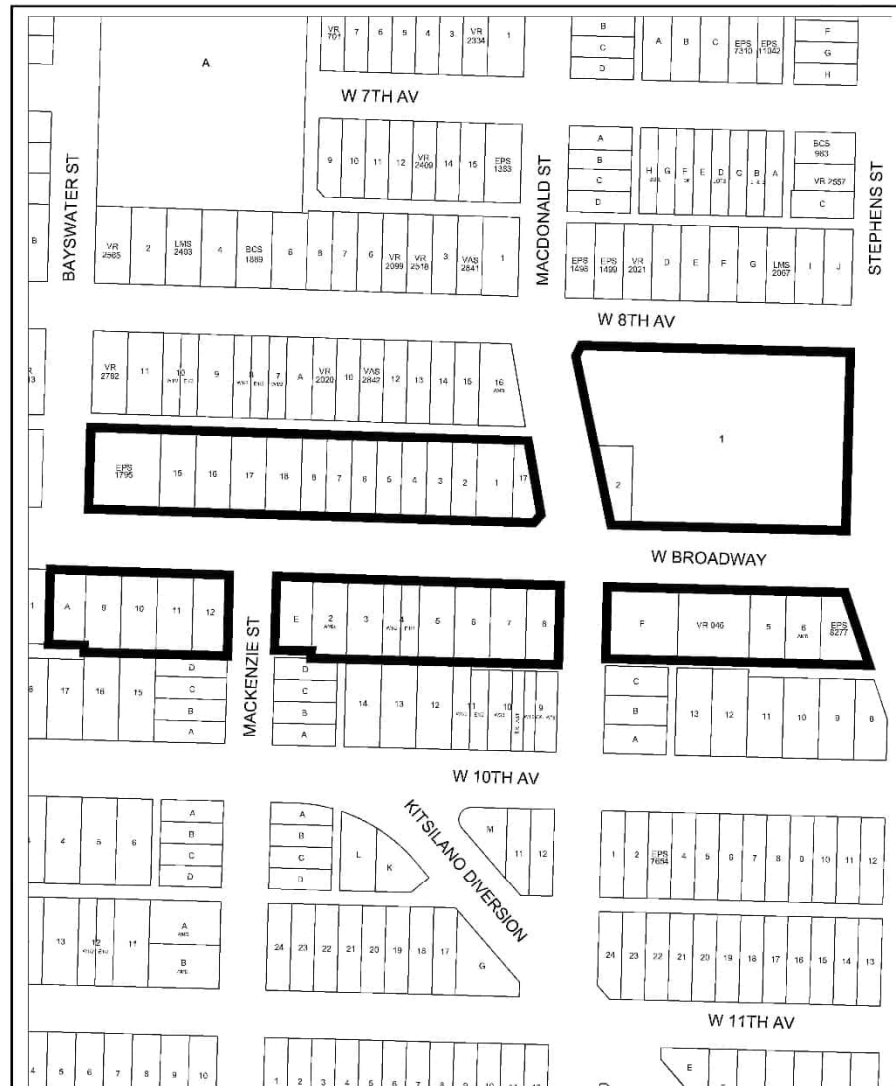
scale: NTS



City of Vancouver

PH date:

Schedule B



The properties outlined in black ( **█** ) are rezoned:  
From **C-2C** to **C-2A**

RZ- Citywide C-2	map: 2 of 9 scale: NTS	
<b>City of Vancouver</b>	PH date:	



Schedule B



The properties outlined in black ( **█** ) are rezoned:  
From **C-2C** to **C-2A**

RZ- Citywide C-2

map: 4 of 9

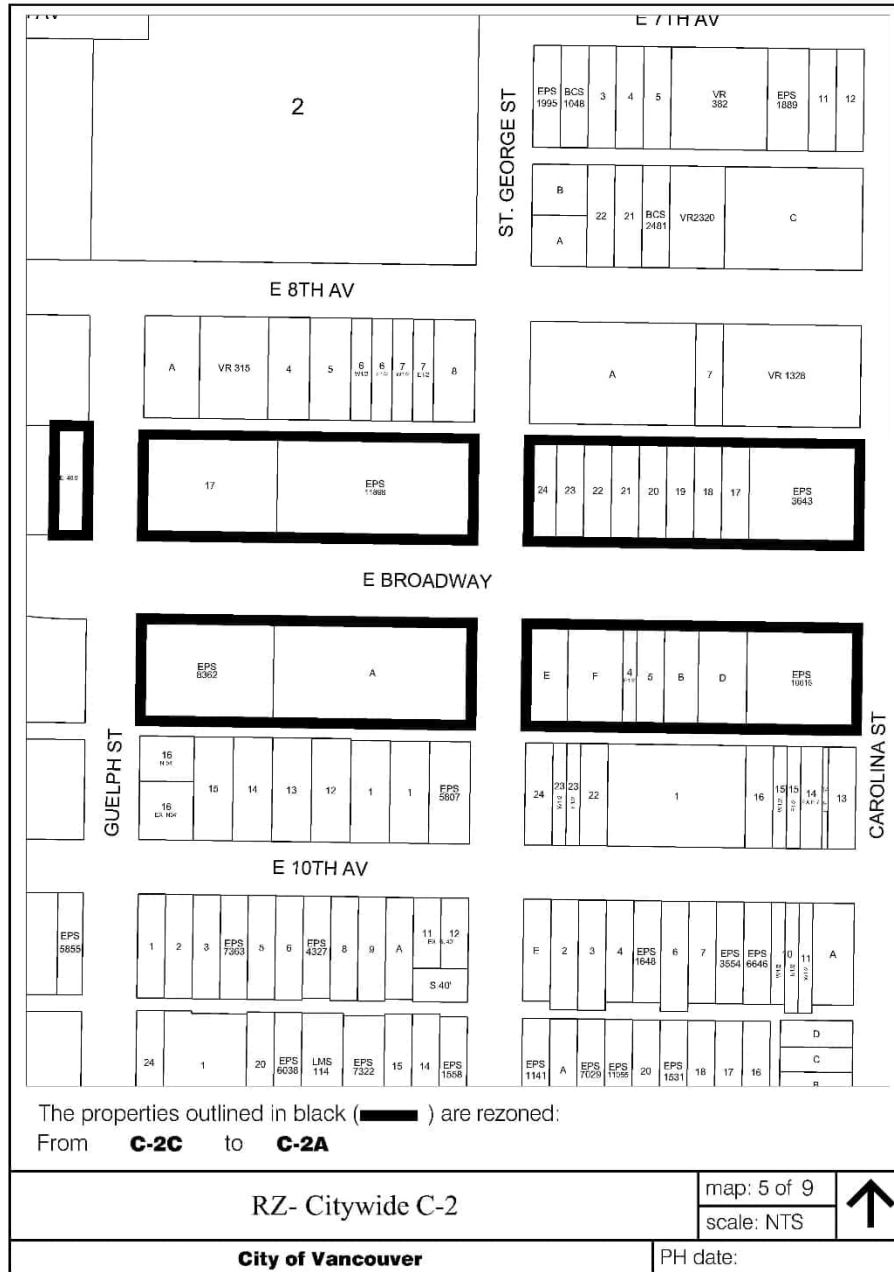
scale: NTS



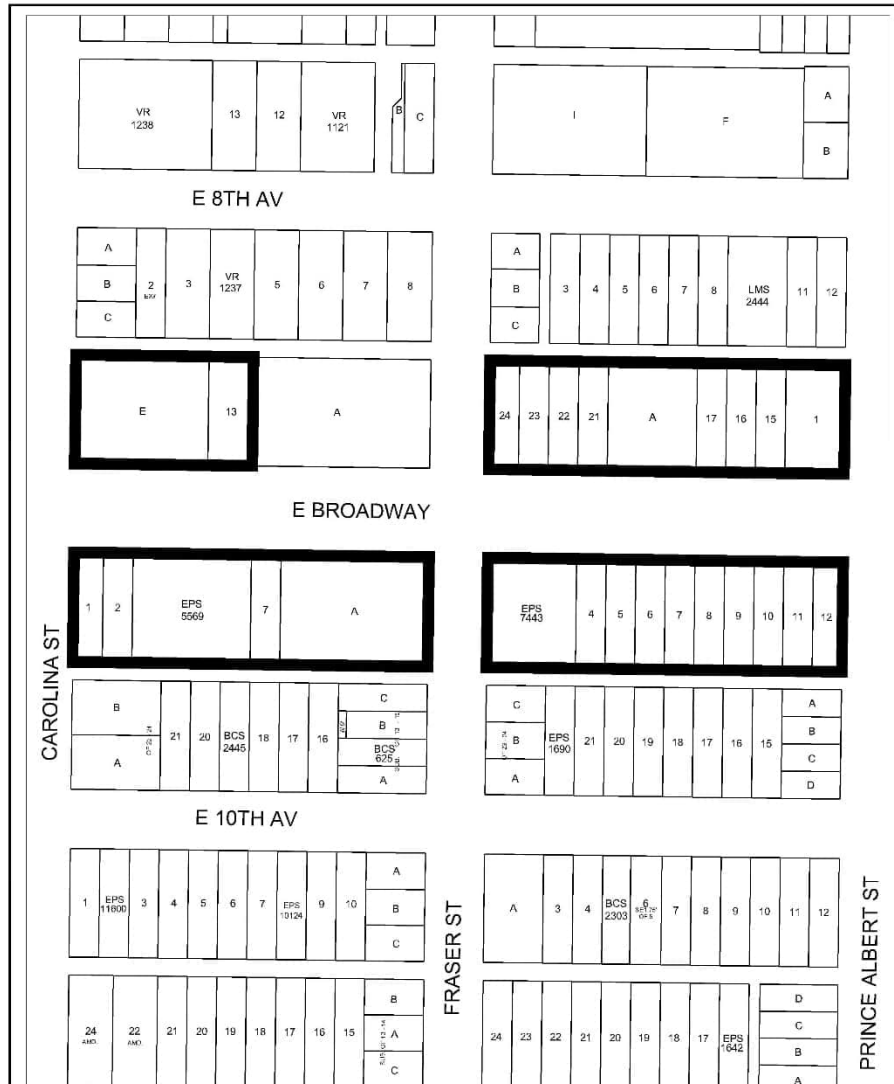
City of Vancouver

PH date:


Schedule B



Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2C** to **C-2A**

<b>RZ- Citywide C-2</b>	map: 6 of 9 scale: NTS	
<b>City of Vancouver</b>	PH date:	

