

Fast-Tracking Rental Housing and Small Hotels

New Mixed-Use Commercial District

Public Hearing Presentation
May 5, 2026

- Overview
- Current State: C-2 and City's Policy Objectives
- Today's Recommendation: Proposed C-2A
- Engagement & What We Heard
- Summary and Next Steps

Overview: Zoning Recommendation

Amend the Zoning & Development By-law to:

- Add a new modernized commercial district, C-2A
- Rezone 2,348 parcels from C-2, C-2B, C-2C and C-2C1 to the proposed C-2A
- Update wording for consistency of regulations and to reduce redundancies, better align with contemporary planning needs and simplify regulations

Consequential changes to:

- Rental Housing Stock and Downtown Eastside/Oppenheimer District ODPs
- Secured Rental Policy
- Other by-laws and policies (e.g., Subdivision By-law, Sign By-law, Hotel Development Policy)



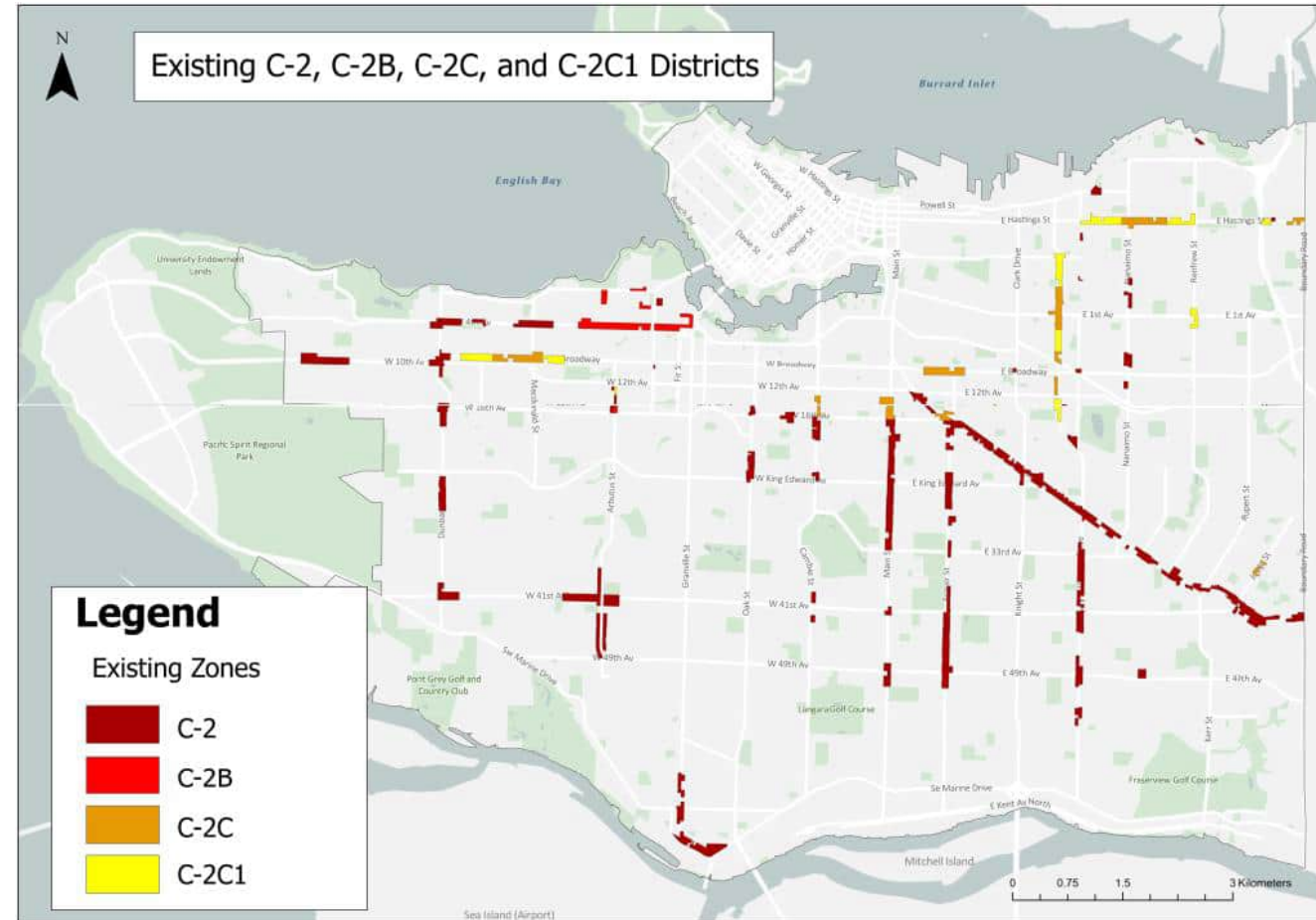
Current State: C-2, C-2B, C-2C and C-2C1 districts

