CITY OF VANCOUVER

REFERRAL REPORT

Report Date: May 26, 2026
Contact: Neil Hrushowy
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RTS No.: 18230
VanRIMS No.: 08-2000-20
Meeting Date: June 2, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments

Recommendations to refer

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward applications as described below and that the applications 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 the Public Hearing.

Recommendations for Public Hearing

A. THAT Council approve, in principle, the application to amend the Vancouver Official Development Plan to change the Generalized Land Use designations for the Village areas and amend a reference map, generally in accordance with Appendix A;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Vancouver Official Development Plan, generally in accordance with Appendix A.

B. THAT subject to the approval of recommendation A, Council approve the Villages Plan, in principle, generally in accordance with Appendix B, to be brought forward for approval by Council following enactment of the by-law amendments in recommendations A.

C. THAT subject to the approval of recommendations A and B, Council approve, in principle, the application to amend the Zoning and Development By-law, generally in accordance with Appendix C, as follows:

i. amend the R3 Districts Schedule to add the R3-4 district, and amend the C-2A District Schedule to add the C-2D and C-2E districts,
ii. rezone certain parcels from R1-1, RT-2, RT-5, RT-10, RT-11, RM-1, RM-7, RM-8, RM-8A, RM-11 and RM-12 to R3-1, R3-4, C-2D and C-2E districts,
iii. amend Schedule J - Affordable Housing Schedule to add the R3-4 and C-2E districts and the associated social housing cash in lieu contribution and Below-Market Rental discount rate, and
iv. repeal the RM-12 District Schedule;

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 C.

D. THAT subject to approval of recommendation C, the Sign By-law be amended to include districts R3-4, C-2D and C-2E and remove the RM-12 district, generally in accordance with Appendix D;

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

E. THAT subject to approval of recommendation C, the Noise Control By-law be amended to include the R3-4, C-2D and C-2E districts, generally in accordance with Appendix E;

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

F. THAT subject to approval of recommendation C, the Subdivision By-law be amended to include the R3-4, C-2D and C-2E districts and remove the RM-12 district, and to delete properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law, generally in accordance with Appendix F;

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

G. THAT subject to approval of recommendation C, the Parking By-law be amended to add the C-2D and C-2E districts and remove the RM-12 district, generally in accordance with Appendix G;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Parking By-law generally in accordance with

Appendix G at the time of enactment of the Zoning and Development By-law amendment in recommendation C.

H. THAT subject to approval of recommendation B, Council approve, in principle, the proposed amendments to the Cambie Corridor Plan, Cambie Corridor Public Realm Plan, Marpole Community Plan, Norquay Village Neighbourhood Centre Plan, Norquay Village Public Realm Plan, Norquay Village Public Benefits Strategy, Grandview-Woodland Community Plan, and Rupert and Renfrew Station Area Plan, generally in accordance with Appendix H, to be brought forward for approval by Council following enactment of the by-law amendments in recommendation A.

I. THAT Council approve, in principle, amendments to various land use documents, including the repeal of the RM-12 Guidelines, generally in accordance with Appendix I, to be brought forward for approval by Council following enactment of the by-law amendments in recommendations A and C.

J. THAT Council approve, in principle, the repeal of the Villages Interim Rezoning Policy, to be brought forward for Council approval at the time of the adoption of the Villages Plan in accordance with Recommendation B.

K. THAT Council approve, in principle, the application to amend the Vancouver Official Development Plan to make minor editorial changes, generally in accordance with Appendix J;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Vancouver Official Development Plan, generally in accordance with Appendix J.

L. THAT Council approve, in principle, amendments to the Vancouver Official Development Plan to add language clarifying how to consider whether a proposed development is consistent with Generalized Land Use designations, generally in accordance with Appendix M;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Vancouver Official Development Plan, generally in accordance with Appendix M.

M. THAT recommendations A through L 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 rezoning by-laws; and

(iii) THAT the City and all its officials, including the Approving Officer, 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.

Report Summary

This report brings forward the Villages Plan and the City-initiated rezoning of most of the areas in 17 Villages across the city, as well as certain low-rise mixed-use areas in Rupert and Renfrew and select blocks in Grandview-Woodland. To enable the land use changes included in the Villages Plan, an amendment to the Vancouver Official Development Plan (ODP) is required. In addition, this report presents consequential amendments to various by-laws and policy documents, including a proposed ODP amendment to clarify how to consider a proposed development's consistency with Generalized Land Use (GLU) designations, and other minor ODP amendments.

The Villages Plan is the culmination of an 18-month planning program that will enable more missing middle housing and improve access to shops and services across the Villages, thereby allowing more people at every stage of life to live in these areas. The plan provides land use direction and supporting policies to allow Villages to evolve into complete, connected neighbourhoods.

The approval of the Villages Plan and the proposed City-initiated rezoning necessitate amendments to the ODP to change the GLU designation for many, but not all, sites in Villages. This requires a Public Hearing in accordance with section 559.02 (1)(a) of the Vancouver Charter. The proposed rezoning application is a comprehensive plan that: (a) introduces new residential and commercial districts, (b) repeals a residential district, and (c) rezones a number of sites to the residential R3-1 and R3-4 districts and the commercial C-2D and C-2E districts. Staff have reviewed the proposed rezoning application and, considering the Villages Plan as a whole as well as the proposed district amendments and site-rezonings comprehensively, have determined that they either must proceed to a public hearing (for sites requiring an ODP GLU amendment and pursuant to section 559.02(1)(a) of the Vancouver Charter) or may proceed to a public hearing (for sites not requiring an ODP GLU amendment and pursuant to section 559.02(3) of the Vancouver Charter). As a result, and to avoid undue complexity, staff have brought forward the proposed amendments in a single comprehensive report and are recommending the ODP amendments and Zoning and Development By-law amendments be referred to a single public hearing so that the amendments and Villages Plan may be heard and considered together.

Council Authority/Previous Decisions

- Vancouver Official Development Plan (2026)
- Consultation on proposed Villages ODP amendment (2026)
- Rupert and Renfrew Station Area Plan (2025)
- Villages Planning Program - Scope of Work (2024)
- Vancouver Plan (2022, rescinded 2026)
- Council motion: Accelerating Housing Delivery Through Transformative Change (October 17, 2023)

City Manager's/General Manager's Comments

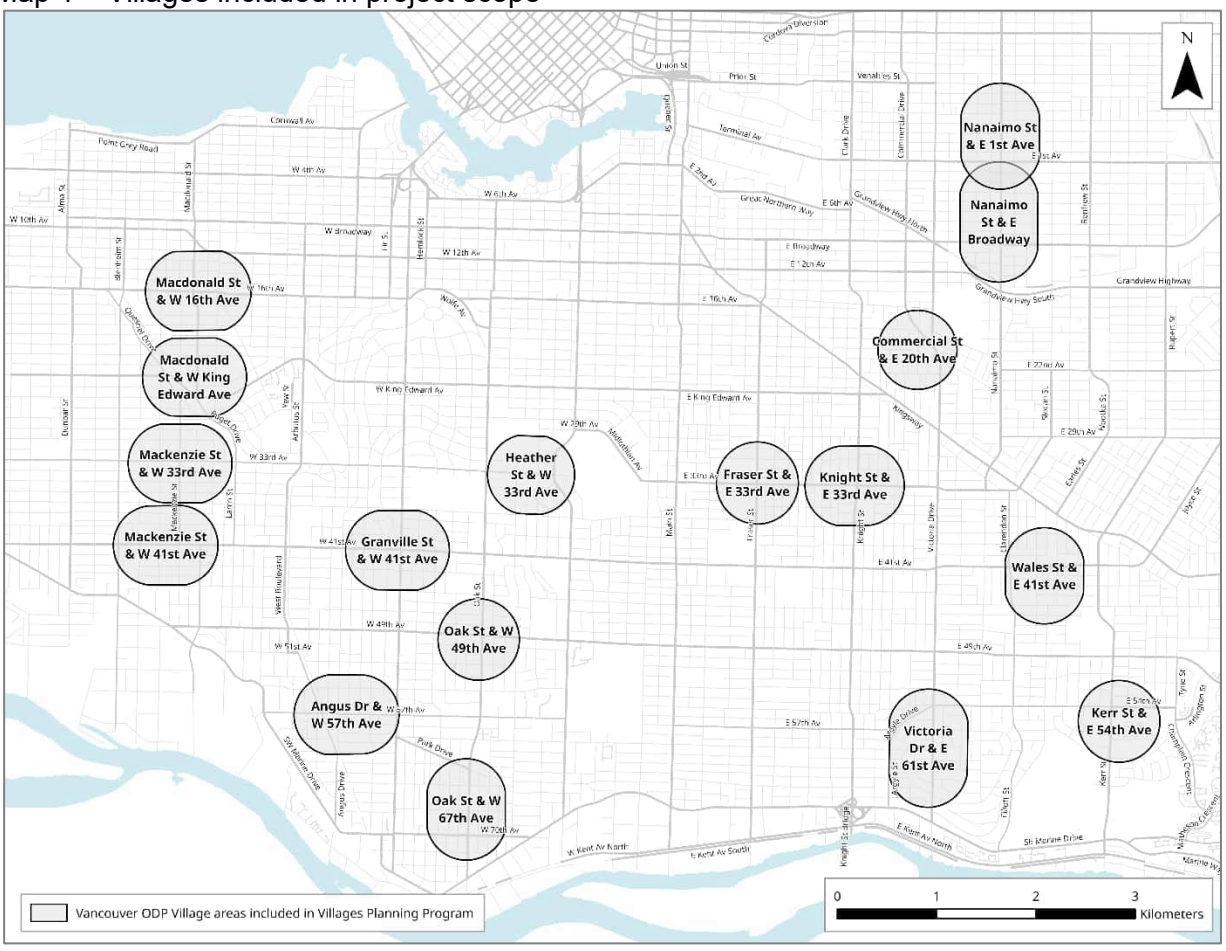
The City Manager recommends approval of the foregoing.

Report

Background and Context

In 2022, Council approved the Vancouver Plan, which has since been rescinded and replaced with the Vancouver ODP (2026). The ODP guides growth and change over the next 30 years and beyond. The ODP's Urban Structure Strategy identifies the type and intensity of change by neighbourhood type, such as Villages, to be implemented through future area planning and policy development. In October 2023, Council directed staff to accelerate the implementation of Villages and report back on opportunities for "pre-zoning" Village areas. Subsequently, Council approved the Scope of Work for the Villages Planning Program in October 2024, with a focus to develop a land use framework and zoning changes that would increase housing opportunities and expand locally-serving commercial areas in 17 of the 25 Villages identified in the ODP (as shown on Map 1 – Villages included in project scope).

Map 1 – Villages included in project scope



The Villages Planning Program is guided by the policy direction for Villages in the ODP, which includes:

- Creating new housing opportunities for low- and moderate-income households, located off busy main streets, yet near transit, parks, schools and other amenities and services;
- Expanding existing retail clusters to improve business viability along streets less impacted by traffic;

- Allowing a variety of mixed-use and residential low-rise buildings up to 6 storeys;
- Co-locating public open spaces with shops, services, and community spaces to support local businesses and provide opportunities for social connection;
- Retaining trees and native soils, where possible, and integrating ecological landscaping; and
- Exploring ways to support Village-scale childcare and community and cultural infrastructure.

The deliverables of the Villages Planning Program, as identified in the Scope of Work, include an area plan for Villages, updates to existing zoning district schedules, identification of areas proposed for City-initiated rezoning, and amendments to the Vancouver ODP. These deliverables are explained in detail in this report. Staff note that one additional deliverable that had been identified in the Scope of Work is a typology-based toolkit for street and public space improvements. Due to the city-wide scope of this item, it is being addressed as a separate project, outside of the Villages Planning Program.

Delivery of the Villages Plan and associated City-initiated rezoning is also a key component of the City's Housing Accelerator Fund (HAF) agreement and action plan commitments for 2026 related to streamlining missing middle housing. HAF provides $119 million over 4 years for various City initiatives to remove barriers and build more homes faster.

Strategic Analysis

Villages Plan

The Villages Plan (see Appendix B), guides growth and change in 16 Villages[1] for the next 30 years and beyond. The plan includes the following key components:

- **Land use plans** for the Villages, outlining low-rise residential and mixed-use areas. In addition, the section identifies which areas will be implemented through City-initiated rezoning.

- **Direction for Unique Sites**, including housing and amenities expectations to guide future redevelopment of these sites through privately-initiated rezonings.

- **Rezoning-enabling policies** for certain sites, such as existing CD-1s, C-1 sites, small-scale neighbourhood retail spaces, like corner stores, and flanking sites in mixed-use areas.