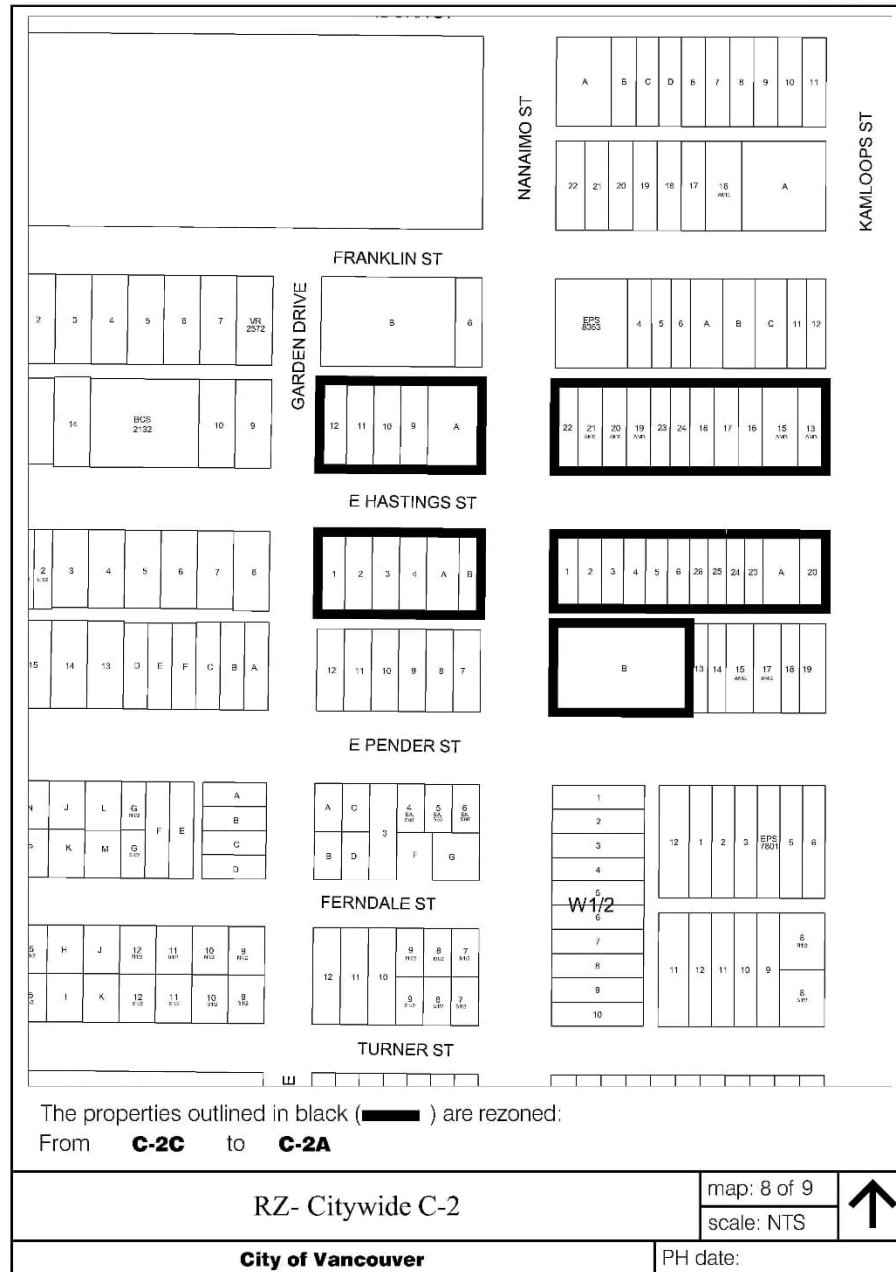
Schedule B



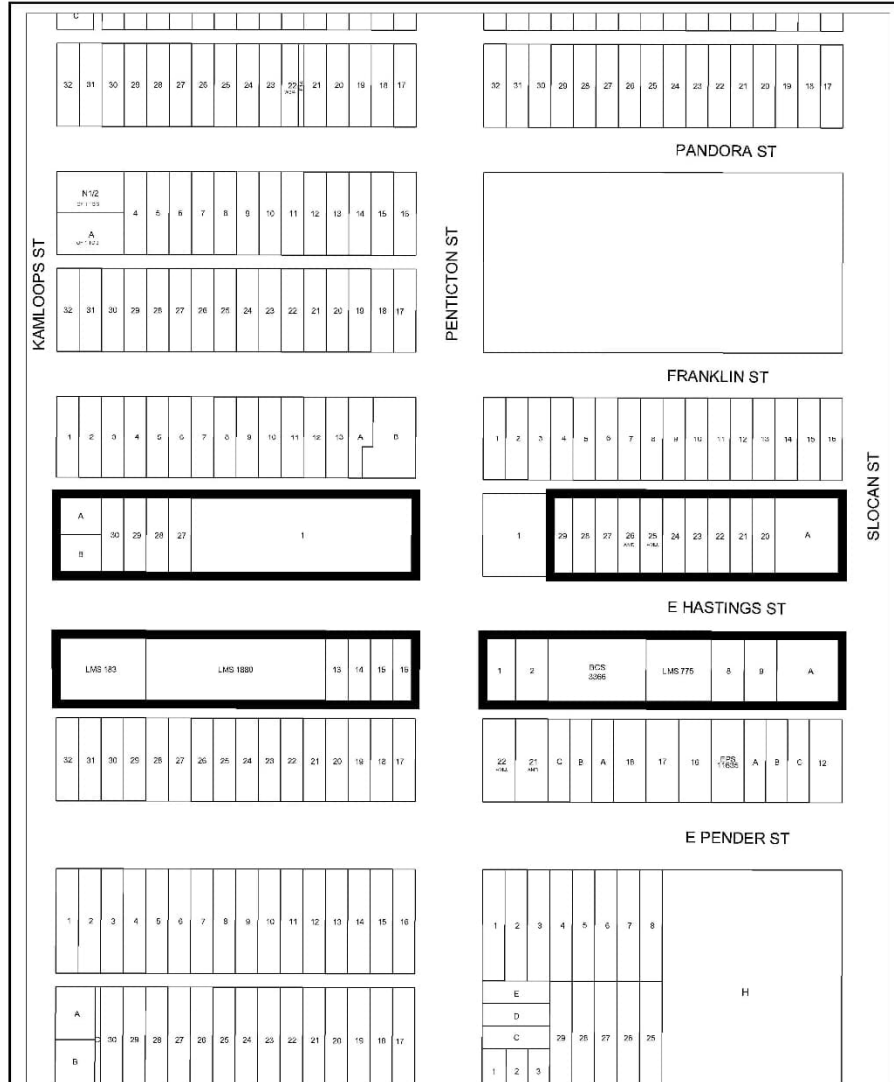
The properties outlined in black ( **█** ) are rezoned:  
From **C-2C** to **C-2A**

<b>RZ- Citywide C-2</b>	map: 7 of 9 scale: NTS	<b>↑</b>
<b>City of Vancouver</b>	PH date:	

Schedule B



Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2C** to **C-2A**

RZ- Citywide C-2

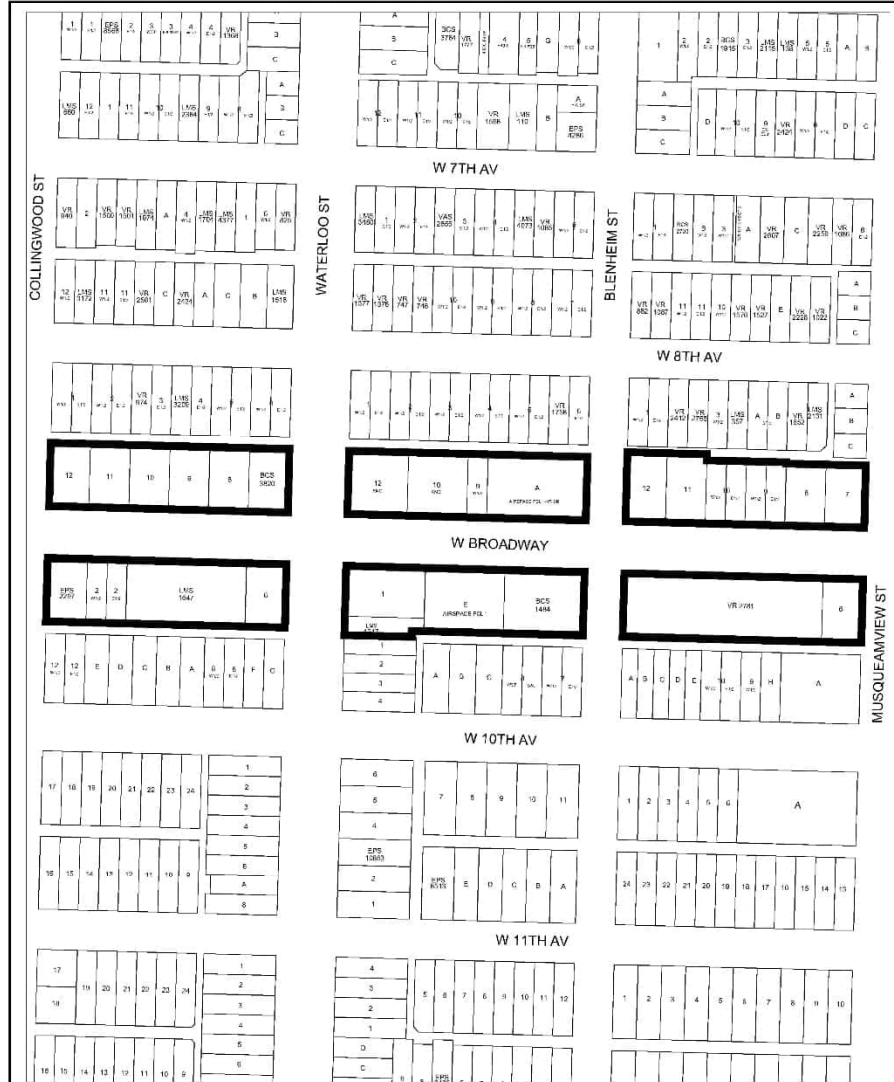
map: 9 of 9  
scale: NTS



City of Vancouver

PH date:

Schedule B



The properties outlined in black ( **█** ) are rezoned:  
From **C-2C1** to **C-2A**

RZ- Citywide C-2

map: 1 of 8

scale: NTS



City of Vancouver

PH date:

Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2C1** to **C-2A**

RZ- Citywide C-2

map: 2 of 8

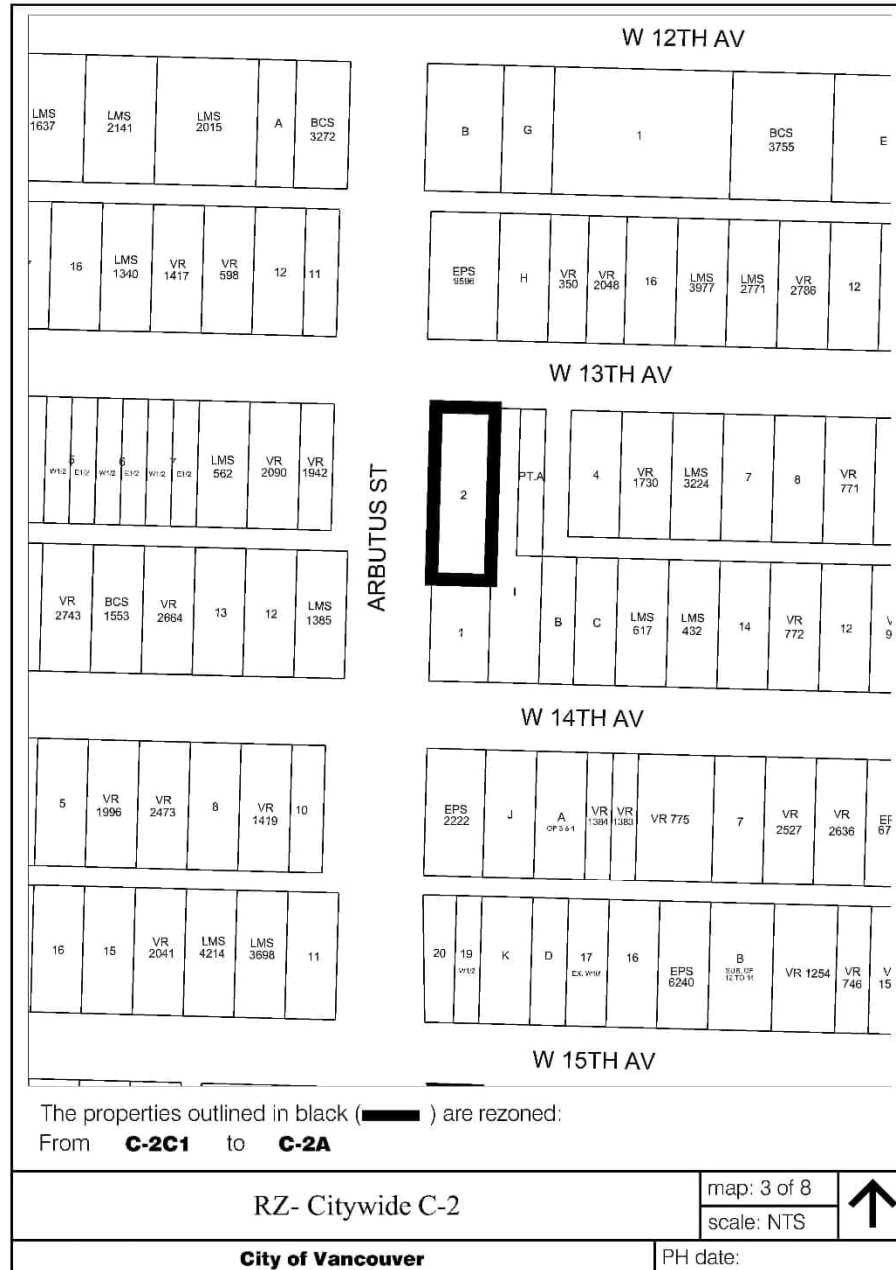
scale: NTS



City of Vancouver

PH date:

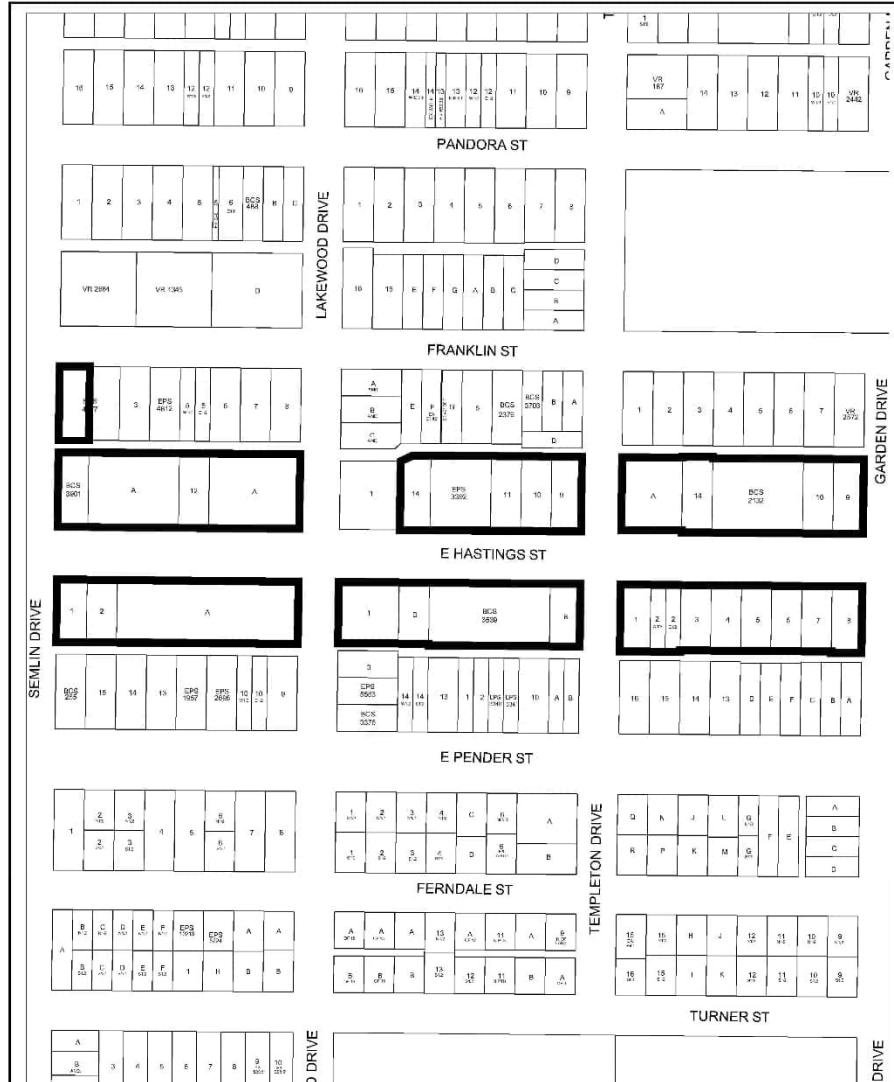
Schedule B



Schedule B



Schedule B



The properties outlined in black (  ) are rezoned:  
From **C-2C1** to **C-2A**

RZ- Citywide C-2

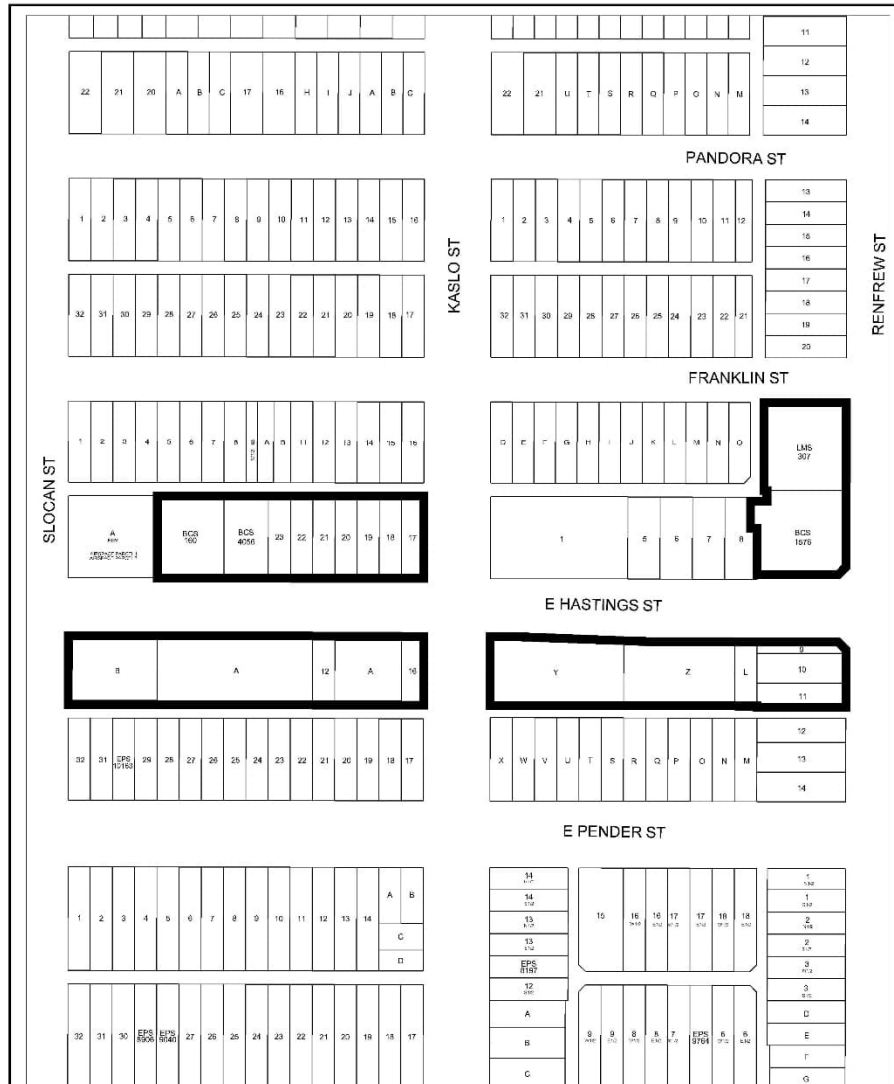
map: 5 of 8  
scale: NTS




City of Vancouver

PH date:

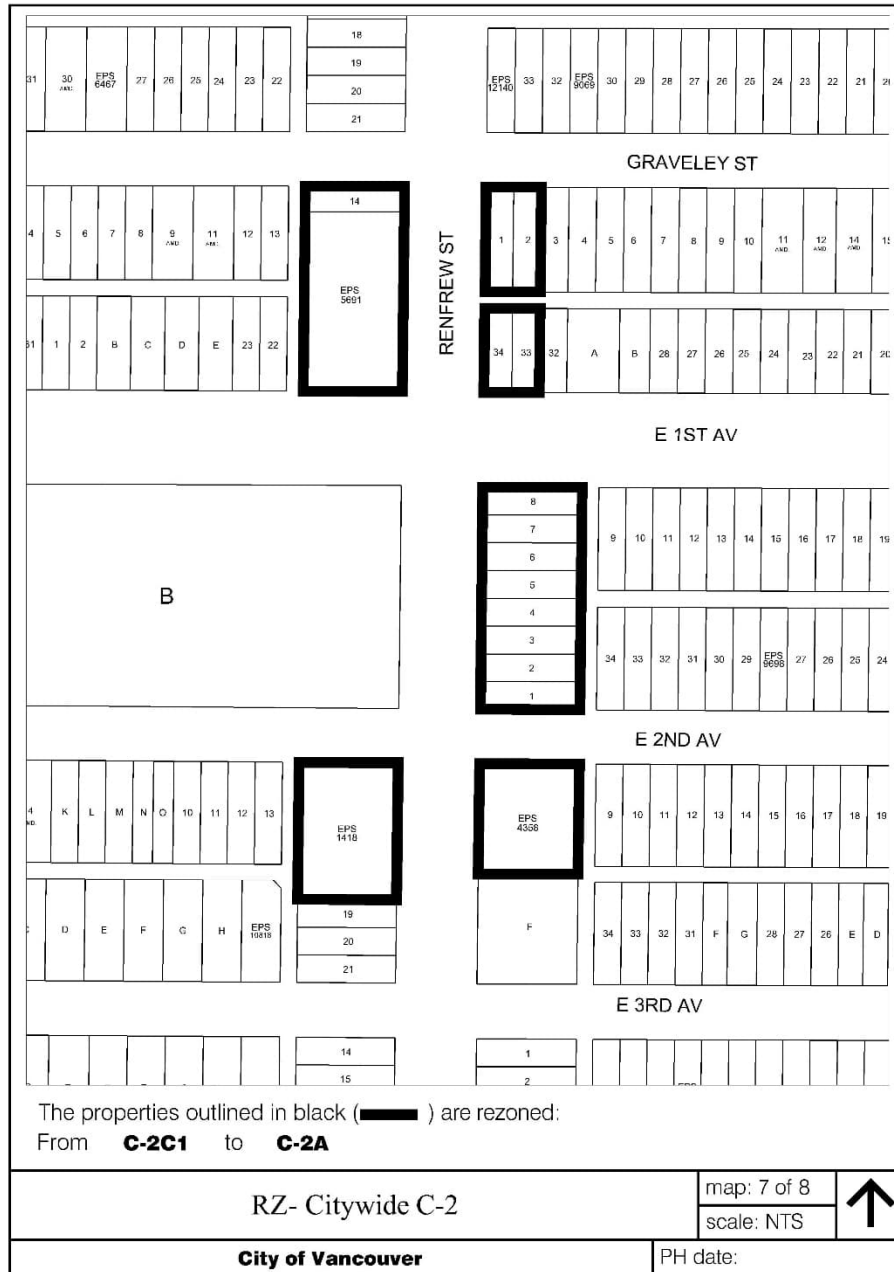
Schedule B



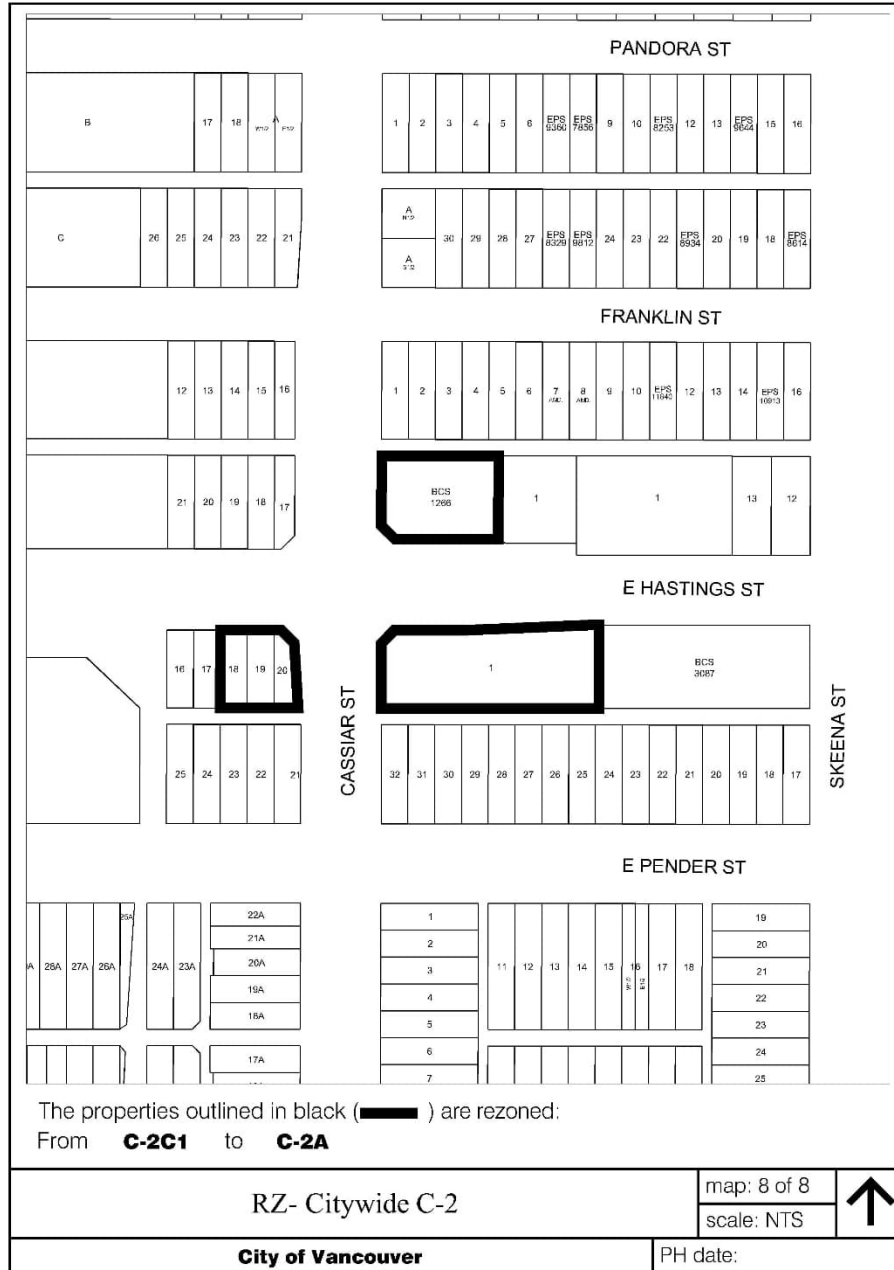
The properties outlined in black (  ) are rezoned:  
From **C-2C1** to **C-2A**

