



COUNCIL REPORT

Report Date: April 9, 2026
Contact: Templar Tsang-Trinaistich
Contact No.: 604.829.9474
RTS No.: 18585
VanRIMS No.: 08-2000-20
Meeting Date: May 5, 2026
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Development Approval Procedure By-law: Amendments to include Consultation Requirements for Inclusionary Zoning and Density Bonus Provisions

Recommendation

THAT Council approve, in principle, amendments to the Development Approval Procedure By-law to include additional consultation requirements as set out in Appendix A;

FURTHER THAT Council instructs the Director of Legal Services to bring forward for enactment amendments to the Development Approval Procedure By-law, generally as set out in Appendix A.

Purpose and Executive Summary

This report proposes amendments to the Development Approval Procedure (DAP) By-law to align with new *Vancouver Charter* requirements introduced in Bill 16 that require Council to provide one or more opportunities for consultation during development of zoning changes that include inclusionary zoning (affordable and special needs housing) or density bonus provisions.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Provincial Legislation [Bill 16](#) (Housing Statutes Amendment Act, 2024), was intended to help build more housing, including affordable housing, and for local governments to reduce timelines for development applications and to control costs. Bill 16 includes authorities for inclusionary zoning, density bonus, site-level infrastructure and transportation demand management (TDM).

Bill 16 amended the *Vancouver Charter* to include new consultation requirements any time changes are made to inclusionary zoning and density bonus provisions. The requirements are set out here:

Consultation on affordable and special needs housing zoning by-law [inclusionary zoning]

- 565.18** (1) During the development of an affordable and special needs housing zoning by-law, or the development of an amendment to such a zoning by-law, the Council must provide one or more opportunities it considers appropriate for consultation with persons, public authorities and organizations that the Council considers will be affected by the zoning by-law.
- (2) No consultation is required to repeal an affordable and special needs housing zoning by-law.
- (3) The Lieutenant Governor in Council may make regulations respecting consultation under subsection (1), including regulations as follows:
- (a) establishing notice requirements and the process for consultation;
 - (b) prescribing persons, public authorities and organizations that must be consulted;
 - (c) prescribing circumstances in which no consultation is required.

Consultation on density benefits zoning by-law [density bonus]

- 565.11** (1) During the development of a density benefits zoning by-law, or the development of an amendment to such a zoning by-law, the Council must provide one or more opportunities it considers appropriate for consultation with persons, public authorities and organizations that the Council considers will be affected by the zoning by-law.
- (2) No consultation is required to repeal a density benefits zoning by-law.
- (3) The Lieutenant Governor in Council may make regulations respecting consultation under subsection (1), including regulations as follows:
- (a) establishing notice requirements and the process for consultation;
 - (b) prescribing persons, public authorities and organizations that must be consulted;
 - (c) prescribing circumstances in which no consultation is required.

Discussion

Rezoning applications often provide for affordable and special need housing, (e.g., a mix of strata and social housing, specific bedroom mix requirements, or specific rental rate requirements), typically through inclusionary zoning. Density bonus provisions may also provide for affordable and special needs housing, and amenities.

An amendment to the DAP By-law (Appendix A) is proposed to meet the new consultation requirements set out in Bill 16. This amendment will provide direction to staff to consult with affected groups for site specific rezoning applications with inclusionary zoning or density bonus provisions. It is proposed that existing public consultation practices in section 6.2 of the DAP By-law be followed for these applications. Rezoning consultation practices are already long-established and comprehensive, and this amendment will comply with legislation and formalize these existing practices.

Financial Implications

There are no financial implications associated with this report's recommendations.

Legal Implications

These amendments to the DAP By-law are intended to meet the requirement for consultation imposed by sections 565.11 and 565.18 of the *Vancouver Charter* when Council is considering an applicant's rezoning proposal. Those sections require Council to provide one or more opportunities it considers appropriate for consultation with persons, public authorities and organizations that the Council considers will be affected by by-law for affordable and special needs housing and density bonusing.

* * * * *

APPENDIX A
DRAFT By-law to Amend the
Development Approval Procedure By-law

1. This By-law amends the indicated provisions of the Development Approval Procedure By-law.
2. Council adds a new section after 6.3:

Consultation on affordable and special needs housing zoning by-law and density benefits zoning by-law

- 6.4 If an applicant proposes an affordable and special needs housing zoning by-law or density benefits zoning by-law related to one site that is consistent with all relevant official development plans, the Director of Planning must provide for consultation with persons, public authorities and organizations by:
- (a) requiring that one or more notification signs are installed on the development sites;
 - (b) instructing staff to post information on an application webpage,
 - (c) instructing staff to send postcard notification(s) to neighbours, and
 - (d) instructing staff to host one or more in-person or virtual events.

* * * * *