- **Policies that will help Villages evolve into complete, connected neighbourhoods, including:**
    - Housing: Directions on increasing housing diversity through secured rental and ownership options, housing affordability and tenant protection.
    - Economy: Policies to create local-serving retail areas with active frontages, increased access to food retail, and support existing businesses.
    - Transportation and Public Space: Policies to improve walking and cycling networks in and near Villages, create safe and inclusive street designs, and

[1] The land use changes for the Heather & 33rd Village will be incorporated into the Cambie Corridor Plan. See section on "Community and Area Plan amendments" for detail.

provide active public spaces, such as social street corners and potential future plazas.
    - Parks and Ecology: Policies to improve access to parks and green spaces and expand ecological corridors and the tree canopy.
    - Community Infrastructure, Arts, Culture and Heritage: Directions to seek community-serving spaces, such as childcare and social spaces, as well as cultural spaces. Policies to work with local Nations to identify areas of cultural significance to promote cultural visibility through art, and engaging with local Nations on public art.

- **Public benefits approach**, outlining how amenities such as public realm and transportation improvements, as well as community infrastructure, will be delivered through development and City programs and capital planning.

In addition to technical work by staff and input from the public, stakeholders and the local Nations (as detailed below), several consultancies informed the plan policies and the land use plans. This included a two-phase retail consultancy to estimate the incremental amount of new retail commercial space that could be absorbed in each Village as the areas slowly build out over time. The consultants recommended a balanced approach, allowing the Villages to meet their objective of increasing opportunities for residents to meet daily needs near home while also limiting negative impacts on existing commercial high streets.

Vancouver ODP amendments

In March 2026, Council adopted the Vancouver Official Development Plan. The ODP provides the policy direction for future area plans and policies, such as the Villages Plan. The ODP also includes a Generalized Land Use (GLU) map, which provides a high-level overview of development potential under current Council-approved land use policies and regulations. Each designation outlines the intended land uses, development intensities and building heights (where applicable). To effect the development of new areas plans, such as the Villages Plan, the GLU designations map will need to be amended to reflect new development opportunities.

In order for the Villages Plan and the proposed City-initiated rezoning to proceed, the ODP needs to be amended, as detailed in Appendix A. The amendments include changes to the GLU map for many of the sites in Villages, as follows:

- For sites that are currently designated Residential Multiplex, the designation would change to Residential or Mixed-Use Low-Rise;
- For some sites that are currently designated as Residential Low-Rise and that are located in the Villages mixed-use areas, the designation would change to Mixed-Use Low-Rise.
- For the portion of the Croatian Cultural Centre site that is currently designated Institutional, the designation would change to Mixed-Use Low-Rise.

In addition to the GLU changes, one reference map in the ODP (Map B2) will also require updates to reflect the areas covered under the Villages Plan.

Besides these amendments to the ODP that are related to Villages, staff have determined that other minor changes are needed to clarify how to determine consistency with GLU designations, and make editorial corrections for accuracy (see Appendix J and Appendix M). These include:

- Adding language to Part 4, FG2. Generalized Land Use Designations, which clarifies how to consider a proposed development's consistency with GLU designations when variations are minor in nature and consistent with the intent of the existing GLU designation.
- Correcting a numbering error in Part 4, FG1. Urban Structure Strategy; and
- Correcting an editorial error that inadvertently removed Policy 10.1.2 and replaced with a duplicated text from Policy 10.1.1. The amendment will revert Policy 10.1.2 back to the original policy wording that was included in Vancouver Plan (2022; rescinded 2026) and the draft ODP from 2025.

Prior to adopting an amendment to the ODP, in accordance with section 562.02 of the *Vancouver Charter*, Council must consider.

(a) any applicable guidelines under the Provincial Policy Manual: Transit-Oriented Areas;
(b) any financial planning documents or policies that Council considers relevant; and
(c) any waste management plan under Part 3 of the *Environmental Management Act* that is applicable to Vancouver.

Council may also consider any other land use planning and social, economic, environmental or other community planning policies that the Council considers relevant.

Some sites in Villages are located in Transit-Oriented Areas (TOAs). The land use changes enabled through the Villages Plan and City-initiated rezoning are consistent with those enabled by the TOA Rezoning Policy. Staff have considered the application against applicable financial and waste management plans and have identified no material impacts. Details of other City plans and policies applicable to this application are addressed in this report.

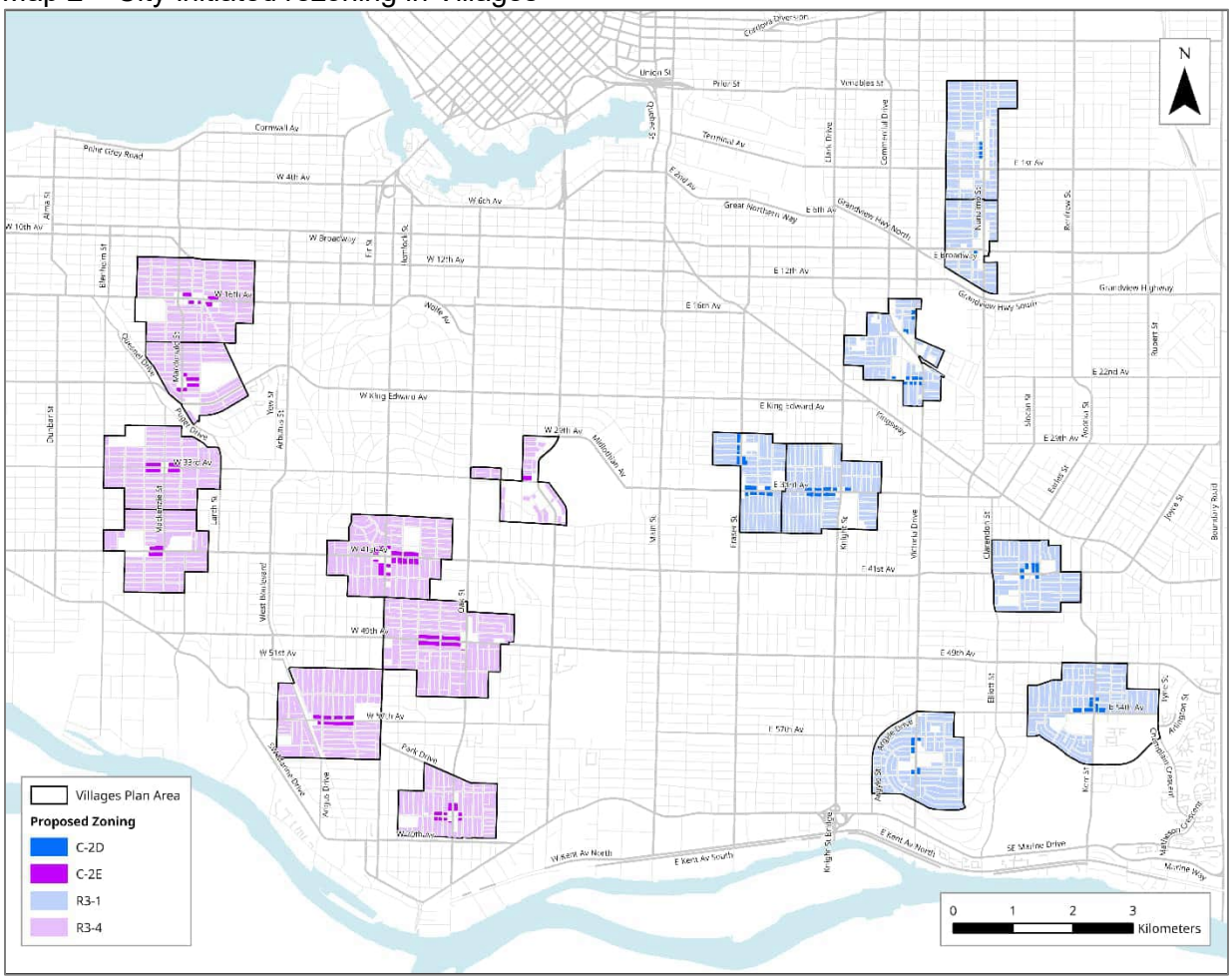
New zoning districts and City-initiated rezoning

City-initiated rezoning of most of the Village areas is proposed to streamline the delivery of new ownership and rental housing, as well as new mixed-use development that also include space for shops and services. The proposed changes to the Zoning and Development By-law are explained in this section, with further details provided in Appendix C.

City-initiated Rezoning

The proposed City-initiated rezoning of most of the Village areas encompasses approximately 13,000 parcels, or 96% of parcels within the Village areas, leaving only approximately 4% of sites for privately-initiated rezonings. Map 2 – City-initiated rezoning in Villages generally illustrates the areas included in the proposed rezoning, and detailed maps are provided in Appendix C.

Map 2 – City-initiated rezoning in Villages



New Zoning Districts and Amendments

The proposed City-initiated rezoning would apply standard zoning districts that enable new low-rise residential and mixed-use development options supported by the Villages Plan. The proposed City-initiated rezoning utilizes a mix of existing and three new standard zoning districts. The new standard districts are recommended to respond to specific considerations and objectives for the Villages Plan related to rental replacement and affordable housing requirements but otherwise generally permit the same development options as the existing standard districts.

1. Residential Low-Rise (R3 zoning)

Two R3 districts are proposed to be utilized; the existing R3-1 district for Villages on the east side and a new R3-4 district for Villages on the west side. The heights, densities and other form of development regulations are the same in both districts. R3-4 is differentiated by inclusionary housing requirements (with cash in lieu options) that apply to certain development options on sites involving large existing lots. Figure 1 summarizes the options enabled by R3-1 and R3-4 zoning.

Figure 1 – Low-rise residential options enabled by R3-1 and R3-4

Building Type	Tenure	Density	Anticipated Height[1]
Apartment	Strata[2]	1.6 - 2.0 FSR	4 storeys
	Secured rental	1.6 - 2.7 FSR[3]	6 storeys
Townhouse	Secured rental or strata[2]	1.2 FSR	3 storeys
Multiplexes[2] and other lower-density options permitted per R1-1 zoning regulations.			

[1] Anticipated heights based on permitted densities. 8 storeys are permitted for a 100% social housing, or in designated Transit-Oriented Areas (TOAs) for rental apartments that provide 20% below-market rental housing.
[2] On some sites in west side Villages (R3-4 zoning) inclusionary housing requirements apply.
[3] Up to 3.0 FSR is permitted on sites that meet specific size requirements for 100% social housing, or in designated TOAs for rental projects with 20% below-market rental.

A change to all existing R3 districts is proposed to increase the allowable floor space on small sites from 1.45 to 1.6 FSR to provide greater flexibility in low-rise apartment forms, including new space efficient stair (SES) options that were added to the Vancouver Building By-law in December 2025.

2. Mixed-use Low-Rise (C-2 Zoning)

The mixed-use low-rise areas in the Villages Plan are proposed to be rezoned to C-2 districts, which permit new mixed-use apartment options up to 6 storeys (8 storeys in TOAs). Two new C-2 districts are proposed to be utilized: the C-2D district for Villages on the east side and the C-2E district for Villages on the west side. The heights, densities and other form of development regulations are the same in both districts and consistent with the recently approved C-2A district. However, unlike C-2A, which applies to sites that have had longstanding mixed-used zoning, the C-2D and C-2E districts would be applied to parcels in Village commercial expansion areas that are currently zoned for lower-density residential uses. As such, C-2D and C-2E are recommended not to be subject to rental replacement required by the Rental Housing Stock Official Development Plan. C-2E is differentiated from C-2D by inclusionary housing requirements (some with cash in lieu options) that apply in certain circumstances. Figure 2 summarizes the options enabled by C-2D and C-2E.

Figure 2 – Low-rise mixed-use apartment options enabled by C-2D and C-2E

Zone	Tenure	Density[1]	Anticipated Height[2]
C-2D (East Villages)	Secured rental	3.5 - 3.7 FSR[3]	6 storeys
	Strata	2.5 FSR	4 storeys
C-2E (West Villages)	Secured rental with 20% below-market rental	3.5 - 3.7 FSR[3]	6 storeys
	Secured rental or strata[4]	2.5 FSR	4 storeys

[1] A minimum of 0.35 FSR is required for non-residential uses on the ground floor.
[2] Anticipated heights based on permitted densities. 8 storeys are permitted in designated TOAs.
[3] 3.7 FSR is only achievable on large corner sites.
[4] On some sites in west side Villages (C-2E zoning) inclusionary housing requirements apply.

Affordable Housing Requirements

Requirements for affordable housing or a cash contribution in lieu are proposed to apply in certain circumstances for some new development options on sites comprised of large lots in west side Villages. Per the Vancouver Charter, prior to adopting an inclusionary zoning by-law, Council must consider a financial feasibility analysis, whether the proposed by-law would deter development, and the most recent Housing Needs Report. The proposed requirements would

deliver or help fund new housing that is affordable to low- and moderate-income households and would support progress towards achieving the City's 10-year housing targets, the Province's Housing Target Order for Vancouver and addressing housing need as identified in the most recent Housing Needs Report. The proposed requirements were developed in consideration of extensive financial feasibility testing (see Appendix K) and in alignment with updates, under consideration by Council at the date of this report, to inclusionary zoning requirements for options that can be developed in many Village areas, including multiplexes, townhouses and rental apartments.[2] In accordance with the Vancouver Charter, the proposed requirements are structured as in-kind affordable housing requirements in the R3-4 and C-2E districts and most have cash in lieu alternatives that applicants may opt for instead, included in Schedule J – Affordable Housing Schedule of the Zoning and Development By-law.