<b>RZ- Citywide C-2</b>	map: 6 of 8	
<b>City of Vancouver</b>	scale: NTS	
PH date:		

Schedule B



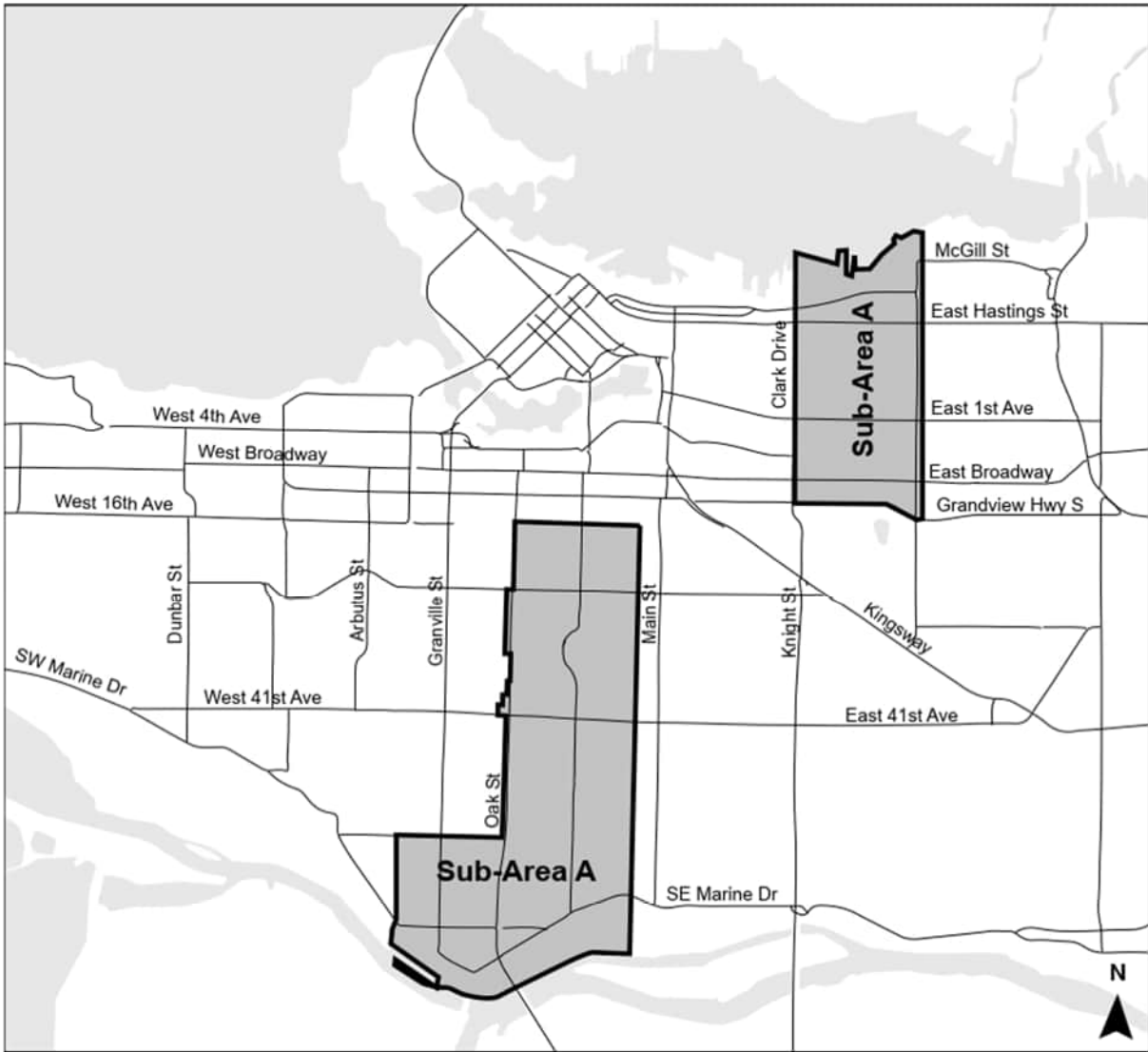
Schedule B



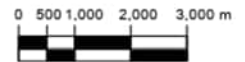
Schedule C  
Map 1: Sub-Area A the C-2 District Schedule

Map 1: Sub-Area A

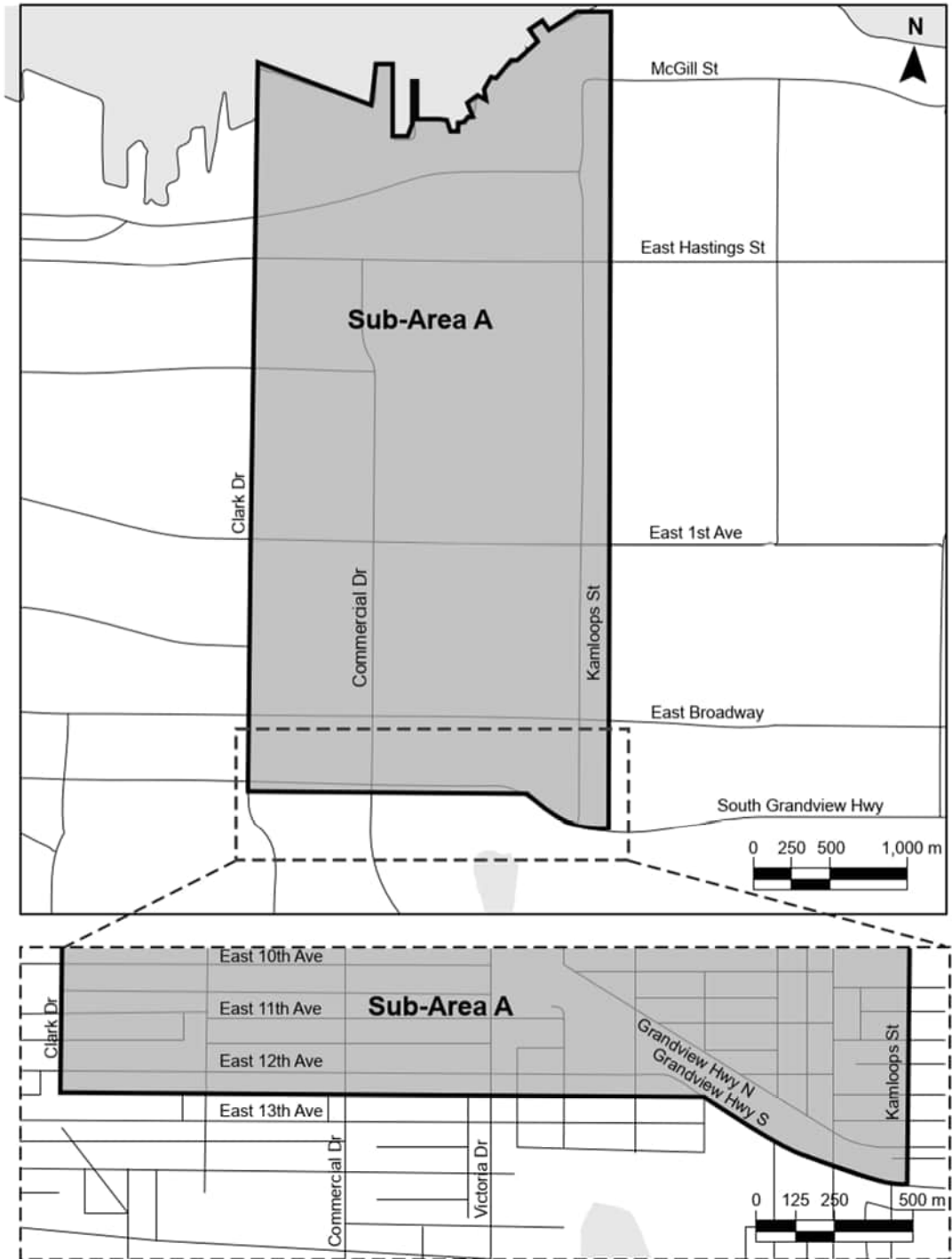
Sub-area A, as shown in Map 1 below, is further illustrated by Maps 1A, 1B, 1C and 1D.



LEGEND  
■ Sub-Area A



Map 1A: Sub-Area A



LEGEND

■ Sub-Area A

Map 1B: Sub-Area A



LEGEND  
■ Sub-Area A



Map 1C: Sub-Area A



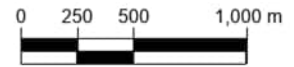
LEGEND

■ Sub-Area A

Map 1D: Sub-Area A



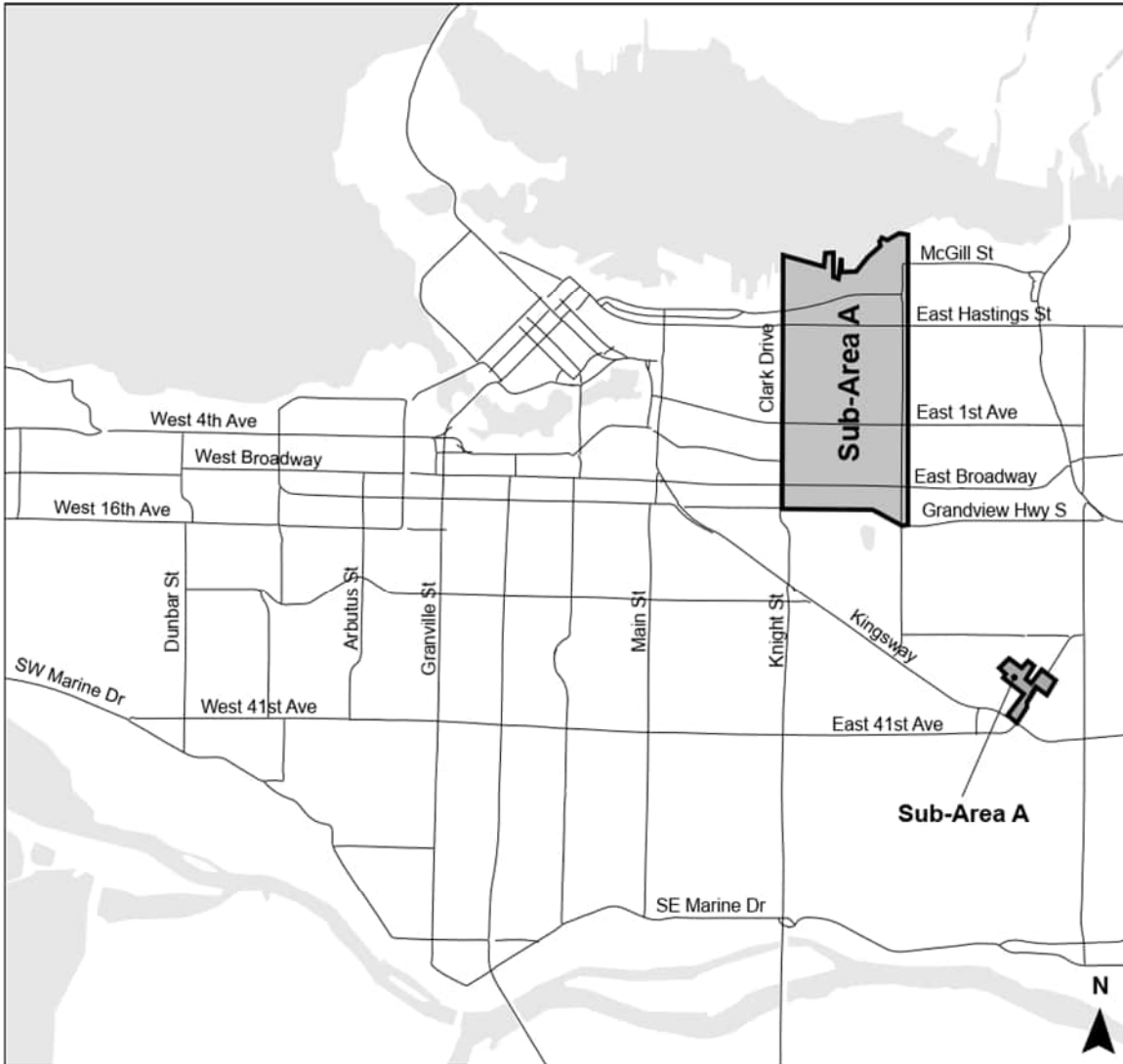
LEGEND  
■ Sub-Area A



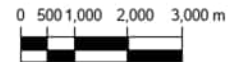
Schedule D  
Map 1: Sub-Area A the C-2C District Schedule