Current Issues

- Over time, the rules for building in these districts have become increasingly complex (e.g., minor differences in land uses, frontage rules, and height)
- Most sites in C-2 can achieve 6-storey rental development through a Development Permit process, but sites in older Community Plan Areas need to go through a rezoning process
- Hotels are only permitted in C-2 and limited to 4-storeys

C-2, C-2B, C-2C and C-2C1

- Currently include 2,657 parcels
- 67% of these parcels are in C-2





Secured Rental Policy (2019)

Promotes the supply of secure market rental housing available to renter households.



Regulatory Changes to Advance 3-3-3-1 Permitting Targets (2023)

Aims to streamline and expedite approvals for development and building.



Development Viability and Unlocking New Housing Supply (2025)

Proposes a set of measures to address immediate development viability challenges



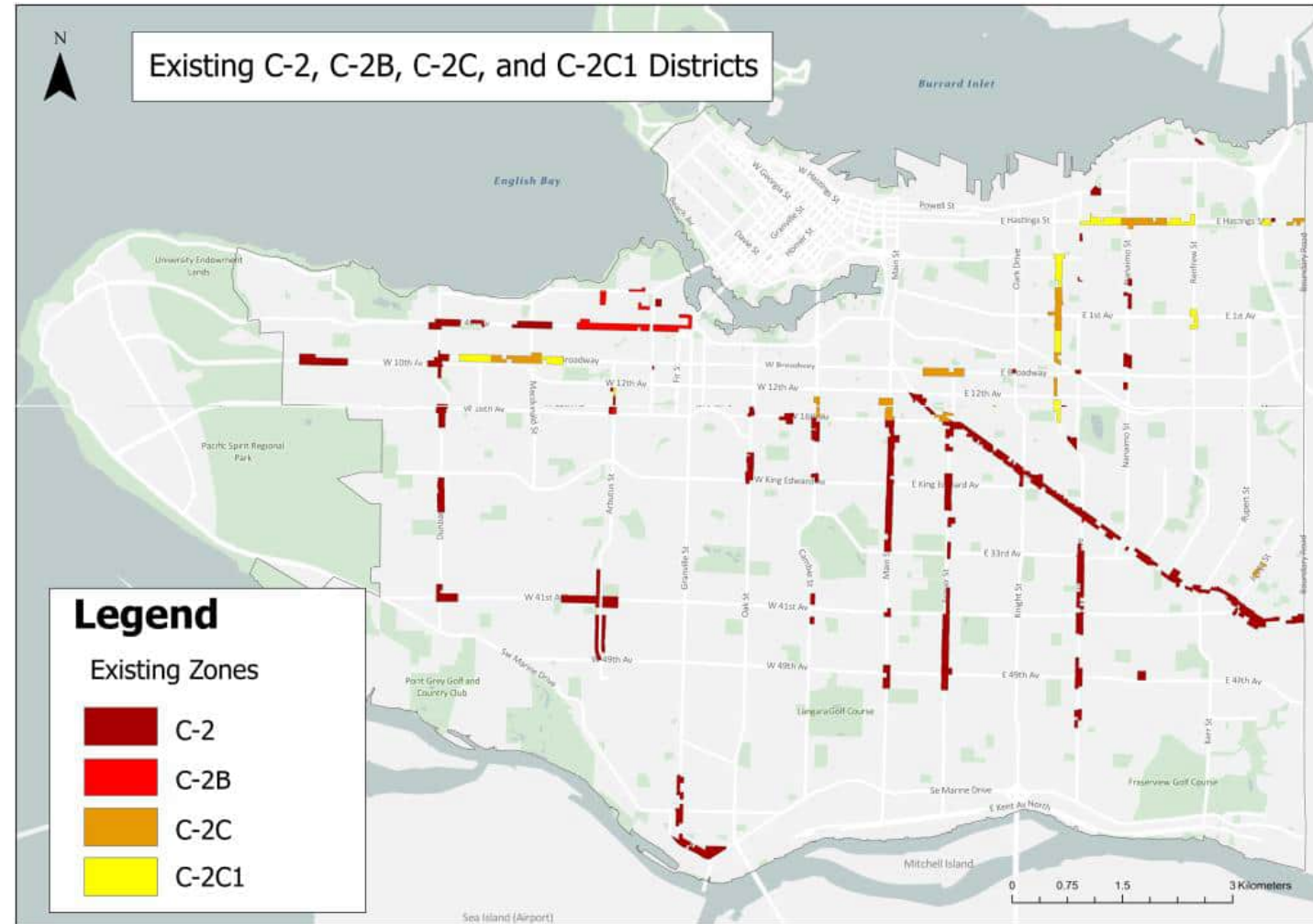
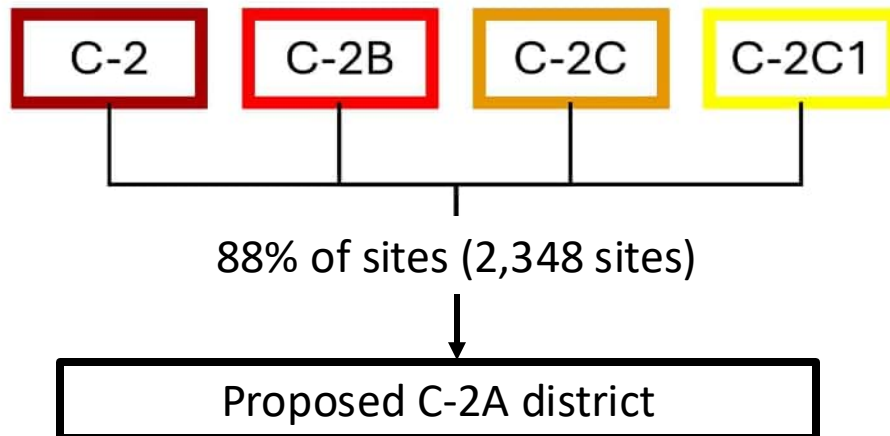
Hotel Development Policy (2025)

Promotes additional density for hotels on commercial high streets across Vancouver.