Most new apartment and townhouse options would not be subject to the proposed inclusionary zoning requirements, which would only apply in specific circumstances in west side Villages where they are anticipated to be financially viable:

- Strata townhouse projects (R3-4), on single large lots[3] not involving lot assembly would be required to provide 8% of residential floor area as social housing or $44 per square foot as cash in lieu.
- Strata residential apartment projects (R3-4) on corner sites eligible for up to 2.0 FSR and that are comprised of one or more large lots would be required to provide 3% of residential floor area as social housing or $16.50 per square foot as cash in lieu.
- Strata mixed-use apartments projects (C-2E) on sites comprised of one or more large existing lots would be required to provide 3% of residential floor area as social housing or $16.50 per square foot as cash in lieu.
- Rental mixed-use apartment projects (C-2E) seeking density above 2.5 FSR and up to 3.5-3.7 FSR would be required to provide 20% of the dwelling unit area as below-market rental housing (with rents at a minimum 10% discount from CMHC city-wide averages).

While most Villages have relatively limited numbers of existing renters and displacement impacts are anticipated to be low, enhanced tenant relocation and protection requirements consistent with other recent local area plan policies (including through the Rupert and Renfrew Station Area Plan and the Broadway Plan) will ensure renters that are affected by redevelopment receive compensation and the option to remain in their neighbourhood.

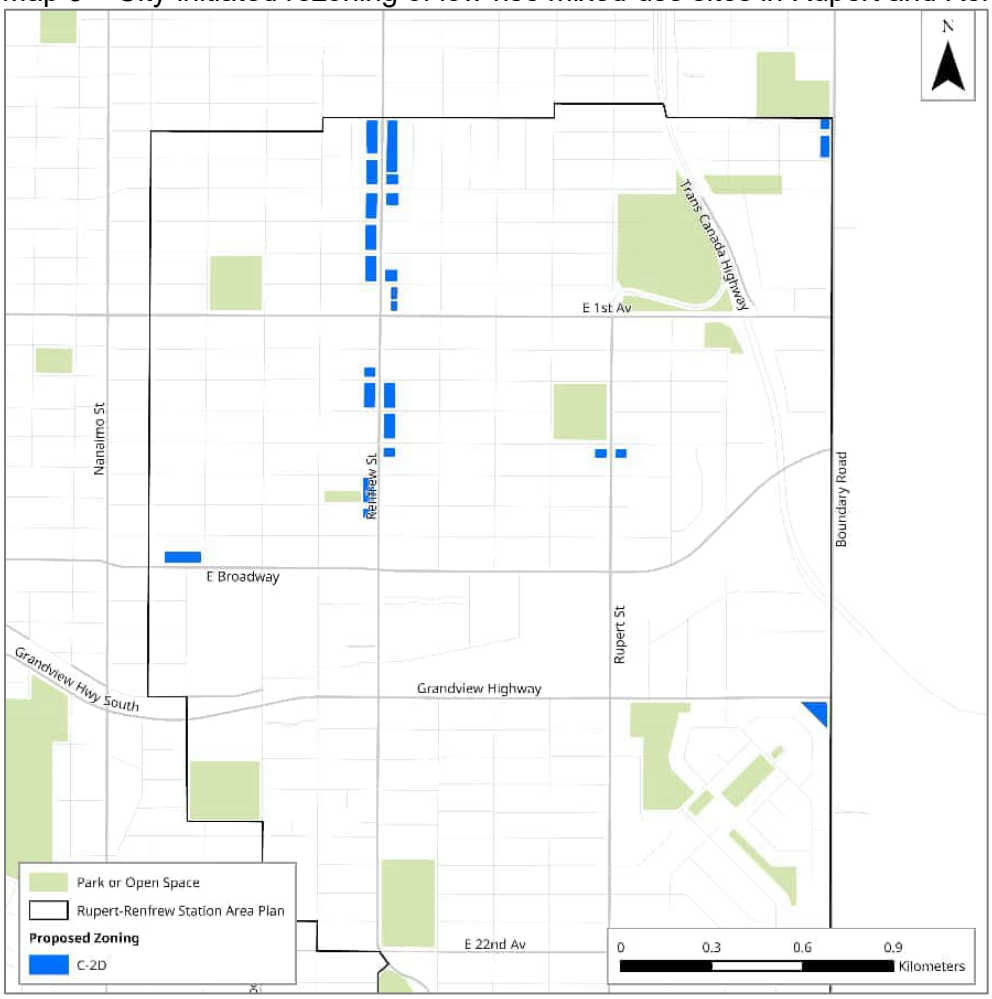
Rupert and Renfrew Station Area Plan City-initiated Rezoning

Also included in the proposed City-initiated rezoning are 140 parcels in the low-rise mixed-use areas in the Rupert and Renfrew Station Area Plan (see Map 3 – City-initiated rezoning of low-rise mixed-use sites in Rupert and Renfrew). These sites could not be included in the City-initiated rezoning of low-rise areas that was approved by Council in January 2026 (RTS 17655), as the C-2D district was not available at that time. Therefore, the City-initiated rezoning of these low-rise mixed-use parcels is included in this report for Council consideration.

[2] Including changes proposed as part of Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Housing and Fast-Tracking Rental Housing and Small Hotels in Vancouver

[3] Parcels existing prior to the proposed City-initiated rezoning for Villages with an area of ≥6,705.9 ft^2 and a frontage ≥56.1 ft

Map 3 – City-initiated rezoning of low-rise mixed-use sites in Rupert and Renfrew



City-initiated rezoning of remaining RM-12 blocks

With the proposed City-intiated rezoning of the Nanaimo & 1st and Nanaimo & Broadway Villages, only three blocks would remain zoned RM-12. The RM-12 district schedule enables primarily townhouses at four storeys, a building type that is difficult to achieve due to building code requirements related to fire access. Since the introduction of the RM-12 in 2018, only four applications have been received. Staff propose to rezone the remaining RM-12 sites to R3-1 (see Map 4 - City-initiated rezoning of remaining RM-12 blocks to R3-1), to enable low-rise apartments up to six storeys, and eight storeys in the TOA, in addition to townhouses. This would also allow the repeal of the RM-12 district schedule from the Zoning and Development By-law, thereby further advancing the simplification and streamlining of regulations.

Map 4 - City-initiated rezoning of remaining RM-12 blocks to R3-1



In-stream Applications

There are approximately 150 applications, including rezonings, development permit applications and building permit applications currently being processed in the areas proposed for City-initiated rezoning. In-stream applicants have been notified of the new development options under the Villages Plan and will be able to decide whether to proceed with their current application or consider one of the applicable development options under the Plan, should it be approved.

Force and Effect

In addition to the proposed Zoning and Development By-law changes in this report, other projects are scheduled to be brought to Council proposing further amendments to the Zoning and Development By-law, including a report in July on simplifying and standardizing requirements and incentives for apartment buildings to further support development viability. Combined, these changes will require significant staff training and administrative preparation to facilitate efficient processing of development permit applications. Therefore, staff propose that the zoning changes, if approved and enacted by Council, and consequential land use document amendments take effect in October 2026. New applications would not be processed until that time; however, in the meantime, staff will respond to development enquiries and assist applicants in preparing their development permit applications for submission. The Villages Plan

would take effect upon approval, so privately-initiated rezoning applications would be processed immediately.

Community and Area Plan amendments

Seven of the 17 Villages included in this project are partially or entirely located in areas covered by other community and area plans. Guided by the Vancouver ODP implementation action to align and streamline existing policies and regulations, staff propose to amend the existing area plans by removing these areas from the plans (see Appendix H). Additional rezoning options identified in these plans for the areas where the plans overlap with Villages would also be transferred to the Villages Plan, to ensure that all development opportunities are contained within a single document.

The exception to this approach is the Heather and 33rd Village. This Village is entirely located in the Cambie Corridor Plan and the opportunity for additional change is contained within small areas located between several large sites, such as between the hospital campus and Heather Lands. The Cambie Corridor Plan (2018) has enabled rezonings in this area to 6 storeys and townhouses. In 2023, the provincial Transit-Oriented Area regulation enabled further change up to 8 storeys in much of this area. Many of the sites in this Village have already developed or have been rezoned to Comprehensive Development (CD-1) for 6 storey buildings under these policies. The proposed land use changes resulting from the Villages Planning Program therefore focus on adding housing opportunities up to 6 stories on remaining sites and implementing all low-rise developments through the City-initiated rezoning (see Appendix L).

Amendments to other land use documents

To ensure that land use policies remain current and accurately reflect changes, staff propose amendments to a number of policy documents, as well as the repeal of the RM-12 Guidelines, as detailed in Appendix I. These policy amendments include, among others, changes to the Secured Rental Policy to remove the Village areas from the policy, since the Villages Plan generally enables the same rental housing options. Amendments are also proposed to the Transit-Oriented Areas (TOA) Rezoning Policy, to remove Villages from that policy, because the Villages Plan enables the same development options as required under provincial TOA legislation.

Public/Local Nations/Civic Agency Input

Public Engagement

The Villages Planning Program included a robust three-phase public engagement process, consisting of 10 in-person and 6 virtual events, and over 4,100 completed surveys. Additionally, up to May 6, there were nearly 640,000 social media impressions reaching over 260,000 unique users, as well as over 40,000 project website visits recorded. The engagement process ensured broad community input from existing residents in Villages, but also sought feedback from those who do not currently live there. Key materials were translated in six languages to support participation in different engagement activities. Several events were also held to ensure participation from equity-denied groups and youth. Detailed summary reports for Phase 1 and Phase 2 engagement activities can be found on the project website.

Summary of Public Feedback

Phase 1 of the engagement process explored how residents, businesses and community members experience the Villages today. Findings included broad support for more diverse housing in Villages, a desire for more neighbourhood-serving shops and services, and for more activation of public spaces through various activities and art. There was an interest in safer walking and cycling routes and improved connections to parks and schools. Concerns about displacement and affordability were also raised.

Phase 2 of the process shared the draft land use plans and the emerging directions for the different elements that will help Villages evolve into complete, connected neighbourhoods. In addition to five in-person and two virtual events, feedback was received from nearly 2,000 people through a Talk Vancouver survey. Across all Villages, over half of the respondents liked or felt neutral about the proposed residential land use boundaries, while nearly three quarters liked or felt neutral about the proposed retail area boundaries. In open-ended questions, some of the key themes that emerged were:

- Support for more housing choice, including support for more mixed-use projects and additional shops and services, and interest in expanding Village boundaries (440 comments);
- Preference for no change in neighbourhoods, including concerns about impact of new development on privacy, views, property values and established neighbourhood character (230 comments);
- Suggestion to limit new buildings to 3-4 storeys, including concerns about 6 storeys being too tall with impacts on neighbourhood character and existing housing (180 comments).

A number of specific comments were received suggesting changes to the proposed boundaries of the residential and mixed-use areas. Staff evaluated these comments based on the criteria that were used to determine the extent of these areas and, where appropriate, made the policy changes to address these comments. Feedback was also sought on specific locations and street segments where walking or biking could be made easier or more comfortable to reach important destinations. The information provided will inform future improvements to transportation infrastructure. The emerging directions for public space, access to nature and community infrastructure were widely supported, with around three quarters of respondents feeling that the directions will improve these elements in Villages.

Phase 3 of the engagement process included the release of the draft plan in May with an accompanying narrated slide deck on the project website. The release was announced through a listserv update and social media campaign. Two virtual information sessions were held to provide information and answer questions on the Villages Plan, the proposed City-initiated rezoning and the ODP amendment.

<u>Engagement with the local Nations and Urban Indigenous</u>

The City engaged with xʷməθkʷəy̓ əm (Musqueam Indian Band), Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) and səlilwətaɬ (Tsleil-Waututh Nation) through the City's referral process, including several updates in the different phases of the project. The feedback that was received from the Nations has been incorporated into the draft plan. Staff also participated in two events with members of the Urban Indigenous community.

Business Community

Existing businesses in the Villages were notified of the project and opportunities for feedback through postcards in Phases 1 and 2. In addition, staff visited many of the businesses in the spring of 2025 to raise additional awareness among business owners and operators. 34 business owners or operators responded to the Phase 1 survey, and 35 to the Phase 2 survey. Most of the respondents who own or operate a business in a Village also live in that Village. Approximately half of the respondents agreed or felt neutral about the proposed residential areas and mixed-use areas. Key themes in the open-ended responses included support for more retail in walking distance of more people, concerns about existing retail areas in other parts of the City that have vacancies, and potential displacement of existing businesses in Villages.

Staff also notified Business Improvement Associations (BIAs) of the Villages Planning Program in 2025, to invite them to participate and provide input into the early phases of the work. Most Villages are located relatively far from existing BIA areas, with the exception of Victoria & 61st Village, which is adjacent to the Victoria Drive BIA. Feedback from the BIAs included concerns about potentially reduced funding and resources for improvements in existing retail areas. BIAs were also included in the consultation for the proposed ODP amendments, as summarized below.

Other Agencies and Industry Engagement

Staff engaged with various stakeholders like BC Hydro, the Vancouver School Board and TransLink in all phases of the project. In addition, staff met with industry professionals, such as commercial brokers to gather specific feedback on some of the proposed land use directions, including off-arterial mixed-use areas and options to address flanking lot conditions on high streets.