Map 1: Sub-Area A

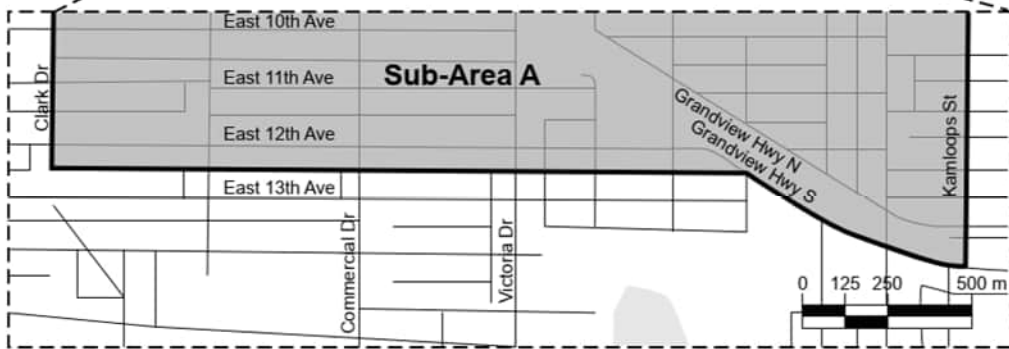
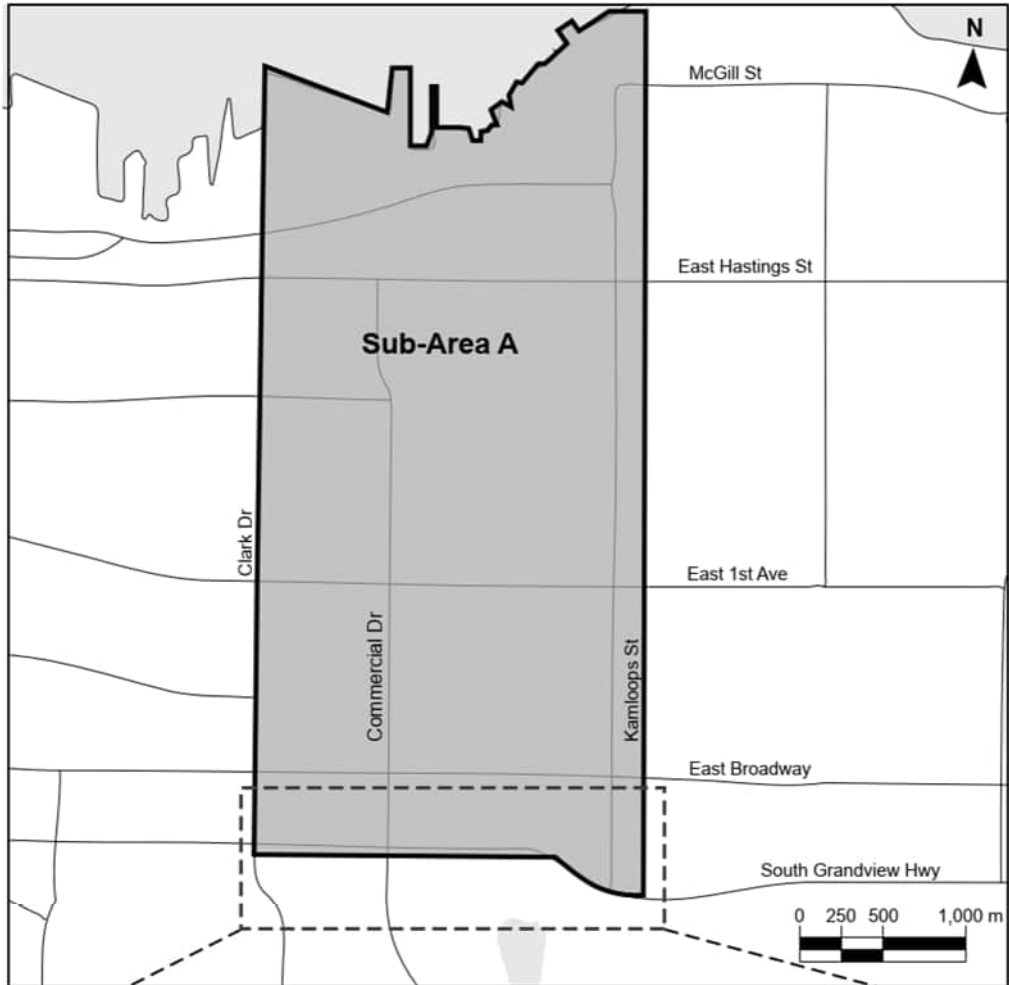
Sub-area A, as shown in Map 1 below, is further illustrated by Maps 1A and 1B.



LEGEND  
■ Sub-Area A

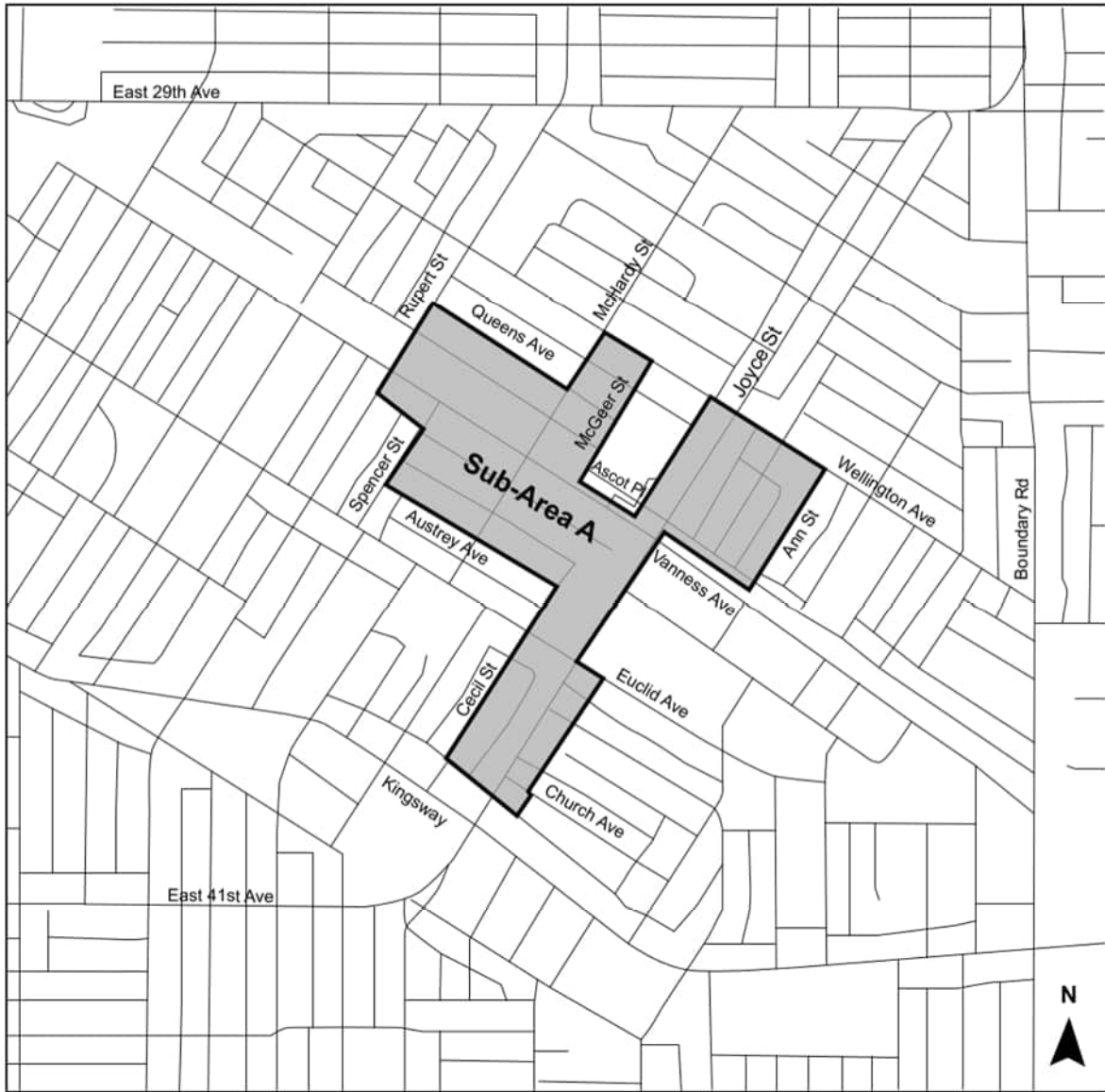


Map 1A: Sub-Area A



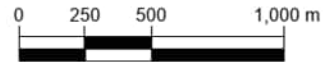
LEGEND  
■ Sub-Area A

Map 1B: Sub-Area A



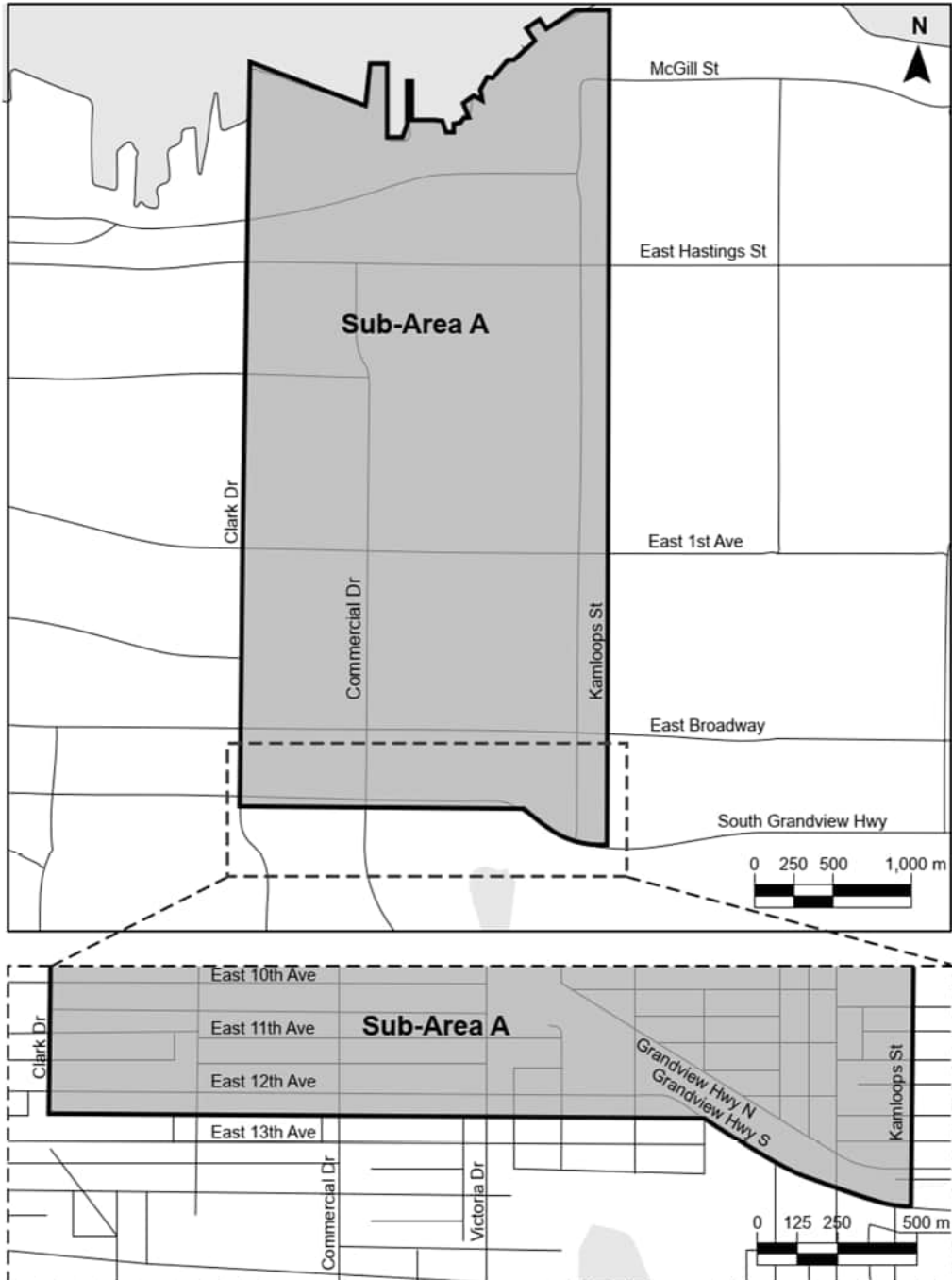
LEGEND

■ Sub-Area A



Schedule E  
Map 1: Sub-Area A the C-2C1 District Schedule

Map 1: Sub-Area A



LEGEND

■ Sub-Area A

**APPENDIX B**

**DRAFT By-law to amend the  
Rental Housing Stock Official Development Plan By-law No. 9488  
regarding the new C-2A district and other miscellaneous amendments**

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

1. This by-law amends the indicated provisions of Schedule A of the Rental Housing Stock Official Development Plan By-law No. 9488.
2. In section 1.1, in the definition of “zoning districts”, Council adds “C-2A,” after “C-2,”.
3. This by-law is to come into force and take effect on the date of its enactment.