Recommendation: Proposed New C-2A

Proposed C-2A Commercial District

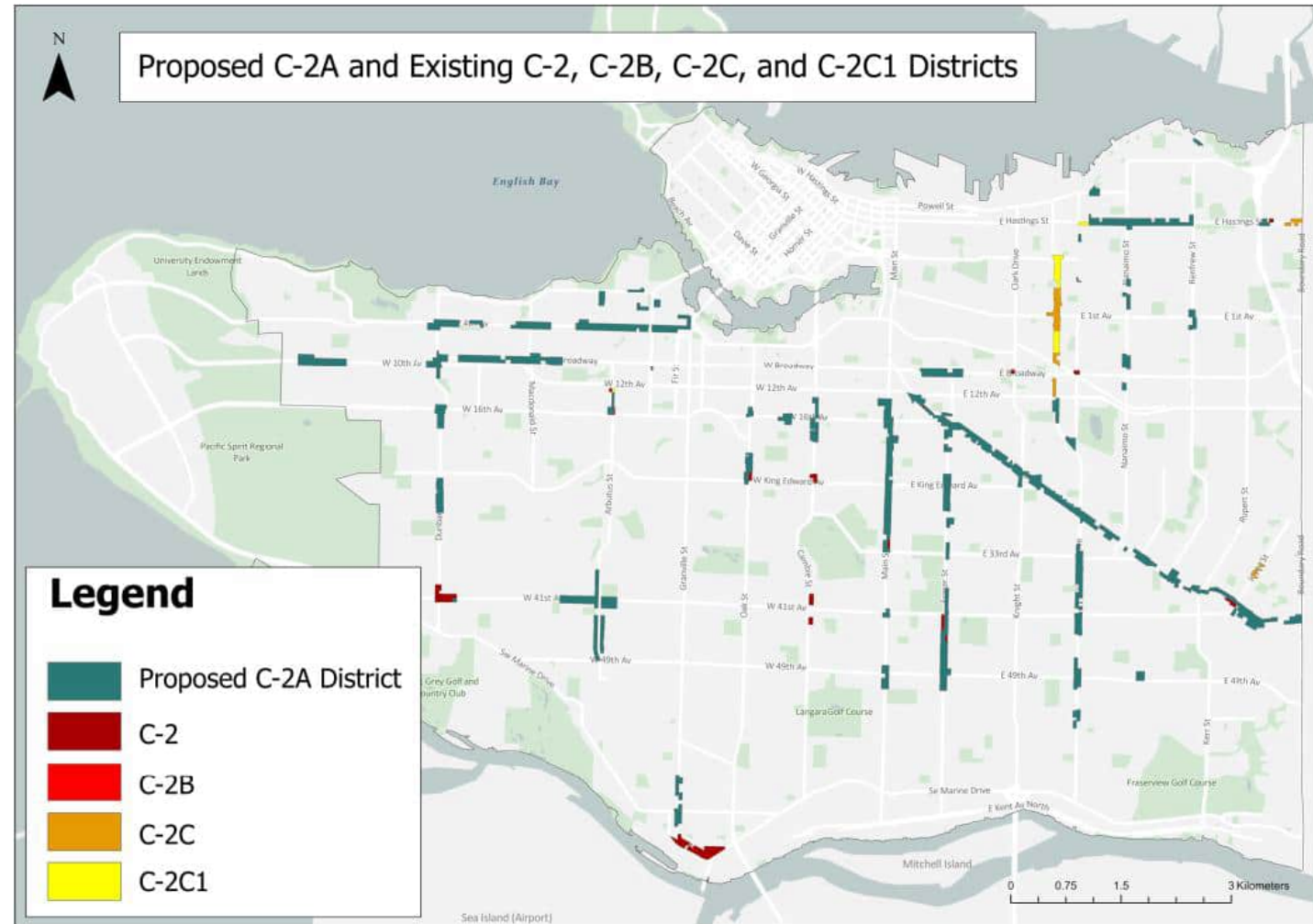
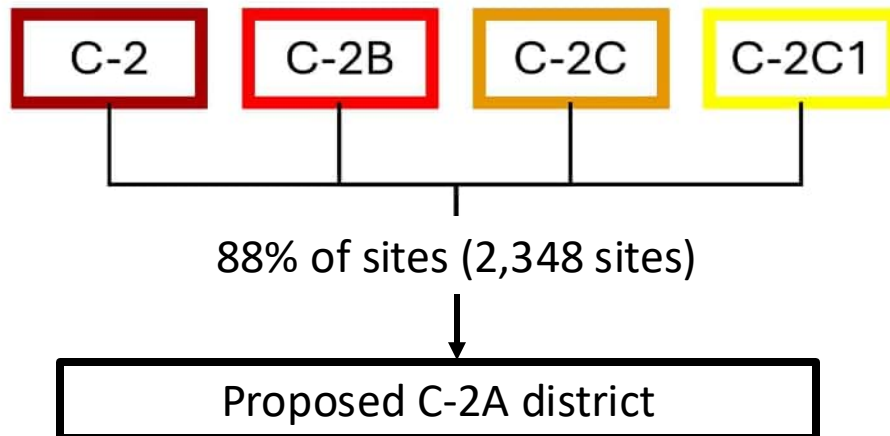
- Expands 6-storey rental opportunities through Development Permit process
- Allows low-rise hotels
- Consolidates the majority of the existing C-2, C-2B, C-2C and C-2C1 districts into an updated and simplified C-2A district