Vancouver ODP Amendment Consultation for Villages

Section 562.08 of the Vancouver Charter establishes that during the process resulting in an ODP amendment, Council must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. Council directed staff on March 31, 2026, to consult on the ODP amendment for Villages with the Vancouver School Board, Conseil scolaire francophone, Musqueam Indian Band, Squamish Nation, Tsleil-Waututh Nation, TransLink, BC Hydro and BIAs. As of May 6, the following comments have been received specifically to the ODP amendment for Villages:

- Vancouver School Board: Support for the Villages Planning Program as it enables housing types suitable for families with school-aged children and fosters more complete neighbourhoods that support community schools. The anticipated gradual change in Villages will allow planning for future school enrolment.
- TransLink: The proposed ODP amendments are generally aligned with existing and proposed future transit service. The Burrard Peninsula Area Transport Plan and Access for Everyone (Transport 2050 10-Year Priorities) propose new bus service and improvements in some of the Villages, noting that these projects are not yet included in an approved investment plan, and are therefore not yet funded.
- BIAs: Two responses from BIAs were received by May 6. The Sunset on Fraser Business Association supports the amendments, while the Kerrisdale BIA voiced concerns with Villages planning due to the proximity of the proposed Mackenzie & 41st Village to the established Kerrisdale business district.

Utilities Considerations

Upgrades to utilities and infrastructure to support future population and employment growth will be confirmed, and if required, implemented through the development application process.

To help support the delivery of more housing options in Vancouver, Engineering Services has been advancing work to facilitate growth, including within the Village areas. This work includes streamlining development conditions, especially for projects that will be subject to City-initiated rezoning and proceed to the development permit stage directly. Engineering conditions will be commensurate to the scale and density of proposed developments, as reflected in recent policy changes (e.g. sewer capacity upgrades are only considered for higher density developments). In addition to standard frontage improvements, such as new sidewalks, electrical, and lighting upgrades, Engineering will also continue to ensure adequate fire flow is available to protect growing neighbourhoods. As a result, local water system upgrades may be required in some cases.

Ultimately, the Villages Plan provides additional clarity on long-term land use and development in the city, which supports Engineering's long-term infrastructure renewal planning and helps ensure new developments are adequately serviced as the city continues to grow.

Implications/Related Issues

Financial

The current macro-economic environment has a high degree of uncertainty arising from challenging market conditions. Approval of the recommendations for the City-initiated rezoning will lead to a more streamlined review process and shorter processing times for applicants. This is expected to result in overall cost savings for applicants and contribute toward meeting housing delivery targets. The City retained Coriolis Consulting Corp. to undertake financial feasibility analysis of the housing options that would be enabled through the recommended zoning changes and the associated contributions (including affordable housing requirements and cash in lieu options). The results demonstrated that the recommendations, if approved, would enable an array of new development options which are anticipated to be financially feasible (see Appendix K).

Should Council approve the City-initiated rezoning as recommended in this report, all developments will be subject to the city-wide Development Cost Levy (DCL) and Utilities DCL, as well as the proposed new Amenity Cost Charge (ACC) should it be approved in the future, noting certain developments are eligible for exemptions or rental waivers. Affordable housing (below-market rental and social housing) or cash in lieu contributions can be realized through the inclusionary zoning requirements that apply to some development options in certain circumstances in the west side Villages. Staff will monitor the inclusionary zoning requirements in Villages and anticipate conducting a city-wide review of inclusionary housing and reporting back to Council in 2027.
Many of the amenities in Villages, such as improvements to the public realm, will be delivered through development. Other improvements and public benefits in and near Villages will be delivered through City programs and capital planning, where they are prioritized within city-wide needs and available funding. Due to the wide geographic scope of the proposed land use changes, it is anticipated that population growth will be gradual and dispersed, allowing the City to monitor service impacts of growth to identify where improvements to existing amenities are needed and where additional amenities should be considered over time.

Legal Implications
If the Recommendations in this report are adopted by Council, Council will amend the Vancouver ODP and the Zoning and Development By-law in order to allow for 17 new Villages, and amend various policies that facilitate the Villages.

Conclusion

The Villages Planning Program proposes changes that would enable more low-rise housing and shops and services in 17 areas across the city. It is one of the key implementation items of the Vancouver ODP. The recommendations in this report to approve the Villages Plan and the ODP amendments will bring significant land use changes delivered incrementally over time to currently low-density areas, allowing more people at every stage of life to live in these neighbourhoods and be within easy walking or rolling distance of more of their daily needs. The recommendations to approve the changes to the Zoning and Development By-law and the City-initiated rezoning for Villages will streamline the delivery of housing and simplify regulations.

List of Appendices:

- Appendix A: Vancouver ODP amendments for Villages
- Appendix B: Villages Plan
- Appendix C: Zoning and Development By-law amendments
- Appendix D: Sign By-law amendments
- Appendix E: Noise By-law amendments
- Appendix F: Subdivision By-law amendments
- Appendix G: Parking By-law amendments
- Appendix H: Community and Area Plan amendments
- Appendix I: Amendments to various land use documents
- Appendix J: Vancouver ODP amendments regarding minor changes
- Appendix K: Summary of financial testing
- Appendix L: Land use changes and City-initiated rezoning in Heather & 33rd Village
- Appendix M: Vancouver ODP amendment to clarify consistency with the GLU

* * * * *

APPENDIX A

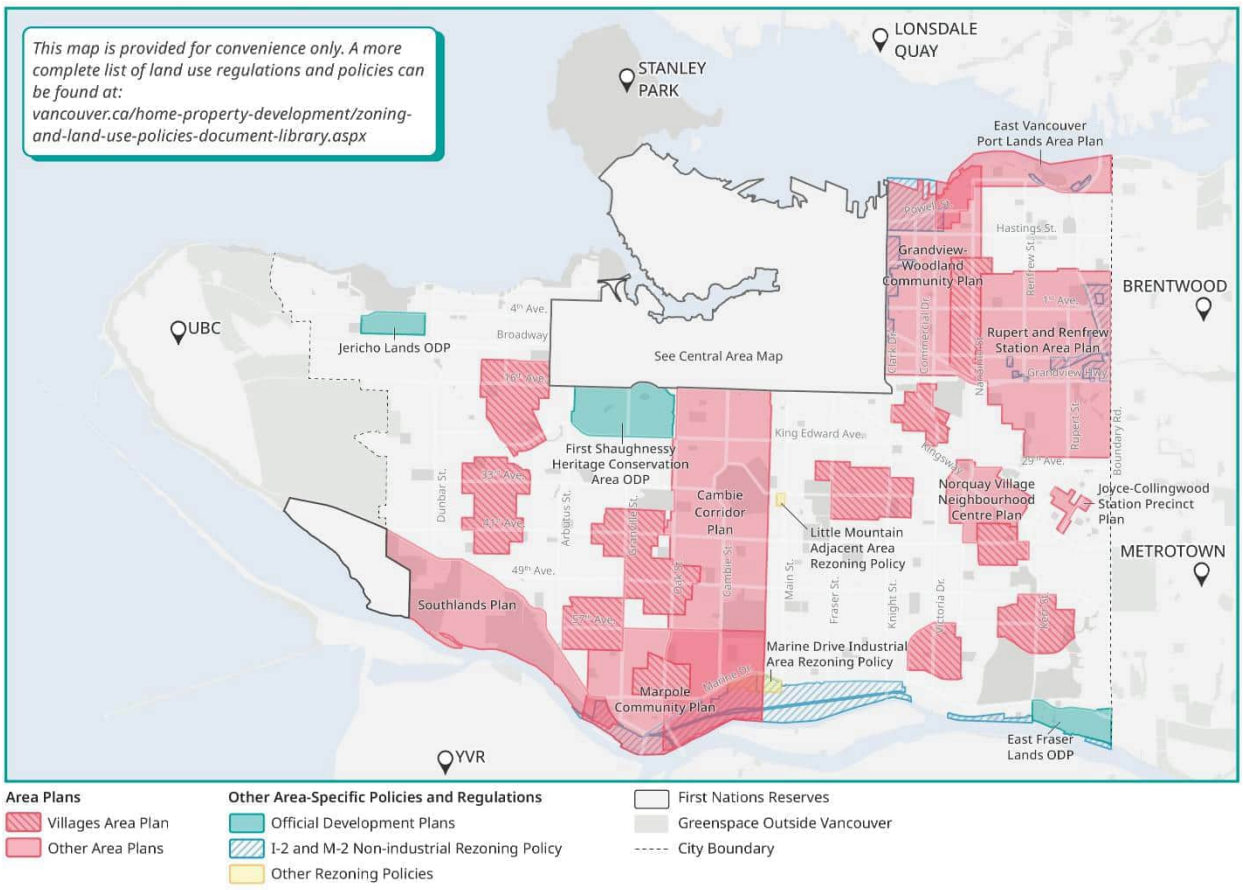
PROPOSED VANCOUVER OFFICIAL DEVELOPMENT PLAN AMENDMENT
regarding amendments to implement the Villages Planning Program

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 Vancouver Official Development Plan By-law No. 14660.

2. Council amends the Generalized Land Use designations of the lands identified in the maps attached to this by-law as Schedule A by amending Map 4 to redesignate the lands to either Residential Low-Rise or Mixed-Use Low-Rise as shown in the maps in Schedule A, and amends all corresponding illustrative maps in Part 4 accordingly.

3. In Appendix B, Council strikes out Map B2 and substitutes the following:
"**Map B2:** Area-specific policies and regulations (city-wide)



4. 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.

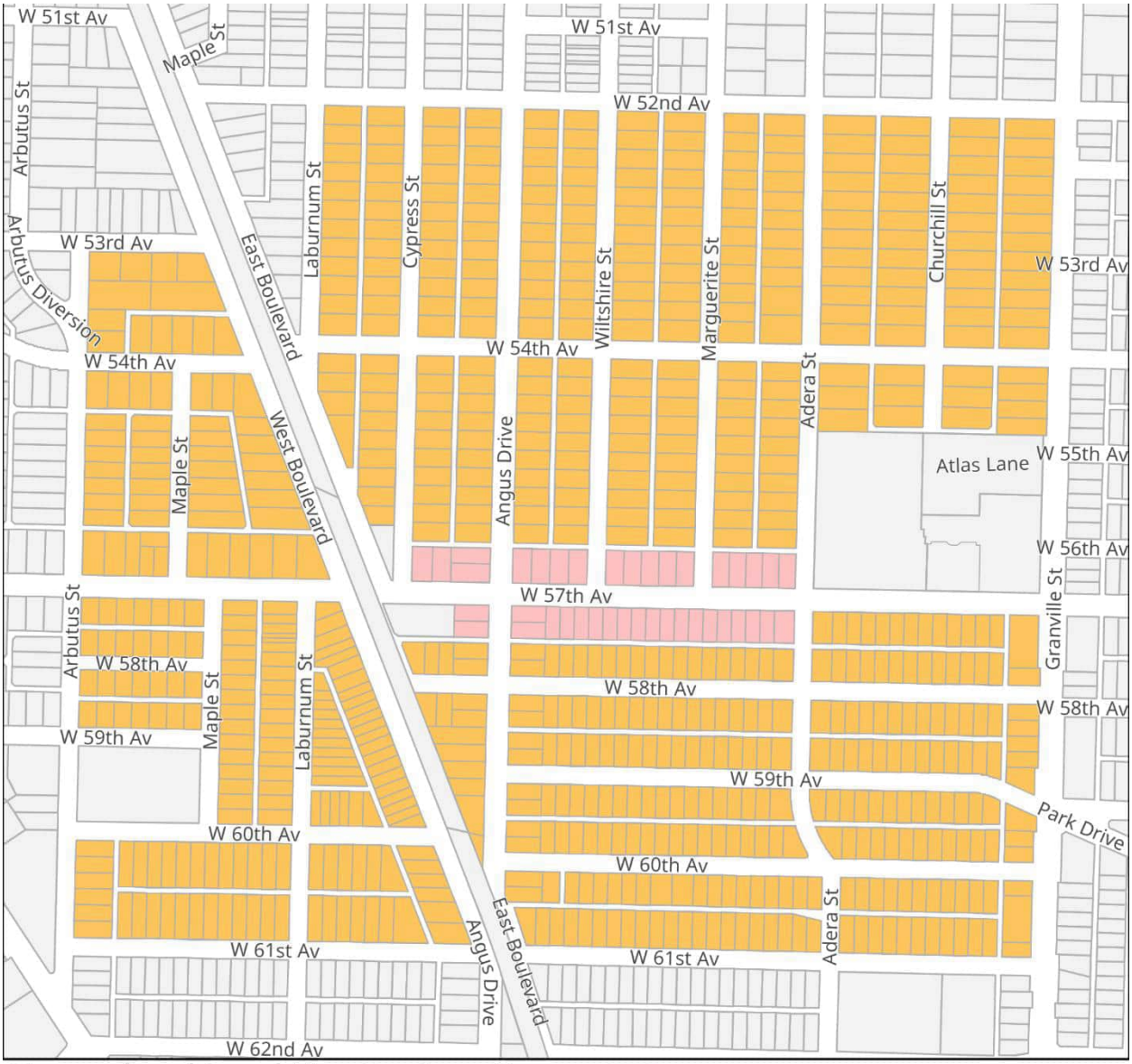
5. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , YYYY

