

## MOTION

### 1. **Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District**

WHEREAS on May 5, 2026, Council approved, in principle, amendments to the Zoning and Development By-law, generally as presented in Appendix A of the Referral Report dated March 3, 2026, entitled “Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District”;

WHEREAS on May 5, 2026, Council also directed staff to bring forward for approval by Council amendments to the Secured Rental Policy; Strata Title and Cooperative Conversion Guidelines; Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy; Transit-Oriented Areas Rezoning Policy; Seniors Housing Rezoning Policy; Hotel Development Policy; Development Contribution Expectations Policy in Areas Undergoing Community Planning; Broadway Plan; Grandview-Woodland Community Plan; Rupert and Renfrew Station Area Plan; Cambie Corridor Plan; Norquay Village Neighbourhood Centre Plan; generally as presented in Appendix H of the Referral Report dated March 3, 2026, entitled “Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District” and as amended by Yellow Memorandum from the Director, Housing Policy and Regulation, Planning, Urban Design and Sustainability dated April 27, 2026;

AND WHEREAS the By-law amendments noted above have now been enacted.

THEREFORE BE IT RESOLVED THAT the amendments to the various land use documents as described in the table 1 below entitled “Summary of Proposed Amendments for Policies and Guidelines Related to the C-2A District Schedule” are hereby adopted, and are to come into effect on May 19, 2026.

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## PROPOSED AMENDMENTS

### Notes:

- When new sections, policies or figures are proposed for addition or removal, subsequent sections, policies or figures will be renumbered accordingly.
- 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.

**Table 1: Summary of Proposed Amendments for Policies and Guidelines Related to the C-2A District Schedule**

Policies	Section Name	Section #	Description of Amendment
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, <b>and the new C-2A approved by Council on May 19</b> , include unique zoning provisions (e.g. height, density, and setback regulations) for residential rental tenure development.
	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, <b>C-2A</b> , 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.
	Rezoning in C-2, C-2B and C-2C1 Districts	2.3.1	<p>2.3.1 Rezoning in C-2, <b>C-2A</b>, C-2B, C-2C, and C-2C1 Districts</p> <p>As the C-2, <b>C-2A</b>, 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, <b>C-2A</b>, 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> <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, <b>C-2A</b>, 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</li> </ul>

Policies	Section Name	Section #	Description of Amendment
			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
	Consideration for Rezoning in Commercial, Multi-family, Industrial, and ODP Areas	Table 1	C-2, C-2A, C-2B, C-2C, C-2C1  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
	Considerations for Rezoning in R1-1 and RT Zones	Table 2	<u>Mixed-Use Requirements (RR-3)</u> Mixed-use will generally be required for sites that: • are immediately adjacent to a property that has existing zoning for commercial use (C-1, C-2, C-2, C-2A, C-2B, C-2C, C-2C1 or CD-1 with commercial retail at grade), or • include a corner lot at an intersection where two or more of the other corner sites are zoned for commercial use
	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).
	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>
	Implementation	12	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).

Policies	Section Name	Section #	Description of Amendment
Strata Title and Cooperative Conversion Guidelines	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, <del>C-2A</del> , C-2B, C-2C, C-2C1, R3-3, R4-1...
Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy	Table 2: General Guidelines for Additional Height and Density	3.7	Generally consider <del>C-2</del> <del>C-2A</del> form
Transit-Oriented Areas 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
Seniors Housing 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
Hotel Development 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,
Development Contribution Expectations Policy in Areas Undergoing Community Planning	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.
	Area Boundaries	3	Map update to the "Broadway Area West of Vine". See Map A: Broadway area west of Vine (Kitsilano and West Point Grey).
Broadway Plan	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.
		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.
	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.
		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