APPENDIX C

**DRAFT By-law to amend Subdivision By-law No. 5208  
regarding new C-2A district and other miscellaneous amendments**

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

1. This by-law amends the indicated provisions and schedules of the Subdivision By-law No. 5208.

2. In Schedule A, Table 1, Council adds the following new line under the line for C-2:

“

---

C-2A	Commercial	40'	[ 12.192 m]	4800 sq. ft.	[ 445.935 m <sup>2</sup> ]
------	------------	-----	-------------	--------------	----------------------------

---

”.

3. In Schedule A, Table 2, Council adds the following new line under the line for C-2:

“

---

C-2A	Commercial	25'	[ 7.620 m]	3000 sq. ft.	[ 278.709 m <sup>2</sup> ]
------	------------	-----	------------	--------------	----------------------------

---

”.

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

**APPENDIX D**

**DRAFT By-law to amend Sign By-law No.11879  
regarding the new C-2A district and other miscellaneous amendments**

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

1. This by-law amends the indicated provisions of Sign By-law No. 11879.
2. In section 7.1, Column 2 of Table 1, Council adds “C-2A,” after “C-2,”.
3. In section 9.5(a), Table 9.1, Table 9.2, Table 9.3, section 9.21(a) and section 9.22(a), Council adds “C-2A,” after “C-2,”.
5. In section 9.19(b), Council strikes out “C-2 District” and substitutes “C-2 or C-2A zoning district”.
6. This by-law is to come into force and take effect on the date of its enactment.

**APPENDIX E**

**DRAFT By-law to amend Noise Control By-law No. 6555  
regarding the new C-2A district and other miscellaneous amendments**

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

1. This by-law amends the indicated provisions of Noise Control By-law No. 6555.
2. In Schedule B, Council adds “C-2A” below “C-2”.
3. This by-law is to come into force and take effect on the date of its enactment.

**APPENDIX F**

**DRAFT By-law to amend Parking By-law No. 6059  
regarding the new C-2A district and other miscellaneous amendments**

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

1. This by-law amends the indicated provisions of Parking By-law No. 6059.
2. In section 4.5, Council adds "**C-2A**," after "**C-2**,".
3. In sections 4.5.8, 4.5.10, 4.5.11 and 5.2(a), Council adds "C-2A," after "C-2,".
4. This by-law is to come into force and take effect on the date of its enactment.

**APPENDIX G**

**DRAFT By-law to amend Downtown Eastside/Oppenheimer  
Official Development Plan By-law No. 5532  
regarding the new C-2A district and other miscellaneous amendments**

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

1. This by-law amends Schedule A of the Downtown Eastside/Oppenheimer Official Development Plan By-law.
2. Council strikes out section 2.4.
4. This by-law is to come into force and take effect on the date of its enactment.

APPENDIX H

Summary of Proposed Amendments to By-laws, Policies and Guidelines

Note: Amendments will be prepared generally in accordance with the provisions listed below. Should there be any discrepancy between this summary and the draft amending by-laws, the draft amending by-laws prevail. This appendix is a summary of proposed amendments, prepared for convenience.

Table 1: Summary of Zoning and Development By-law Amendments Related to the C-2A District Schedule

Section/ Schedule Name	Section #	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	Rationale
Section 2 – Definitions	Rental Housing Unit	For the purposes of section 4.3.13 of this by-law, and for the purposes of: (a) section 2.2.5 of the RM-2 District Schedule; (b) section 2.2.5 of RM-3 District Schedule; (c) section 2.2.3 of RM-3A District Schedule; (d) section 2.2.2 of the RM-4 District Schedule; (e) section 2.2.5 of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule; (f) section 2.2.7 of the RM-6 District Schedule; (g) section 2.2.2 of the FM-1 District Schedule; (h) section 2.2.4 of the C-2 District Schedule; (i) section 2.2.4 of the C-2A District Schedule;	Adds (i) for the C-2A District Schedule and renumbers subsequent bullets
	New Transit-Oriented Area	Transit-oriented area means an area designated as a transit-oriented area under the Transit-Oriented Areas Designation By-law	Adds in new definition for 'Transit-Oriented Area' in the correct alphabetical order
Section 4 – Development Permits	4.3.13	(d) a mixed-use residential building containing 3 or more dwelling units in the C-2, C-2A, C-2B, C-2C, C-2C1, R3-3, R4-1, R5-3, or R5-4 districts,	Adds in C-2A
Section 9 – Zoning Districts	9.1.1	Commercial C-1 C-2 C-2A C-2B C-2C C-2C1 C-3A C-5 C-5A C-6 C-7 C-8 FC-1 FC-2	Adds in C-2A
Section 10 - General Regulations	10.38	<b>10.38 Uses that are only permitted if existing as of a specific date</b> 10.38.1 Despite the maximum density and maximum building height set out in this by-law, the maximum density and maximum building height that apply to uses that are only permitted if they existed as of a specific date, as set out in section 2.1 of the applicable district schedule, are the maximum density and maximum building height that were permitted as of that date.	Clarifies legacy uses limited to "existing as of" a specified date Adds new clause 10.38 and renumbers subsequent clauses

Section/ Schedule Name	Section #	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	Rationale
R3 Districts Schedule	1.1	<del>(d) transit-oriented area means an area designated as a transit-oriented area under the Transit-Oriented Areas Designation By-law</del>	Moved to Section 2 – Definitions
R4 District Schedule	1.1	<del>(f) transit-oriented area means an area designated as a transit-oriented area under the Transit-Oriented Areas Designation By-law</del>	
R5 Districts Schedule			
RR-1	2.2	<p><del>2.2.1 All dwelling units must be secured as residential rental tenure, except that 1 dwelling unit in a townhouse or triplex containing up to 8 units may be occupied by a registered owner of the site.</del></p> <p>2.2.1 At least 35% of the dwelling units must have 2 or more bedrooms.</p> <p>2.2.2 The Director of Planning may permit more than 1 principal building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.</p> <p>2.2.3 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule may be permitted if:</p>	Moves 2.2.1 to 3.1.1.1 and renumbers section 2.2
	3.1.1	3.1.1.1 All dwelling units must be secured as residential rental tenure, except that 1 dwelling unit in a townhouse or triplex containing up to 8 units may be occupied by a registered owner of the site.	Adds in new clause for 3.1.1.1 and renumbers subsequent bullet
RA-1	2.2.8	2.2.8 <del>Community care or assisted living facility class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	Makes clause consistent across district schedules for searchability
RT-1	2.2.5	2.2.5 <del>Community care or assisted living facility -- class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RT-2	2.2.5	2.2.5 <del>Community care or assisted living facility -- class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RT-3	2.2.6	2.2.6 <del>Community care or assisted living facility -- class A is subject to the regulations, variations and relaxations that apply to single detached house.</del>	

Section/ Schedule Name	Section #	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	Rationale
		Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RT-4 and RT-4A	2.2.4	<del>2.2.4 Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RT-5	2.2.12	<del>2.2.12 Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RT-7	2.2.9	<del>2.2.9 Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RT-8	2.2.6	<del>2.2.6 Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RT-9	2.2.10	<del>2.2.10 Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RT-10	2.2.4	<del>2.2.10 Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RT-11	2.2.10	<del>2.2.10 Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RM-1	2.2.5	<del>2.2.5 Community care or assisted living facility— class A is subject to the regulations, variations, and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RM-2	2.2.6	<del>2.2.6 Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to single detached house.</del>	

Section/ Schedule Name	Section #	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	Rationale
		Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RM-3	2.2.6	2.2.6 <del>Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RM-3A	2.2.6	2.2.6 <del>Community care or assisted living facility— class A is subject to the regulations, variations, and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RM-4	2.2.6	2.2.6 <del>Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RM-5, RM-5A, RM-5B, RM-5C and RM-5D	2.2.12	2.2.12 <del>Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RM-7 and RM-7A	2.2.12	2.2.12 <del>Community care or assisted living facility— class A is subject to the regulations, variations, and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RM-8 and RM-8A	2.2.14	2.2.12 <del>Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RM-9 and RM-9B	2.2.10	2.2.10 <del>Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RM-9A	2.2.11	2.2.11 <del>Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RM-10	2.2.10	2.2.10 <del>Community care or assisted living facility— class A is subject to the regulations, variations and relaxations that apply to a single detached house.</del>	

Section/ Schedule Name	Section #	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	Rationale
		Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RM-11	2.2.12	2.2.12 <del>Community care or assisted living facility - class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
RM-12	2.2.14	2.2.14 <del>Community care or assisted living facility - class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
FM-1	2.2.6	2.2.6 <del>Community care or assisted living facility - class A is subject to the regulations, variations, and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
C-2C1	2.2.8	2.2.8 <del>Community care or assisted living facility - class A is subject to the regulations, variations and relaxations that apply to single detached house.</del> Community care or assisted living facility - class A must comply with the regulations that apply to this use in the R1-1 district.	
C-2	3.1.2.2	<del>3.1.2.2 Minimum front yard depth for: (a) buildings located in sub-area B on Map 3: Sub-Area B at the end of this schedule 4.6 m (b) all other buildings 2.5 m</del>	Map 3: Sub-Area B is no longer applicable to C-2  Strikes out 3.1.2.2 and renumbers subsequent sections

Section/ Schedule Name	Section #	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	Rationale
	3.2.2	<p><del>3.2.2.1 Maximum unit frontage for any commercial use in buildings located in the area shown on Map 2: Nanaimo Street C-2 Areas with Maximum Commercial Frontages and Land Dedications at the end of this schedule   15.3 m</del></p> <p>3.2.2.1 <del>3.2.2.2</del> Maximum building height: (a) where the floor-to-floor height for non-dwelling uses located at the first storey facing the street is: (i) 5.2 m or greater 15.3 m (ii) less than 5.2 m 13.8 m (b) for portions of a building located within 6.1 m of the ultimate rear property line 6.1 m</p> <p><del>3.2.2.3 Minimum front yard depth for: (a) buildings located in sub-area B on Map 3: Sub-Area B at the end of this schedule 4.6 m (b) all other buildings 2.5 m</del></p> <p>3.2.2.2 <del>3.2.2.4</del> Minimum side yard width or setback for a side yard that: (a) adjoins a site located in an R district, without the intervention of a lane, for portions of a building below the fourth storey 3.7 m (b) adjoins a site located in an R district, without the intervention of a lane, for portions of a building at or above the fourth storey 10.7 m (c) does not adjoin a site located in an R district not required</p> <p>3.2.2.3 <del>3.2.2.5</del> Minimum rear yard depth and rear setback for portions of a building: (a) containing non-dwelling uses only 1.5 m (b) containing dwelling uses 6.1 m</p>	<p>Map 2 and Map 3 are no longer applicable to C-2</p> <p>Strikes out 3.2.2.1 and 3.2.2.3 and renumbers the section in alphanumeric order</p>
	Map 1 series, Map 2, and Map 3	<p><i>delete Map 1: Sub-Area A series and replace with new map series</i></p> <p><i>delete Map 2: Nanaimo Street C-2 Areas with Maximum Commercial Frontages and Land Dedications</i></p> <p><i>delete Map 3: Sub-Area B</i></p>	<p>Update maps to reflect the new district's geography</p>
C-2B	3.1	<p><del>3.1(a) that is located outside of sub-area A, which is illustrated in Map 1: Sub-Area A at the end of this schedule;</del></p> <p>(b a) that is a mixed-use residential building and contains at least 3 dwelling units; (e b) where all of the dwelling units are non-stratified and secured as residential rental tenure; (d c) where at least 35% of the total dwelling units have 2 or more bedrooms; and</p>	<p>To be more consistent with geographic context</p>