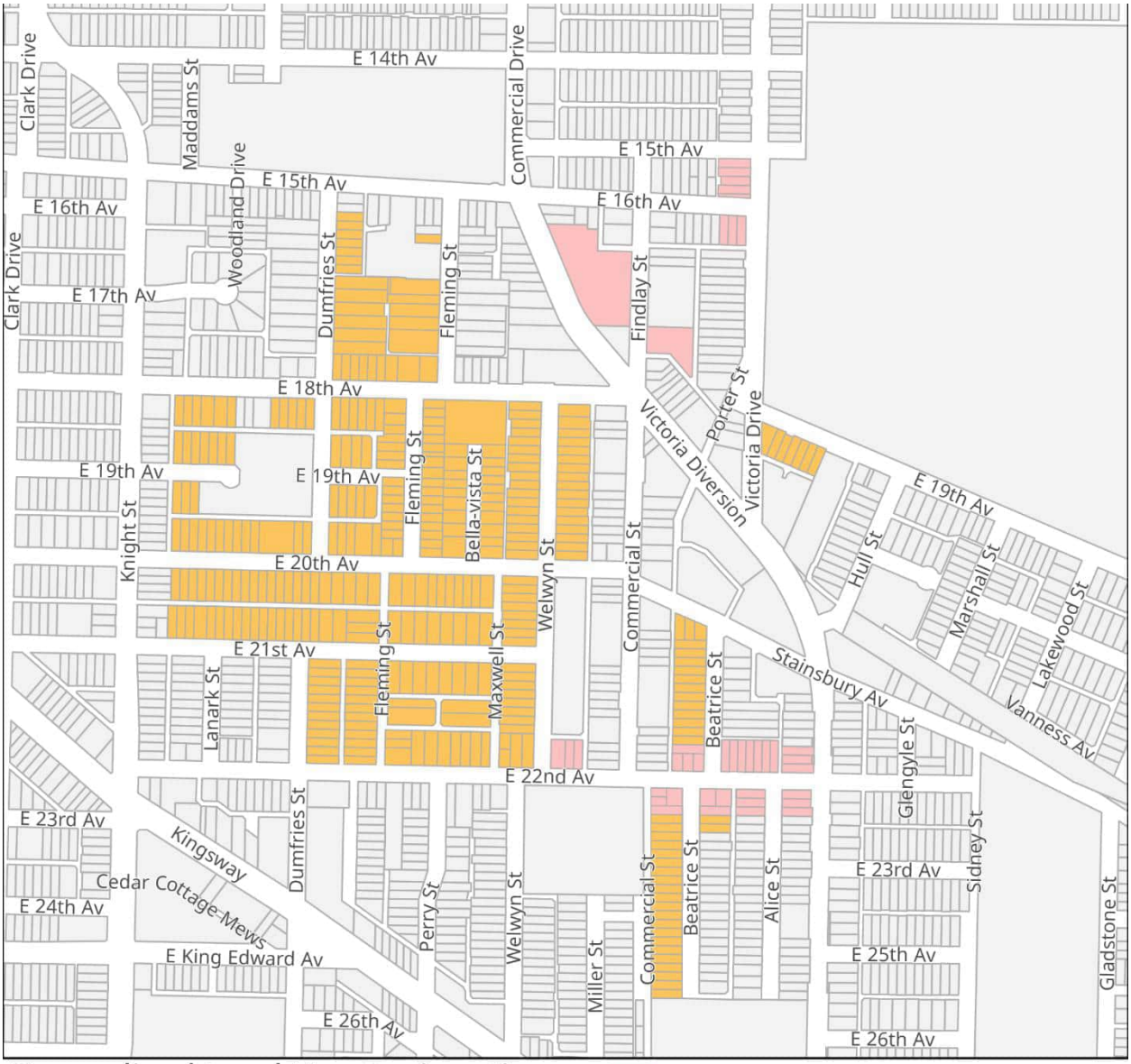
_____
Mayor

_____
City Clerk

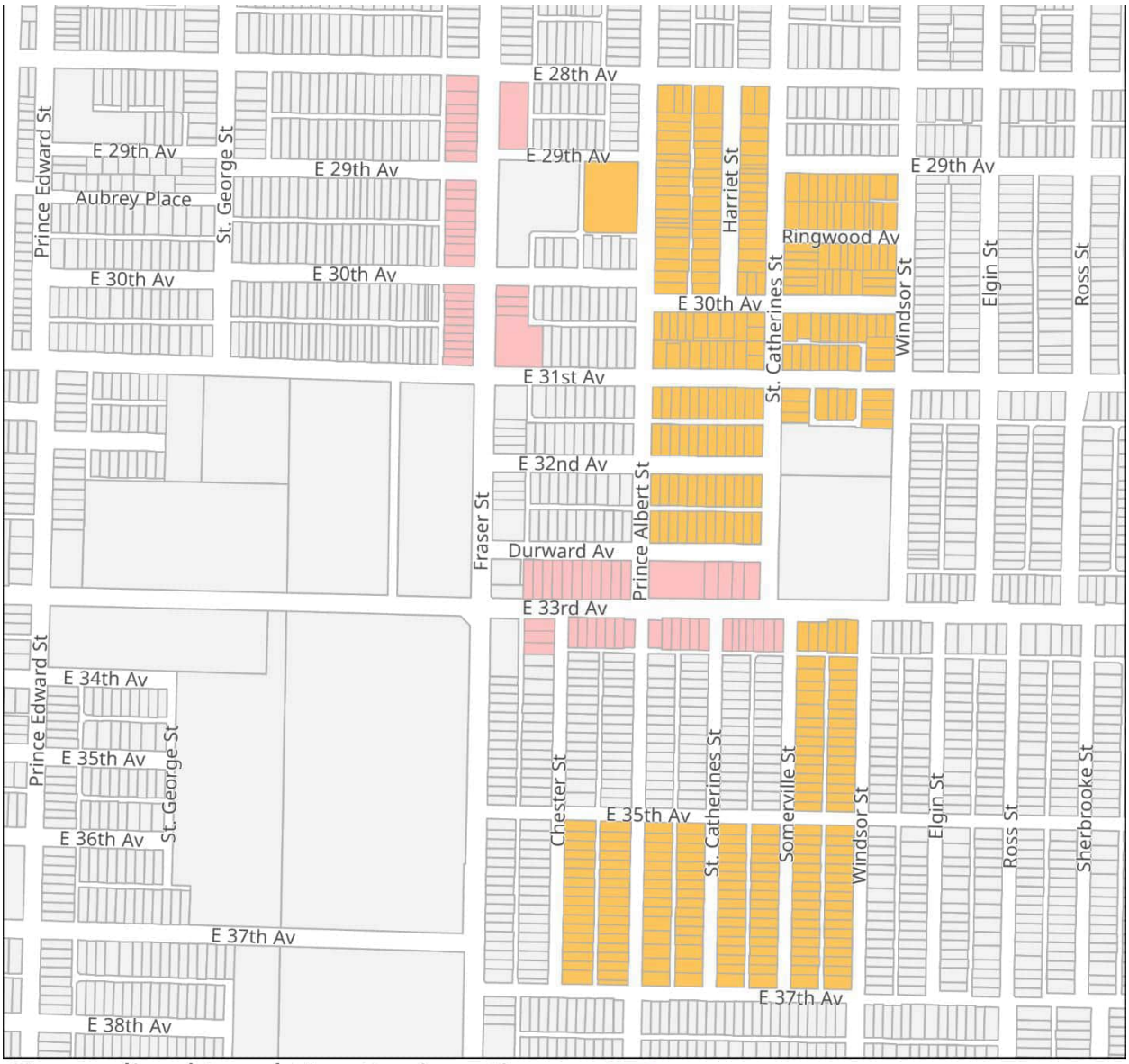
Schedule A



Map 1 of 17


Clark Drive
E 14th Av
Maddams St
Commercial Drive
E 15th Av
Woodland Drive
E 16th Av
Dumfries St
Fleming St
Findlay St
E 17th Av
E 18th Av
Porter St
Victoria Drive
Victoria Diversion
E 19th Av
Bella-vista St
Knight St
E 20th Av
Welwyn St
Commercial St
Hull St
Marshall St
Lakewood St
Stainsbury Av
Vanness Av
Maxwell St
E 21st Av
Lanark St
Beatrice St
Glengyle St
E 22nd Av
E 23rd Av
Kingsway
Cedar Cottage Mews
Perry St
Miller St
Alice St
Sidney St
E 24th Av
E King Edward Av
E 25th Av
Gladstone St
E 26th Av
Generalized Land Use Designations
Commercial St & E 20th Ave Village
Mixed-Use Low-Rise
Residential Low-Rise
0 65 130 260
Meters