Recommendation: Proposed New C-2A

Proposed C-2A Commercial District

- Expands 6-storey rental opportunities through Development Permit process
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Policy

Hotel Development Policy

Approved by Council April 15, 2025
Last amended July 8, 2025



Proposed C-2A & Small Hotels

- Allows low-rise hotels with the same heights and densities as rental housing



Vancouver Official Development Plan

- Designates parcels in proposed C-2A as Mixed-Use Low-Rise in GLU map
- "Mixed-Use Low-Rise" requires non-residential uses

C-2A and Consistency with ODP (Mixed-use Low-Rise designation)

- Limited opportunity for all residential buildings in C-2 will be removed
- Non-residential uses will be required at grade in all new developments
- Uses that exist at the time the by-law is enacted can continue at their current height and density, even if those uses are not allowed under the new district schedule



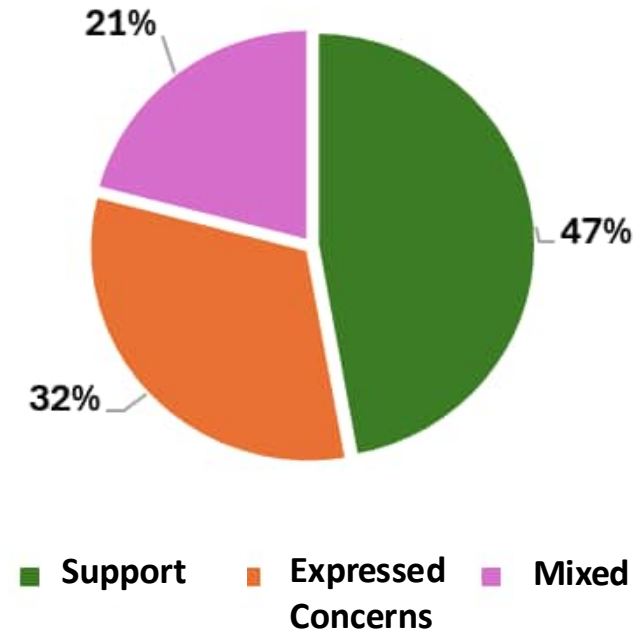
Engagement: Overview

Engagement Period: November 27, 2025 – January 5, 2026

Overview:

- Shape Your City summary: 131 comment forms and 24 questions
- Virtual Open House: 19 Attendees
- Industry session: 31 attendees
- BIA session: 7 attendees
- Letters sent to proposed C-2A property owners: 7,240 letters

Level of support from comment forms received (n=131)



Themes from Engagement:

Public:

- Support for building more housing and lowering costs
- Concerns around neighbourhood character and renter displacement
- Concerns: traffic, parking, infrastructure

Development Community:

- Strong support for streamlining development and unlocking new housing and hotels
- Interested in implementing this as soon as possible

Stakeholder Feedback

Building height and neighbourhood character

Impact on infrastructure, parking, transportation and amenities

Loss of existing affordable rental housing and tenant displacement

Staff Response

- Six storeys are already allowed on most sites as of right and in other areas through a rezoning process from Council approved policies
- In TOAs, heights are consistent with TOA legislation

- Proposed amendments would enable very limited additional development rights
- Developments must comply with Parking By-law
- New area infrastructure and amenities delivered through future capital plans and development contribution spending

- Projects with existing rental housing on site are required to provide replacement rental housing (RHS ODP)
- Tenant relocation policies continue to apply at the development permit stage

Proposed C-2A district would:

- Fast-track the development of rental housing
- Provide opportunities for more low-rise hotels
- Simplify regulations for low-rise mixed-use development across the city

Next Steps if approved:

- By-laws will be brought forward for enactment targeting May 19, 2026
- New applications using C-2A can be brought forward after enactment
- Staff will continue working through implementation with in-stream applicants



Thank you