Section/ Schedule Name	Section #	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	Rationale
		(e d) where the third storey and above, measured from the front property line, is limited to dwelling use only.	
	Map 1 series	<del>delete Map 1: Sub-Area A, Map 1A: Sub-Area A, Map 1B: Sub-Area A, Map 1C: Sub-Area A, Map 1D: Sub-Area A, and Map 1E: Sub-Area A</del>	To be more consistent with geographic context
C-2C	Map 1 series	<del>delete Map 1: Sub-Area A series and replace with new map series</del>	To be more consistent with geographic context
C-2C1	Map 1 series	<del>delete Map 1: Sub-Area A series and replace with new map series</del>	To be more consistent with geographic context

Table 2: Summary of Other By-law Amendments Related to the C-2A District Schedule

By-law	Section/ Schedule Name	Section #	Description of Amendment	Rationale
Rental Housing Stock Official Development Plan By-law	Definitions	1.1	“zoning districts” mean the C-2, <b>C-2A</b> , 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, RM-5C, RM-5D, RM-6, FM-1, and CD-1 zoning districts referred to in section 9.1 of the Zoning and Development By-law, the boundaries of which the Zoning District Plan, and amendments to it, attached as Schedule D to the Zoning and Development By-law, delineate.	Add in C-2A
Downtown Eastside/Oppenheimer District Official Development Plan	Definitions	2	<del>2.4 Transit-Oriented Area means an area designated as a transit-oriented area under the Transit-Oriented Areas Designation By-law.</del>	Moved to Section 2 – Definitions
Sign By-law	Part 7 – Sign Districts	Table 1 Sign Districts Commercial, Mixed Use and Industrial Sign District (Part 9)	The C-1, C-2, <b>C-2A</b> , C-2B, C-2C, C-2C1, C-3A, C-5, C-5A, C-6, C-7, C-8, Downtown (DD), FC-1 and FC-2 zoning districts;	Adds in C-2A
	Part 9 - Commercial, Mixed Use and Industrial Sign District	9.5(a) Billboard Signs	(a) is in a C-2, <b>C-2A</b> , C-2B, C-3A, FC-1, DD, M-1, M-1A, M-1B, M-2, MC-1, MC-2, I-1, I-2, I-3, IC-1, IC-2 or IC-3 zoning district;	Adds C-2A
		Table 9.1 Free-Standing Sign - Maximum Sign Area	C-2, <b>C-2A</b> , C-2B, C-2C, C-2C1, C-3A, C-8, CWD, DD, FC-1, HA-3, I-1A, I-1B, I-1C, IC-1, IC-2, IC-3, MC-1,	Adds C-2A
		Table 9.2 Encroaching Free-Standing Sign - Maximum Sign Area	C-2, <b>C-2A</b> , C-2B, C-2C, C-2C1, C-3A, C-8, CWD, FC-1, I-1, I-1A, I-1B, I-1C, I-2, I-3, IC-1, IC-2, IC-3 or M-1, M-1A,	Adds C-2A
		Table 9.3 Projecting Sign – Maximum Sign Area	C-2, <b>C-2A</b> , C-2B, C-2C, C-2C1, C-3A, C-8, CWD, FC-1, I-1, I-1A, I-1B, I-1C, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1,	Adds C-2A
		9.19 Moving Signs	(b) is in the C-2 or <b>C-2A</b> District on Kingsway between Victoria Drive and East 12th Avenue	Adds C-2A
		9.21 Sign in Conjunction with a Mural	(a) is in the C-2, <b>C-2A</b> , C-3A, C-5, C-6, DD or HA-3 zoning district;	Adds C-2A

By-law	Section/ Schedule Name	Section #	Description of Amendment	Rationale
		9.22 Electronic Message Signs	(a) is in the C-2, <b>C-2A</b> , C2-B, C-2C, C-3A, IC-2, MC-2 or DD zoning district;	Adds C-2A
Parking By-law	Parking By-law Section 4	4.5	Design Standards for Parking Uses Located in R (except RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6 and FM-1), RR-3A, RR-3B, C-1, C-2, <b>C-2A</b> , C-2B, C-2C, C-2C1, C-7, C-8, M, I, DEOD, and First Shaughnessy Districts	Adds C-2A
		4.5.8	Where a parking area in R (except RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6 and FM-1), RR-3A, RR-3B, C-1, C-2, <b>C-2A</b> , C-2B, C-2C, C-2C1, C-7, C-8, M, I, DEOD and First Shaughnessy Districts is required to be set back from any site boundary or building, the setback area, except for points of access, shall be landscaped and maintained to the satisfaction of the Director of Planning.	Adds C-2A
		4.5.10	All parking areas in R (except RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6 and FM-1), RR-3A, RR-3B, C-1, C-2, <b>C-2A</b> , C-2B, C-2C, C-2C1, C-7, C-8, M, I, DEOD and First Shaughnessy Districts shall be provided and maintained with a hard durable surface that does not produce dust, to the satisfaction of the Director of Planning in consultation with the City Engineer.	Adds C-2A
		4.5.11	The Director of Planning may permit parking areas in R (except RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6 and FM-1), RR-3A, RR-3B, C-1, C-2, <b>C-2A</b> , C-2B, C-2C, C-2C1, C-7, C-8, M, I, DEOD and First Shaughnessy Districts that do not adhere to the standards in this section 4.5 if the development permit for such a use is limited in time.	Adds C-2A
	Parking By-law Section 5	5.2	(a) Fitness Centre - Class 1 that does not include racquet and ball courts, School - Arts or Self-Improvement, Restaurant, Health Enhancement Centre, or Animal Clinic, that consists of less than 200 m <sup>2</sup> , that is commencing business in an existing building in the C-2, <b>C-2A</b> , C-3A, C-5, C5A or C-6 zone,	Adds C-2A

By-law	Section/ Schedule Name	Section #	Description of Amendment	Rationale
Noise Control By-law	Schedule B	Intermediate Zone	Add C-2A to the Intermediate Zone list	Adds C-2A
Subdivision By-law	Schedule A - Standards for Minimum Parcel Size and Configuration	Table 1	C-2A Commercial 40' [ 12.192 m] 4800 sq. ft. [ 445.935 m <sup>2</sup> ]	Add line in the correct order
		Table 2	C-2A Commercial 25' [ 7.620 m] 3000 sq. ft. [ 278.709 m <sup>2</sup> ]	Add line in the correct order

**Table 3: Summary of Proposed Amendments for Policies and Guidelines Related to the C-2A District Schedule**

Policies	Section/ Schedule Name	Section #	Description of Amendment	Rationale
Secured Rental Policy	Use of Residential Rental Tenure Zoning	-	Amendments to the C-2, C-2B, C-2C and C-2C1 zoning districts approved by Council on December 14, 2021, and the new C-2A approved by Council on DATE, include unique zoning provisions (e.g. height, density, and setback regulations) for residential rental tenure development.	Adds C-2A
	Incentives	1.1	Specific regulations for rental housing, such as increased maximum building height and density (e.g. allowances for 6 storey rental), are described in the C-2, C-2A, C-2B, C-2C, and C-2C1 district schedules, the C-2, C-2B, C-2C, and C-2C1 Residential Rental Tenure Guidelines, and the Rental Incentives Program Bulletin.	Adds C-2A
	Rezoning in C-2, C-2B and C-2C1 Districts	2.3.1	<p>2.3.1 Rezoning in C-2, C-2A, C-2B, C-2C, and C-2C1 Districts</p> <p>As the C-2, C-2A, C-2B, C-2C, and C-2C1 zoning districts include unique provisions for rental housing, rezoning for rental housing development will only be considered in exceptional circumstances, subject to staff review. Most secured rental projects in these zones will be required to develop in accordance with the applicable District Schedule.</p> <p>In general, projects proceeding through a rezoning stream will not be considered for more height or density than can be achieved through the C-2, C-2A, C-2B, C-2C, or C-2C1 district schedules (e.g. 6 storeys and 3.5 FSR or 3.7 FSR on large corner sites). These projects should also generally conform with the applicable C-2 district schedule and the associated design guidelines.</p> <p>Circumstances where CD-1 rezoning may be considered will generally be limited to the following:</p>	Adds C-2A

Policies	Section/ Schedule Name	Section #	Description of Amendment	Rationale
			<ul style="list-style-type: none"> <li>Projects proposed on sites that are split zoned with a portion of the site zoned as C-2, C-2A, C-2B, C-2C, or C-2C1 ; or City of Vancouver Page 7 Secured Rental Policy July 2025</li> <li>Projects on sites to be created through a consolidation including parcels that are not zoned C-2, C-2A, C-2B, C-2C, or C-2C1 and where all parcels are immediately adjacent to each other and more than 50% of the site area is zoned C-2, C-2A, C-2B, C-2C, or C-2C1</li> </ul>	
	Consideration for Rezoning in Commercial, Multi-family, Industrial, and ODP Areas	Table 1	<p>C-2, C-2A, C-2B, C-2C, C-2C1</p> <p>In exceptional circumstances consider rezoning for 6 storey mixed-use, generally consistent with the height and density regulations for rental housing specified in the applicable C-2, C-2A, C-2B, C-2C, or C-2C1 district schedule. See section 2.3.1 of this policy for further details and criteria</p>	Adds C-2A
	Considerations for Rezoning in R1-1 and RT Zones	Table 2	<p>Mixed-Use Requirements (RR-3)</p> <p>Mixed-use will generally be required for sites that:</p> <ul style="list-style-type: none"> <li>are immediately adjacent to a property that has existing zoning for commercial use (C-1, C-2, C-2A, C-2B, C-2C, C-2C1 or CD-1 with commercial retail at grade), or</li> <li>include a corner lot at an intersection where two or more of the other corner sites are zoned for commercial use</li> </ul>	Adds C-2A and removes extra instance of C-2
	Housing for Families	5	The C-2, C-2A, C-2B, C-2C, and C-2C1 district schedules require that residential rental tenure projects seeking density above 2.5 FSR and height above 4 storeys provide 35% family units (with 2 or more bedrooms).	Adds C-2A
	Green Buildings	7	<del>Development permit applications for residential rental tenure buildings not requiring rezoning in the C-2, C-2B, C-2C, and C-2C1, and C-2Y districts made before March 15, 2023 are required to meet the energy efficiency requirements in the relevant district schedule at the time of the application.</del>	Removed as clause is no longer relevant
	Implementation		In addition, new rental development may proceed through development permit applications, including through district schedules which include provisions for residential rental tenure development (e.g. C-2, C-2A, C-2B, C-2C, and C-2C1).	Adds C-2A
	City Guidelines	1	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-2A, C-2B, C-2C, C-2C1, R3-3, R4-1...	C-2A will be included in the Rental Housing Stock Official Development Plan
Strata Title and Cooperative	Table 2: General Guidelines for	3.7	Generally consider <del>C-2</del> C-2A form	Remove C-2 and adds in C-2A

Policies	Section/ Schedule Name	Section #	Description of Amendment	Rationale
Conversion Guidelines	Additional Height and Density			
Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy	Commercial Use	5.4.2	Where the existing zoning (e.g., C-2 or <del>C-2A</del> ) or an existing area plan policy requires commercial uses	Adds in C-2A
Transit-Oriented Areas Rezoning Policy	Mixed-use Residential Building Policies	4.3	(a) are immediately adjacent to a property that has existing zoning for commercial use (e.g., C-1, C-2, <del>C-2A</del> , RR-3A, RR-3B, RR-3C or CD-1 with retail at grade), or	Adds in C-2A
Seniors Housing Rezoning Policy	Rezoning for Hotel Density on Commercial High Streets	3.2.2.1	Applications for rezoning will be considered for sites located within the C-1, C-2, <del>C-2A</del> , C-2B, C-2C, and C-2C1 zoning districts, as well as any adjacent sites zoned CD-1,	Adds in C-2A
Hotel Development Policy	Table 1a: Area Specific Priorities and DCE Policies	2	C-2, <del>C-2A</del> , C-2C, and C-2C1 fronting onto Broadway, generally between Larch Street and Alma Street, as well as where fronting onto West 10th Avenue generally between Alma Street and Tolmie Street.	Adds in C-2A
Development Contribution Expectations Policy in Areas Undergoing Community Planning	Area Boundaries	3	Map update to the "Broadway Area West of Vine"	To reflect amending zoning
	KKNC Policy Summary Table	8.3.1	Notes • Refer to the <del>C-2B</del> <del>C-2A</del> zoning districts and associated guidelines for details on allowable uses, height, and density.	Replaces C-2B with C-2A
Broadway Plan		8.3.2	Rezoning applications will generally not be considered in this area under the Broadway Plan except for hotel development. All development should conform with the <del>C-2B</del> <del>C-2A</del> zoning district and any associated design guidelines.	Replaces C-2B with C-2A
	KW4A Policy Summary Table	8.4.1	Notes • Refer to the <del>C-2B</del> <del>C-2A</del> zoning districts and associated guidelines for details on allowable uses, height, and density.	Replaces C-2B with C-2A
		8.4.2	8.4.2 Rezoning applications will generally not be considered in this area under the Broadway Plan and development should conform with the <del>C-2B</del> <del>C-2A</del> zoning district and any associated design guidelines. However, rezoning applications can be considered for:	Replaces C-2B with C-2A
	KKSC Policy Summary Table	8.12.1	Notes • Refer to the <del>C-2 or C-2B</del> <del>C-2A</del> zoning districts and associated guidelines for details on allowable uses, height, and density.	Replaces C-2 and C-2B with C-2A