Map 2 of 17

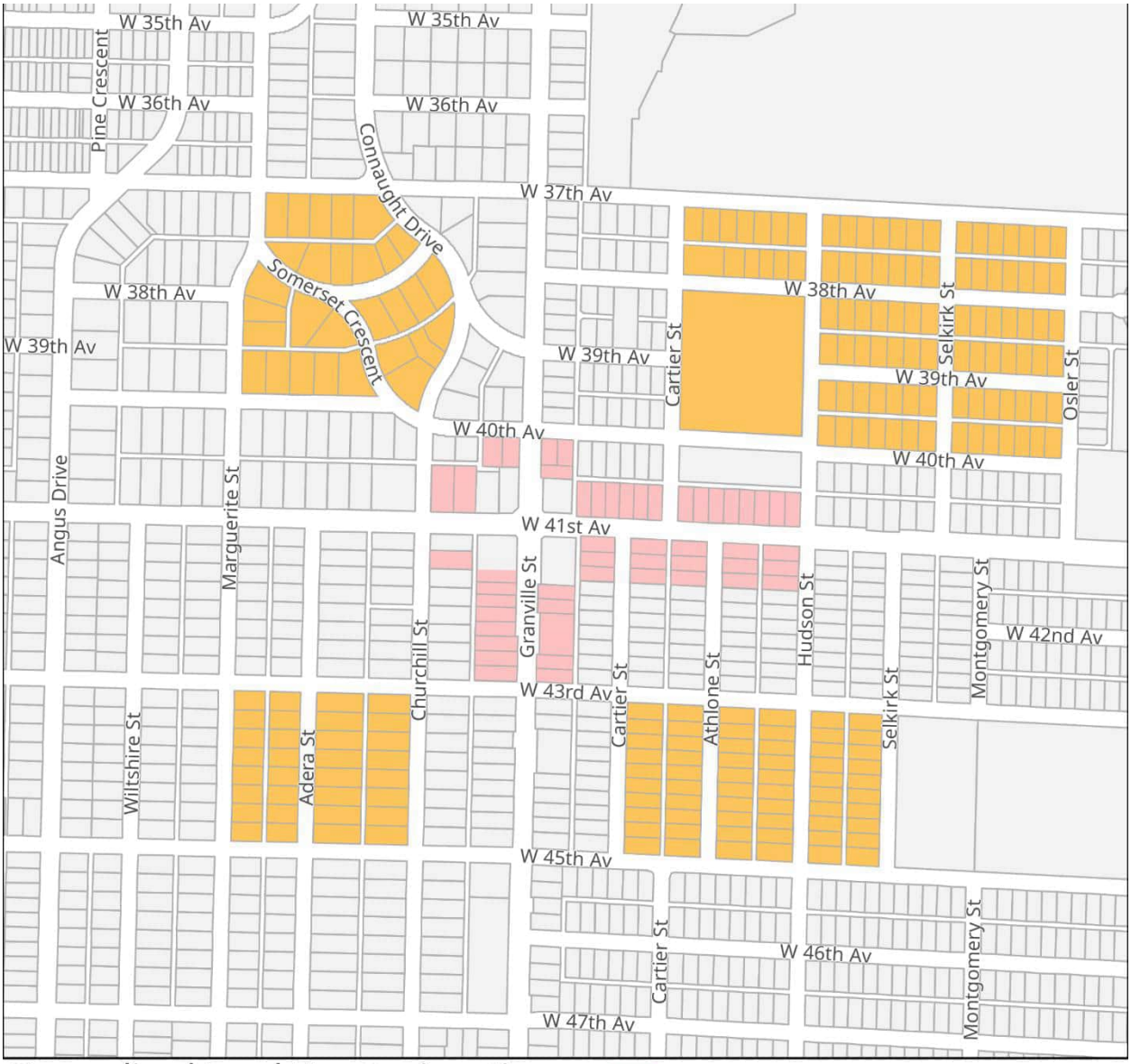


Generalized Land Use Designations
Fraser St & E 33rd Ave Village

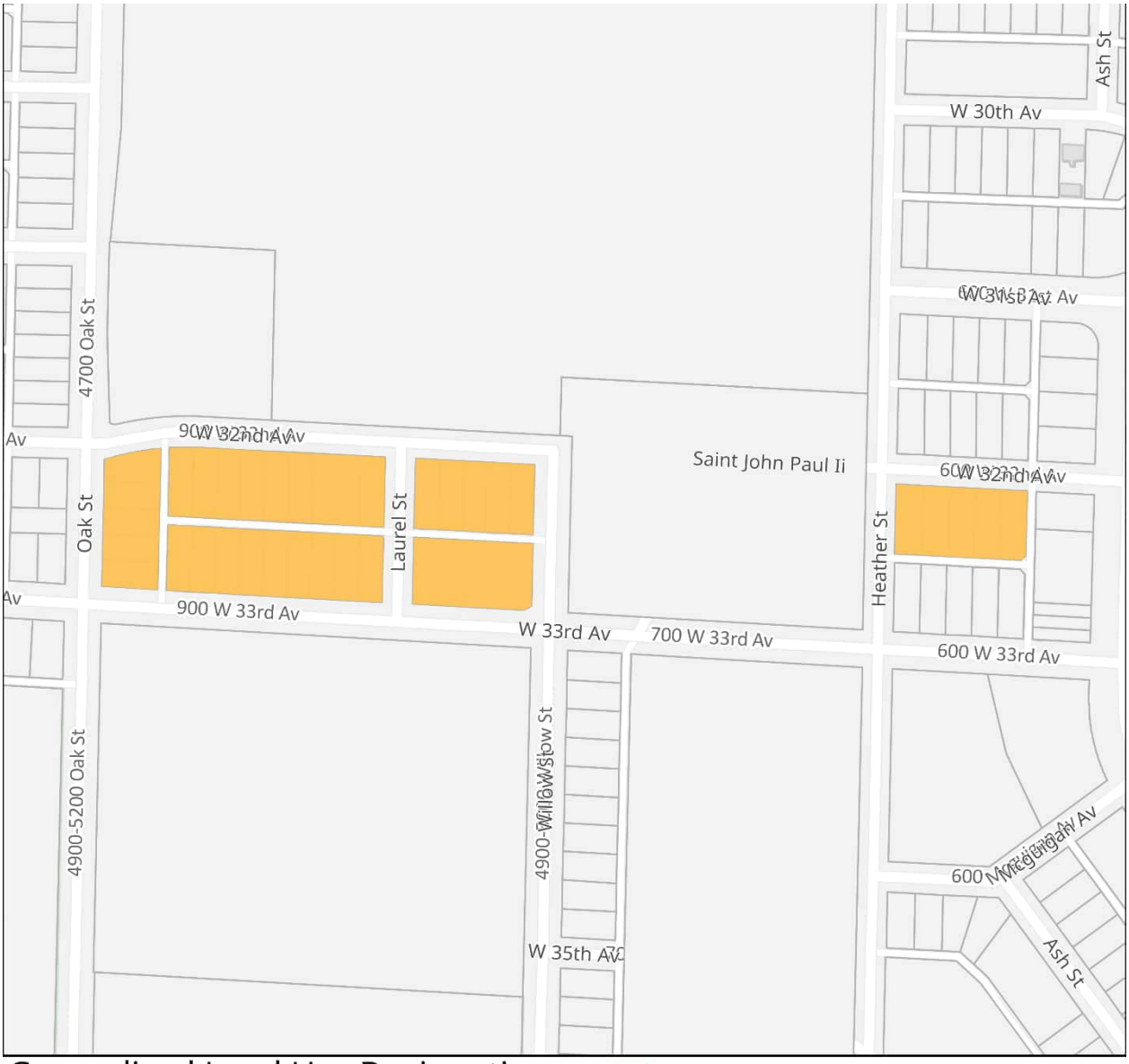
Mixed-Use Low-Rise
Residential Low-Rise

0 60 120 240
Meters

Map 3 of 17


W 35th Av
W 35th Av
Pine Crescent
W 36th Av
W 36th Av
Connaught Drive
W 37th Av
Somerset Crescent
W 38th Av
W 38th Av
Selkirk St
W 39th Av
W 39th Av
Cartier St
W 39th Av
Osler St
W 40th Av
W 40th Av
Angus Drive
Marguerite St
W 41st Av
Granville St
Hudson St
Montgomery St
W 42nd Av
Churchill St
W 43rd Av
Cartier St
Athlone St
Selkirk St
Wiltshire St
Adera St
W 45th Av
Cartier St
W 46th Av
Montgomery St
W 47th Av
Generalized Land Use Designations
Granville St & W 41st Ave Village
Mixed-Use Low-Rise
Residential Low-Rise
0 70 140 280
Meters