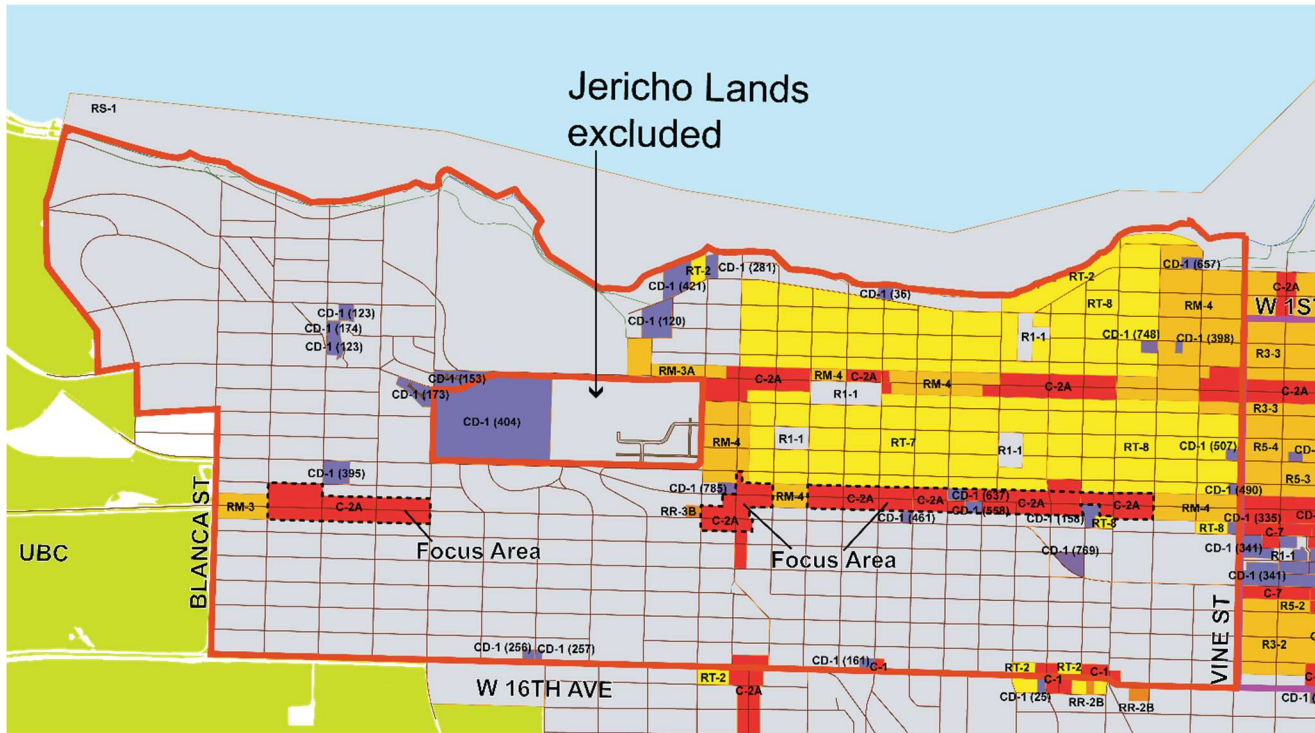
Policies	Section Name	Section #	Description of Amendment
			design guidelines. However, rezoning applications can be considered for:
	KKSC Policy Summary Table	8.12.1	Notes • Refer to the <del>C-2 or C-2B</del> C-2A zoning districts and associated guidelines for details on allowable uses, height, and density.
			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.
	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.
	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.
	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
	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
	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.
	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.
	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
	Mixed-Use: Low Rise (Villages)	11.5	Form of development should generally follow the applicable District Schedule (C-2, <del>C-2A</del> , C-2B, C-2C, or C-3A) and

Policies	Section Name	Section #	Description of Amendment
			associated design guidelines. In addition, the following design guidance should apply.
Grandview-Woodland Community Plan	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>G-2-C-2A</del> , and is adjacent to a small area of light industrial zoned retail that has additional shops and services.
	Northwest Apartment Area	6.5.4	For sites currently zoned RM-4 or <del>G-2 C-2A</del> 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.
	Shopping Nodes	6.6.2	Consider applications for mixed-use buildings in specified locations (see Figure 6.44), as set out in the <del>G-2 C-2A</del> District Schedule, unless noted otherwise. As part of this: Ensure applications account for C-2 Guidelines.
Rupert and Renfrew Station Area Plan	Mixed-Use Residential – Existing Commercial Area Policy	2.2.3.7	For redevelopment of existing C-2 and <del>G-2C1-C-2A</del> sites, see District Schedules.
	Mixed-Use Residential – Existing Commercial Area Policy	2.2.3.8	For redevelopment of existing C-2 and <del>G-2C1 C-2A</del> sites to commercial or institutional uses (including hotel) see Table 2.10 for allowances and pathway
Cambie Corridor Plan	Mixed-Use Buildings on Arterials	4.1.2	<del>G-2-C-2A</del> zoning and <del>associated guidelines provisions</del> will generally guide the form of development for this site, but also acknowledge the surrounding multi-family residential context when evaluating neighbourhood fit responses
	Area B: Oak Street, 21st-24th Avenue	4.1.2	<del>G-2 C-2A</del> zoning and <del>associated guidelines provisions</del> will generally guide the form of development for this site and should provide stepping of upper storeys to reduce massing to adjacent residential

Policies	Section Name	Section #	Description of Amendment
	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 C-2A</del> zoning.
	Mixed-Use Buildings on Arterials	4.2.1	<del>C-2 C-2A</del> 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
	Mixed-Use (4 storeys)	4.2.5	<del>C-2 C-2A</del> zoning and associated guidelines provisions will generally guide the form of development for this site
	Mixed-Use Buildings on Arterials	4.3.3	<del>Podium should provide step back from rear lane, consistent with C-2 guidelines</del>
	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>
	49th Avenue: Active Link-Ontario Street	4.4.3	<del>C-2 C-2A</del> zoning and associated guidelines will generally guide the form of development for sites between Yukon Street alignment and Ontario Street
	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>
	Local Commercial Areas	4.4.4	<del>Podiums should provide step back from rear lane, consistent with C-2 guidelines</del>
	Cambie Street: 64th-65th Avenue	4.5.3	<del>Building stepping at the lane should follow C-2 form of development</del>
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.

Policies	Section Name	Section #	Description of Amendment
	Kingsway Rezoning Area	4	Properties along Kingsway are primarily zoned <del>G-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>G-2 C-2A</del> zoning
	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>G-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).

Map A: Broadway area west of Vine (Kitsilano and West Point Grey)



Note: Map A represents the area where the proposed Development Contribution Expectation Policy and Interim Rezoning Policy would apply

- C-2A Focus Area
- C-3A, C-2A, C-1
- R1-1
- RT Zoning Districts
- RR Zoning Districts
- R3, R5, RM, FM Zoning Districts

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