Policies	Section/ Schedule Name	Section #	Description of Amendment	Rationale
			Rezoning applications will generally not be considered in this area under the Broadway Plan and development should conform with the <del>site's zoning designation (either the C-2 or C-2B zoning district)</del> C-2A zoning district and any associated design guidelines.	Replaces C-2 and C-2B with C-2A
	FW4A Policy Summary Table	9.8.1	Notes • Refer to the <del>C-2B</del> C-2A zoning districts and associated guidelines for details on allowable uses, height, and density.	Replaces C-2B with C-2A
	FUSD Policy Summary Table	9.25.1	Notes • Refer to the <del>C-2</del> C-2A zoning districts and associated guidelines for details on allowable uses, height, and density.	Replaces C-2 with C-2A
	Additional Policies	9.25.2	Notes • Refer to the <del>C-2C</del> C-2A zoning districts and associated guidelines for details on allowable uses, height, and density	Replaces C-2C with C-2A
	MMSB Policy Summary Table	10.7.1	Notes • Refer to the <del>C-2C</del> C-2A zoning districts and associated guidelines for details on allowable uses, height, and density	Replaces C-2C with C-2A
	Additional Policies	10.7.2	Rezoning applications will generally not be considered in this area under the Broadway Plan and development allowances should be in accordance with the current <del>C-2C</del> C-2A zoning and any associated design guidelines.	Replaces C-2C with C-2A
	MCED Summary Table	10.14.1	Refer to the <del>C-2C</del> C-2A zoning districts and associated guidelines for details on allowable uses, height, and density.	Replaces C-2C with C-2A
	Additional Policies	10.14.3	Rezoning applications will generally not be considered in this area under the Broadway Plan, except for hotel development. Development allowances should be in accordance with the current <del>C-2C</del> C-2A zoning and any associated design guidelines	Replaces C-2C with C-2A
	Mixed-Use: Low Rise (Villages)	11.5	Form of development should generally follow the applicable District Schedule (C-2, C-2A, C-2B, C-2C, or C-3A) and associated design guidelines. In addition, the following design guidance should apply.	Adds in C-2A
	Dundas Shopping Node	6.3.2	Cedar Cove has one existing commercial node, located on Dundas Street between Wall Street/Semlin Drive and Lakewood Drive. This area is currently zoned <del>C-2-C-2A</del> , and is adjacent to a small area of light industrial zoned retail that has additional shops and services.	Remove and replace C-2 with C-2A
Grandview-Woodland Community Plan	Northwest Apartment Area	6.5.4	For sites currently zoned RM-4 or <del>C-2</del> C-2A on the east side of Victoria Drive, between East Pender and Adanac Streets, do not consider additional height or density. Ensure new development provides a respectful transition to the adjacent RT area to the east.	Remove and replace C-2 with C-2A

Policies	Section/ Schedule Name	Section #	Description of Amendment	Rationale
	Shopping Nodes	6.6.2	Consider applications for mixed-use buildings in specified locations (see Figure 6.44), as set out in the <del>C-2</del> C-2A District Schedule, unless noted otherwise. As part of this: Ensure applications account for C-2 Guidelines.	Remove and replace C-2 with C-2A
	Mixed-Use Residential – Existing Commercial Area Policy	2.2.3.7	For redevelopment of existing C-2 and <del>C-2C1</del> C-2A sites, see District Schedules.	C-2C1 will be rezoned to C-2A
Rupert and Renfrew Station Area Plan	Mixed-Use Residential – Existing Commercial Area Policy	2.2.3.8	For redevelopment of existing C-2 and <del>C-2C1</del> C-2A sites to commercial or institutional uses (including hotel) see Table 2.10 for allowances and pathway	C-2C1 will be rezoned to C-2A
	Mixed-Use Buildings on Arterials	4.1.2	<del>C-2</del> C-2A zoning and associated guidelines provisions will generally guide the form of development for this site, but also acknowledge the surrounding multi-family residential context when evaluating neighbourhood fit responses	C-2 will be replaced by C-2A
Cambie Corridor Plan	Area B: Oak Street, 21st-24th Avenue	4.1.2	<del>C-2</del> C-2A zoning and associated guidelines provisions will generally guide the form of development for this site and should provide stepping of upper storeys to reduce massing to adjacent residential	C-2 will be replaced by C-2A
	Area C: Heather Street at 16th Avenue	4.1.2	Existing site conditions (e.g., narrow local streets) and local surrounding context limit development potential beyond existing <del>C-2</del> C-2A zoning.	C-2 will be replaced by C-2A
	Mixed-Use Buildings on Arterials	4.2.1	<del>C-2</del> C-2A zoning and associated guidelines provisions will generally guide the form of development for this site and should provide stepping of upper storeys to reduce massing to adjacent residential	C-2 will be replaced by C-2A
	Mixed-Use (4 storeys)	4.2.5	<del>C-2</del> C-2A zoning and associated guidelines provisions will generally guide the form of development for this site	C-2 will be replaced by C-2A
	Mixed-Use Buildings on Arterials	4.3.3	<del>Podium should provide step back from rear lane, consistent with C-2 guidelines</del>	Step back requirements captured in the Build Form Guidelines section and C-2 guidelines to be replaced by CDDG
	49th Avenue: Cambie-Active Link	4.4.2	<del>A further 0.6 m (2 ft) setback to the building face consistent with C-2 guidelines should be provided</del>	Setback requirements captured in the Build Form Guidelines section and C-2 guidelines to be replaced by CDDG
	49th Avenue: Active Link-Ontario Street	4.4.3	<del>C-2</del> C-2A zoning and associated guidelines will generally guide the form of development for sites between Yukon Street alignment and Ontario Street	C-2 will be replaced by C-2A

Policies	Section/ Schedule Name	Section #	Description of Amendment	Rationale
	49th Avenue: Active Link-Ontario Street	4.4.3	<del>A further 0.6 m (2 ft) setback to the building face consistent with C-2 guidelines should be provided</del>	Setback requirements captured in the Build Form Guidelines section and C-2 guidelines to be replaced by CDDG
	Local Commercial Areas	4.4.4	<del>Podiums should provide step back from rear lane, consistent with C-2 guidelines</del>	Step back requirements captured in the Build Form Guidelines section and C-2 guidelines to be replaced by CDDG
	Cambie Street: 64th-65th Avenue	4.5.3	<del>Building stepping at the lane should follow C-2 form of development</del>	Stepping requirements captured in the Build Form Guidelines and C-2 guidelines to be replaced by CDDG
Norquay Village Neighbourhood Centre Plan	Introduction	1	In addition to the Plan, which addresses housing, public realm and streetscape improvements, development along Kingsway (the current <del>C-2 C-2A</del> area), and a policy framework for the 2400 Motel site, there will be companion documents that work to implement this Plan, to be completed subsequent to adoption of the Neighbourhood Centre Plan.	Updating text to reflect the change to the C-2A district
	Kingsway Rezoning Area	4	Properties along Kingsway are primarily zoned <del>C-2 C-2A</del> , a mixed-use residential and commercial zone which generally requires ground-level retail and allows three storeys of residential above (with a typical maximum of 2.5 FSR). Although there has been some redevelopment consistent with the <del>C-2 C-2A</del> zoning	Updating text to reflect the change to the C-2A district
	Kingsway Rezoning Policies	4.3	1. Base Building Height. The basic building height permitted along Kingsway is 6 storeys (from sidewalk to datum line). This height can be accommodated within the existing <del>C-2 C-2A</del> zoning (with Director of Planning approval) in exchange for the expanded sidewalk setback area required below and without increase to the allowable floor space (2.5 net FSR).	Updating text to reflect the change to the C-2A district

APPENDIX I  
PROPOSED C-2A PUBLIC CONSULTATION SUMMARY

**Proposed C-2A Public Consultation Summary**  
*February 2026*

From November 27, 2025, to January 5, 2026, the City asked for public feedback on proposed changes to streamline rental housing and allow small hotels in some commercial areas. We also asked for input on the proposed C-2A district.

People could learn about the proposals and share their thoughts through virtual information sessions, online forms, questions submitted on Shape Your City, and email.

**How we engaged**

Engagement Activity	Date(s)	Results
Email to Housing Vancouver Listserv	November 27, 2025	1,600 emails sent
Social media: Facebook, Instagram, Threads, X	November 28, 2025, to January 5, 2026	127,900 impressions 3,700 engagements
Mailed letter to property owners in proposed C-2A	December 10, 2025	7,240 letters mailed
Public Virtual Info Session	December 11, 2025	19 Attendees
Online Info session – Development Community	December 12, 2025	31 Attendees
Online Comment Form received on SYC project page	November 27, 2025, to January 5, 2026	131 comments received
Online Question received on SYC project page	November 27, 2025, to January 5, 2026	25 Question received
Email Received	November 27, 2025, to January 5, 2026	19 Email received
Shape Your City Website Visit	November 27, 2025, to January 5, 2026	2,700 visitors

*Note: All reported numbers above are approximate.*

**How we notified the public**

We shared information through:

- Emails to more than 1,600 people subscribed to project updates
- Social media ads and posts
- The City’s website and Shape Your City project page

- Eventbrite listing for information sessions
- A mailed letter to property owners in areas affected by the new C-2A proposal

### **What we heard**

We received **175** comments and questions. Feedback covered a wide range of views, some strongly supportive, others raising concerns.

### **Themes of support**

#### **More housing options / “Missing middle”:**

Many people supported allowing six storey buildings, expressing that low-rise housing feels more human scaled and fits well into existing neighbourhoods.

#### **Streamlined approvals:**

Supportive comments stressed that simpler, faster approval processes are needed to reduce delays and costs for new housing.

#### **Small hotels:**

Many respondents welcomed small hotels as a way to increase choice and help address high hotel prices.

#### **Sample quotes:**

"Great to see zoning changes that simplify things and make our standardized zones more permissive."

"We have a dire need for new hotel construction in the city with hotel rates surging extremely high in recent years. Vancouver relies heavily on tourism and without the ability to accommodate these tourists, they will choose other destinations instead."

### **Themes of concern**

#### **Neighbourhood character and livability:**

Some residents were concerned that six storey buildings could affect sunlight, views, and the overall feel of their neighbourhood.

#### **Equity:**

Respondents raised concerns about who benefits from new development and who may face added pressures, such as renters, low income residents, students, families, and people with disabilities.

### **Traffic, parking, and infrastructure:**

There was some concerns about whether transit, utilities, roads, schools, and other services could support additional density.

### **Sample quotes:**

“We need below-market housing throughout the city in order to maintain a diverse workforce ... there are already too few affordable rental units available for low- and middle-income workers and students.”

“I am deeply concerned about the traffic situation when new residents move in.”

### **What We Heard from the Development Community**

A separate virtual session with developers included a presentation from staff followed by a Question and Answer period. Participants expressed strong interest and support, asking many detailed technical questions.

Key themes included:

- Support for changes that improve project viability
- A desire for faster, more predictable approvals
- Requests for more flexibility around tenure (e.g., rental vs. strata)
- Concerns about clarity on matters such as frontage requirements, parking, hotel/retail floor space, and treatment of split zoned parcels

### **Next Steps**

Feedback gathered during this phase of engagement will help inform refinements to the proposal prior to it being brought forward to City Council for consideration in spring 2026. Members of the public can stay involved by visiting the project website: [Shape Your City](#) or by contacting the project team at [housingpolicy@vancouver.ca](mailto:housingpolicy@vancouver.ca).