Map 4 of 17

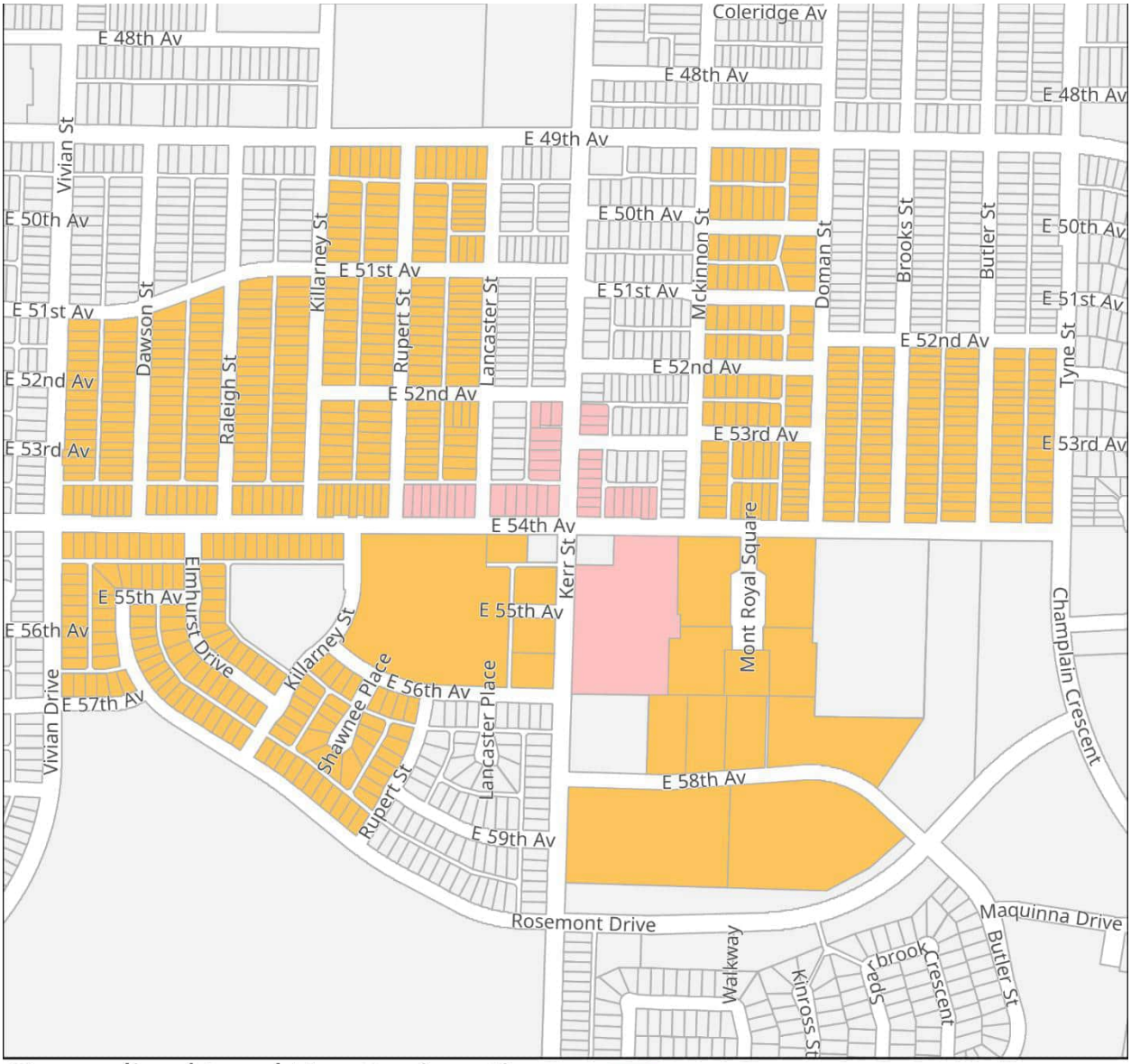


Generalized Land Use Designations
Heather St & 33rd Ave Village

Mixed-Use Low-Rise
Residential Low-Rise

0 35 70 140
Meters

Map 5 of 17

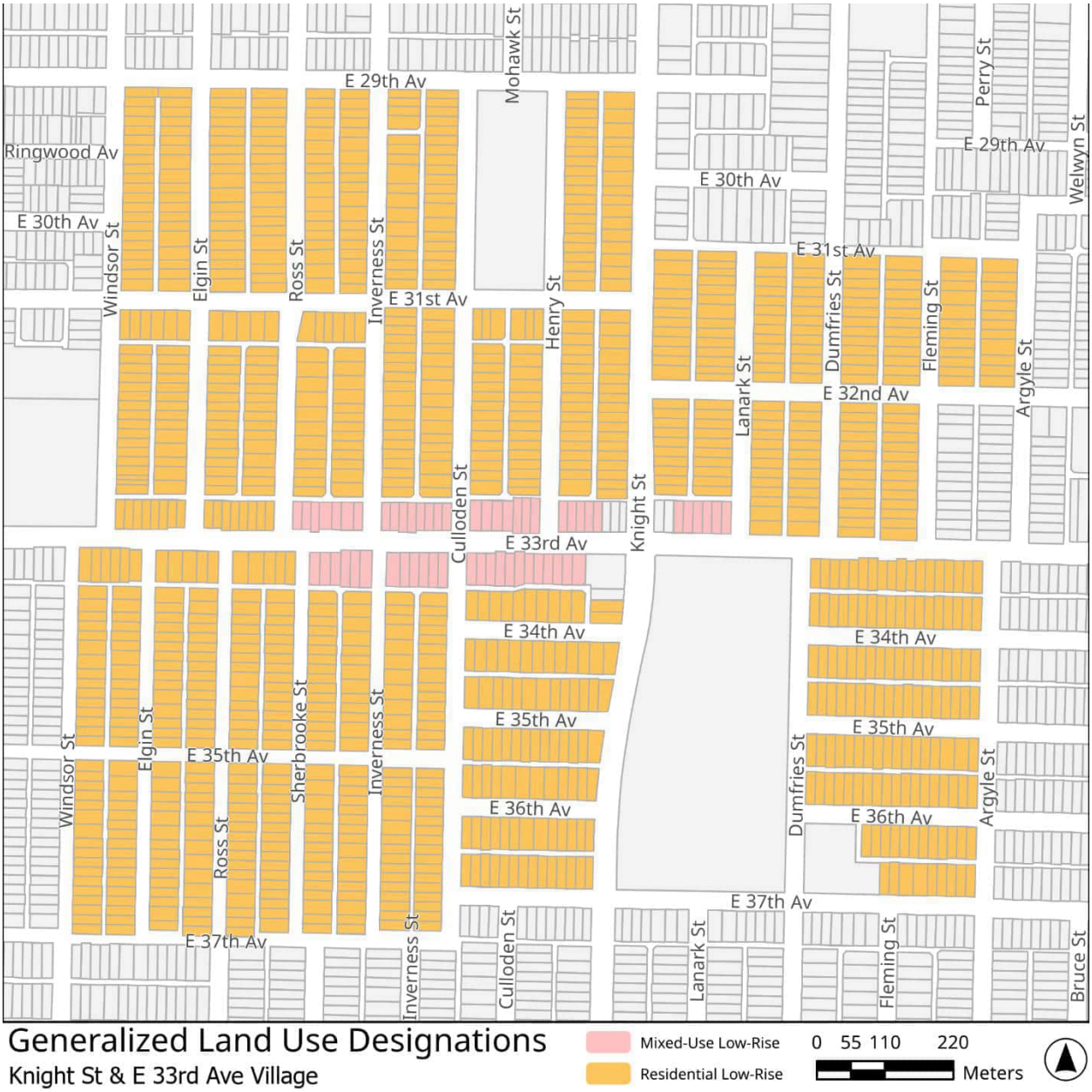


Generalized Land Use Designations
Kerr St & E 54th Ave Village

Mixed-Use Low-Rise
Residential Low-Rise

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Meters

Map 6 of 17

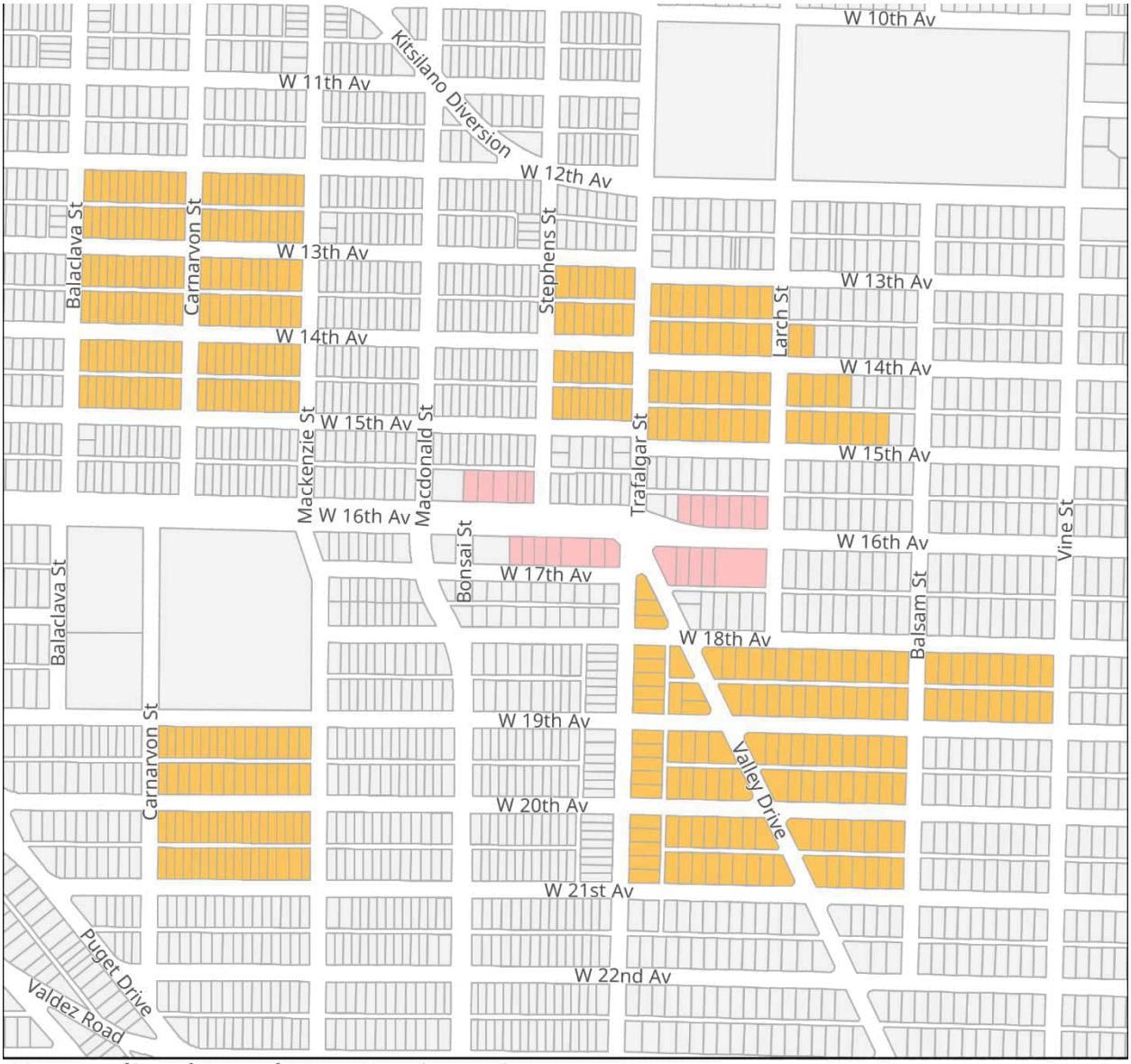


Generalized Land Use Designations
Knight St & E 33rd Ave Village

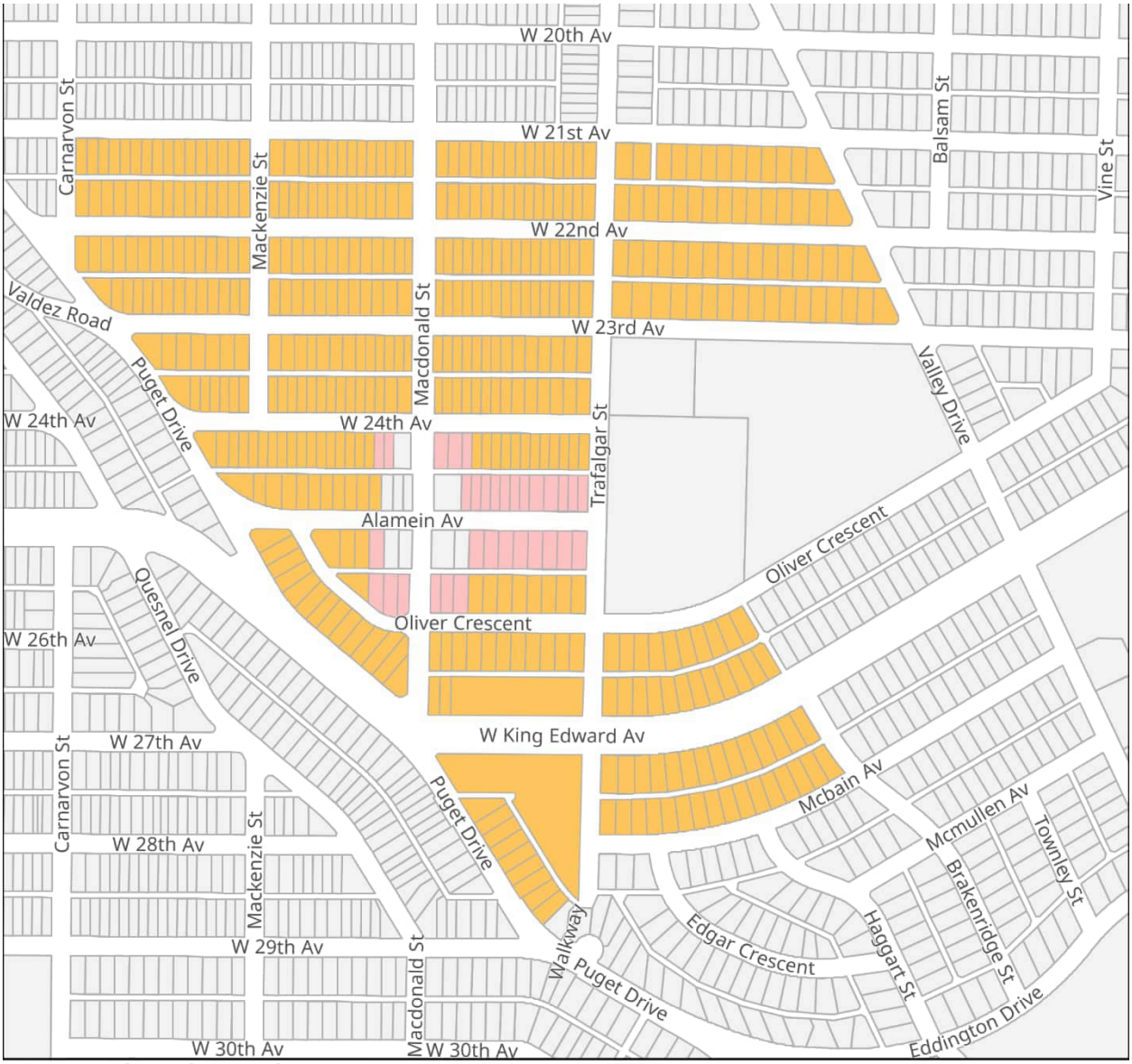
Mixed-Use Low-Rise
Residential Low-Rise

0 55 110 220
Meters

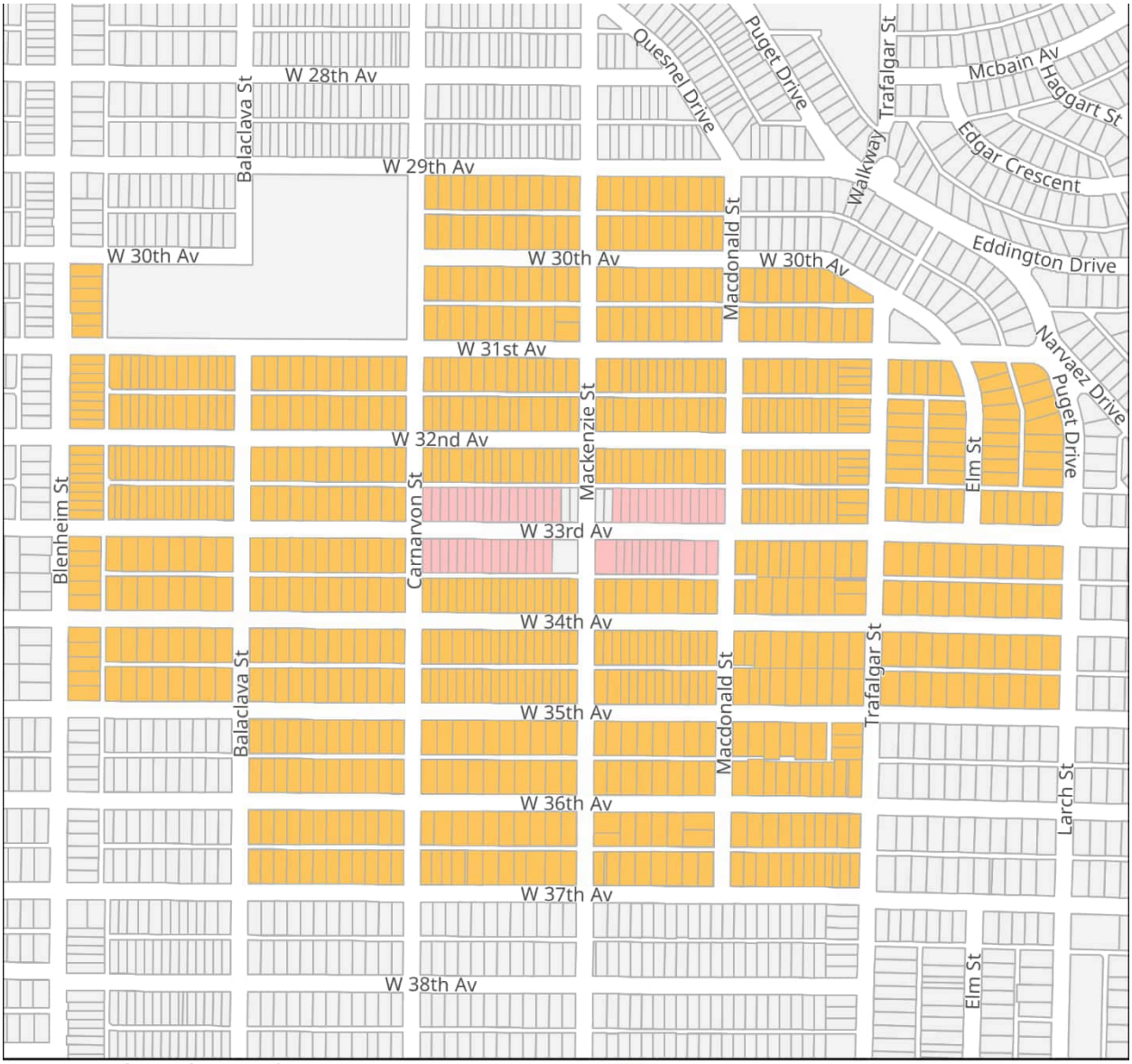
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W 10th Av
Kitsilano Diversion
W 11th Av
W 12th Av
Balaclava St
Carnarvon St
W 13th Av
Stephens St
Larch St
W 14th Av
Mackenzie St
W 15th Av
Macdonald St
Trafalgar St
W 16th Av
Bonsai St
W 17th Av
Vine St
Balsam St
W 18th Av
W 19th Av
Valley Drive
W 20th Av
W 21st Av
Puget Drive
Valdez Road
W 22nd Av
Generalized Land Use Designations
Macdonald St & W 16th Ave Village
Mixed-Use Low-Rise
Residential Low-Rise
0 65 130 260
Meters

