

SUMMARY AND RECOMMENDATION

1. 2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning

Summary: To amend the Zoning and Development By-law to comply with provincial requirements to update the City's bonus density provisions before June 30, 2026. Amendments include removing density bonus provisions, removing heritage amenity share provisions, and adding inclusionary zoning provisions to the following Districts: R1-1, R3, R4, R5, RT-3, RT-5, RT-7, RT-9, RT-11, RM-1, RM-3A, RM-4, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-7 and RM-7A, RM-8 and RM-8A, RM-9 and RM-9B, RM-10, RM-11, RM-12, FSD, C-3A, C-5, C-5A and C-6, FC-2, I-1, I-1A, I-1B, I-2, I-3, IC-2, IC-3, MC-1 and MC-2.

To amend the regulations for lands governed by the Downtown Official Development Plan to comply with provincial requirements to update the City's bonus density provisions before June 30, 2026. Amendments include removing density bonus provisions, removing heritage amenity share provisions, and adding inclusionary zoning provisions. In addition, amendments to density calculations are proposed to encourage new hotels to include event and guest amenity spaces.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled "2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning", dated March 23, 2026, ("Report"), referred to Public Hearing at the Council Meeting on May 5, 2026.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to remove density bonus provisions, remove heritage amenity share provisions, add inclusionary zoning provisions, and consequential amendments to various district schedules in accordance with Appendix A of the Report, to be effective as of June 30, 2026;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment, before June 30, 2026, amendments to the Zoning and Development By-law generally in accordance with Appendix A of the Report.

- B. THAT Council approve, in principle, the application to amend the Downtown Official Development Plan in accordance with Appendix B of the Report, to be effective as of June 30, 2026, including:
- (i) removal of the density bonus provisions and replacing them with inclusionary zoning requirements in sub-areas L1, L2, M, and C2;
 - (ii) removal of the heritage amenity share provision in Section 15;

- (iii) amendment of the hotel amenity bonus and adding up to a 20% floor area exclusion for specific amenity areas accessory to hotel use in sub-areas 'A', 'B', 'C1', 'C3', 'F', 'O' and sites fronting Georgia Street in sub-area 'G' as indicated in Map 1 of the DODP;
- (iv) update to the relaxation and exclusion provisions;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment, before June 30, 2026, amendments to the Downtown Official Development Plan generally in accordance with Appendix B of the Report.

- C. THAT, at the time of enactment of the amended Zoning and Development By-law in Recommendation A, the Council approve the consequential amendments to various policies generally in accordance with Appendix C of the Report.
- D. THAT Council approve the Scope of Work for a comprehensive review and update of Vancouver's inclusionary zoning approach, generally as set out in Appendix E of the Report.
- E. THAT, subject to approval of Recommendation D, and being aware of its obligation to provide at least one opportunity for consultation with the persons, public authorities, and organizations it considers affected, Council direct staff to consult at least once on proposed inclusionary zoning amendments to the Zoning and Development By-law with the stakeholders listed in the Stakeholder Engagement table in Appendix E of the Report.
- F. THAT Recommendations A to C be adopted on the following conditions:
 - (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any zoning by-laws; and
 - (iii) THAT the City and all its officials shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

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