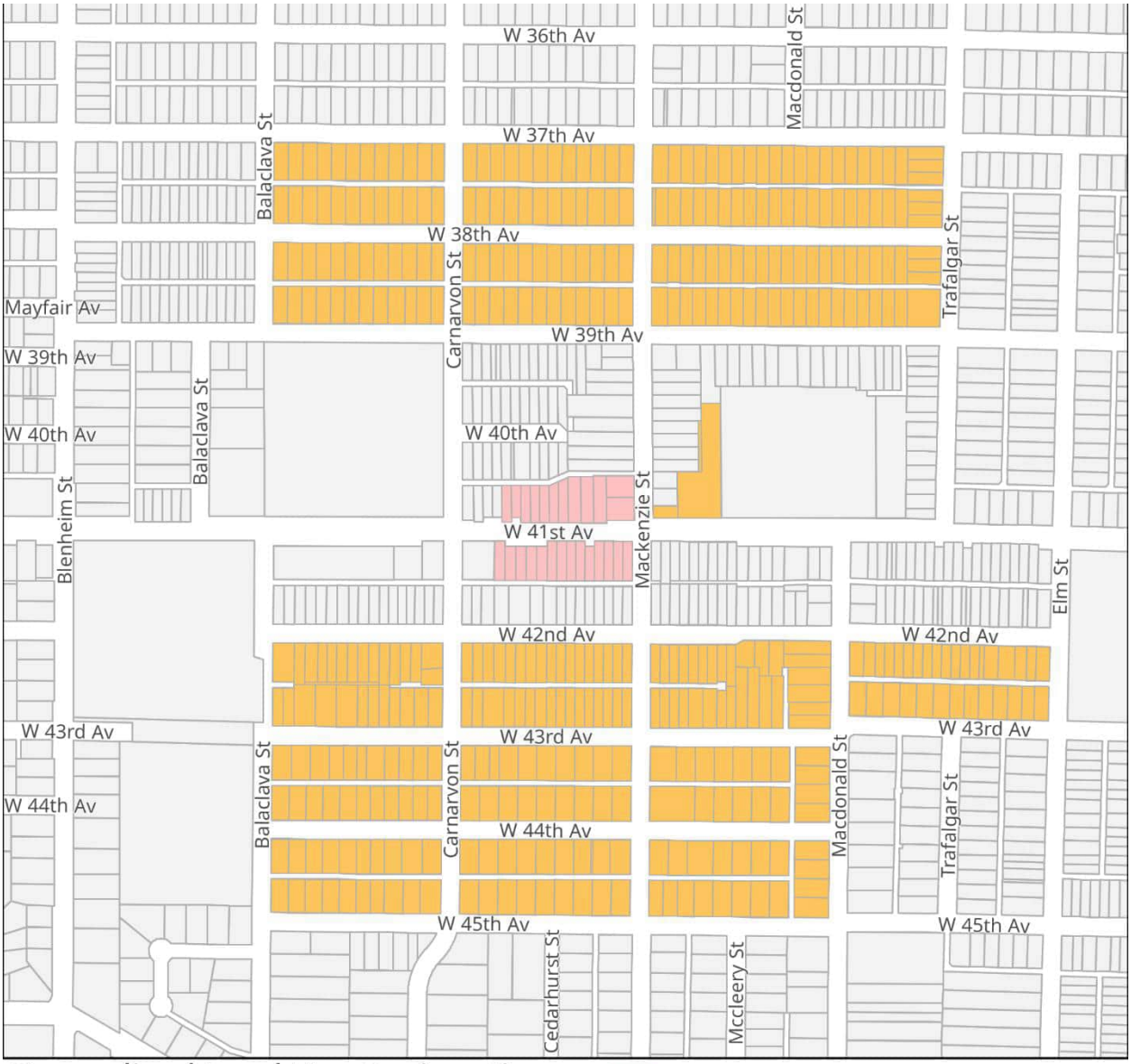
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W 20th Av
W 21st Av
W 22nd Av
W 23rd Av
W 24th Av
W 24th Av
W 26th Av
W 27th Av
W 28th Av
W 29th Av
W 30th Av
W 30th Av
Carnarvon St
Carnarvon St
Mackenzie St
Mackenzie St
Macdonald St
Macdonald St
Balsam St
Vine St
Valdez Road
Puget Drive
Puget Drive
Puget Drive
Trafalgar St
Valley Drive
Alamein Av
Oliver Crescent
Oliver Crescent
Quesnel Drive
W King Edward Av
Mcbain Av
Mcmullen Av
Townley St
Brakenridge St
Haggart St
Edgar Crescent
Walkway
Eddington Drive
Generalized Land Use Designations
Macdonald St & W King Edward Ave
Mixed-Use Low-Rise
Residential Low-Rise
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Meters

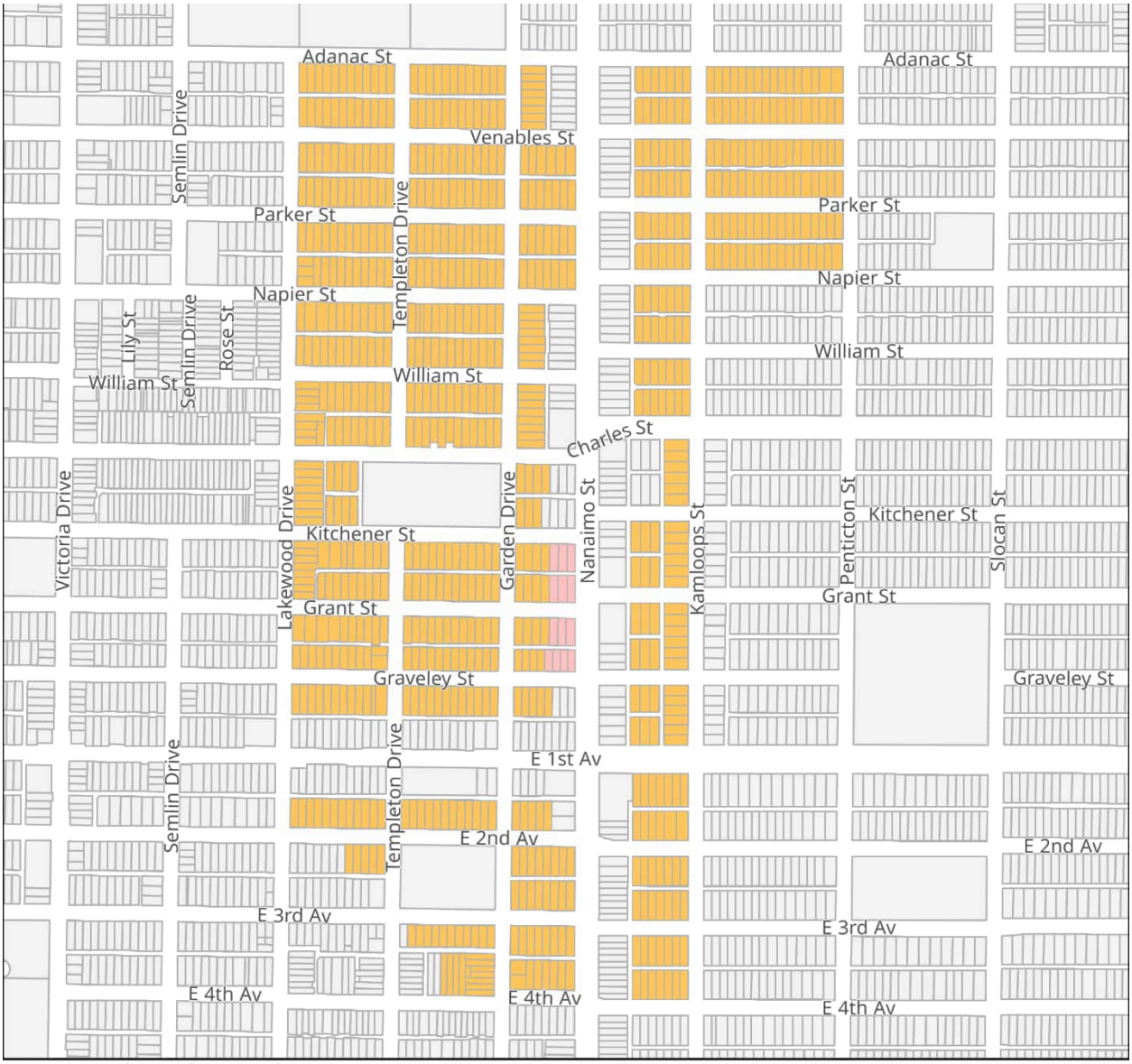
Map 9 of 17


Quesnel Drive
Puget Drive
Trafalgar St
Mcbain Av
Haggart St
Edgar Crescent
Walkway
Eddington Drive
Narvaez Drive
W 28th Av
Balaclava St
W 29th Av
W 30th Av
Macdonald St
W 31st Av
Mackenzie St
W 32nd Av
Elm St
Blenheim St
Carnarvon St
W 33rd Av
W 34th Av
W 35th Av
Larch St
W 36th Av
W 37th Av
W 38th Av
Generalized Land Use Designations
Mackenzie St & W 33rd Ave Village
Mixed-Use Low-Rise
Residential Low-Rise
0 65 130 260
Meters

Map 10 of 17


W 36th Av
Macdonald St
Balaclava St
W 37th Av
W 38th Av
Carnarvon St
Trafalgar St
Mayfair Av
W 39th Av
W 40th Av
Blenheim St
Mackenzie St
W 41st Av
Elm St
W 42nd Av
W 43rd Av
W 44th Av
W 45th Av
Cedarhurst St
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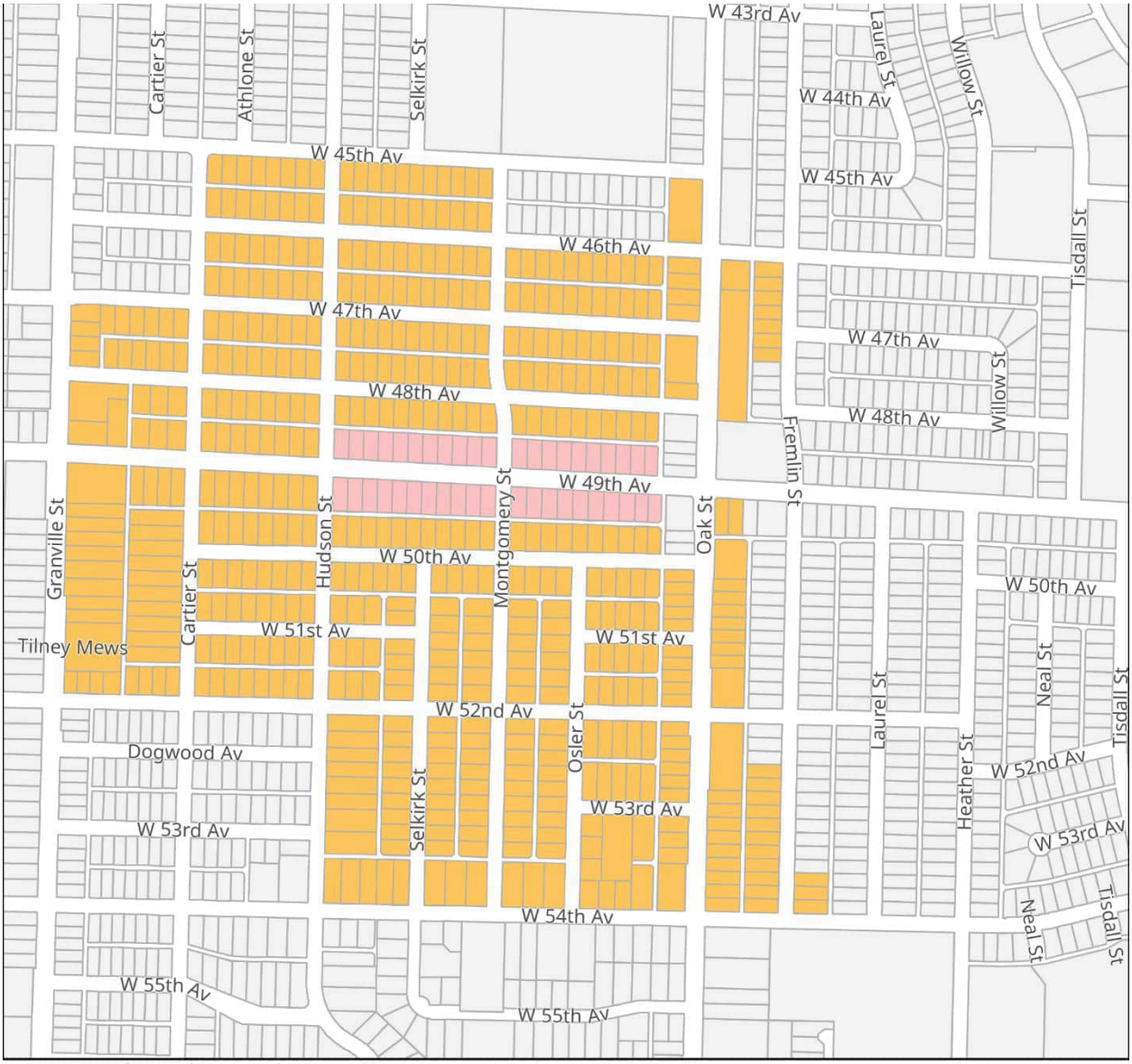
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Adanac St
Adanac St
Semlin Drive
Venables St
Parker St
Templeton Drive
Parker St
Napier St
Napier St
Lily St
Semlin Drive
Rose St
William St
William St
William St
Charles St
Victoria Drive
Lakewood Drive
Kitchener St
Garden Drive
Nanaimo St
Kamloops St
Penticton St
Kitchener St
Slocan St
Grant St
Grant St
Graveley St
Graveley St
E 1st Av
Semlin Drive
Templeton Drive
E 2nd Av
E 2nd Av
E 3rd Av
E 3rd Av
E 4th Av
E 4th Av
E 4th Av
Generalized Land Use Designations
Nanaimo St & E 1st Ave Village
Mixed-Use Low-Rise
Residential Low-Rise
0 70 140 280
Meters

Map 12 of 17


E 4th Av
E 5th Av
E 6th Av
E 7th Av
E 8th Av
E Broadway
E 10th Av
E 11th Av
E 12th Av
E 13th Av
E 14th Av
Templeton Drive
Semlin Drive
Lakewood Drive
Garden Drive
Victoria Drive
Nanaimo St
Kamloops St
Penticton St
Grandview Hwy North
Grandview Hwy South
Generalized Land Use Designations
Nanaimo St & E Broadway Village
Mixed-Use Low-Rise
Residential Low-Rise
0 55 110 220
Meters

Map 13 of 17

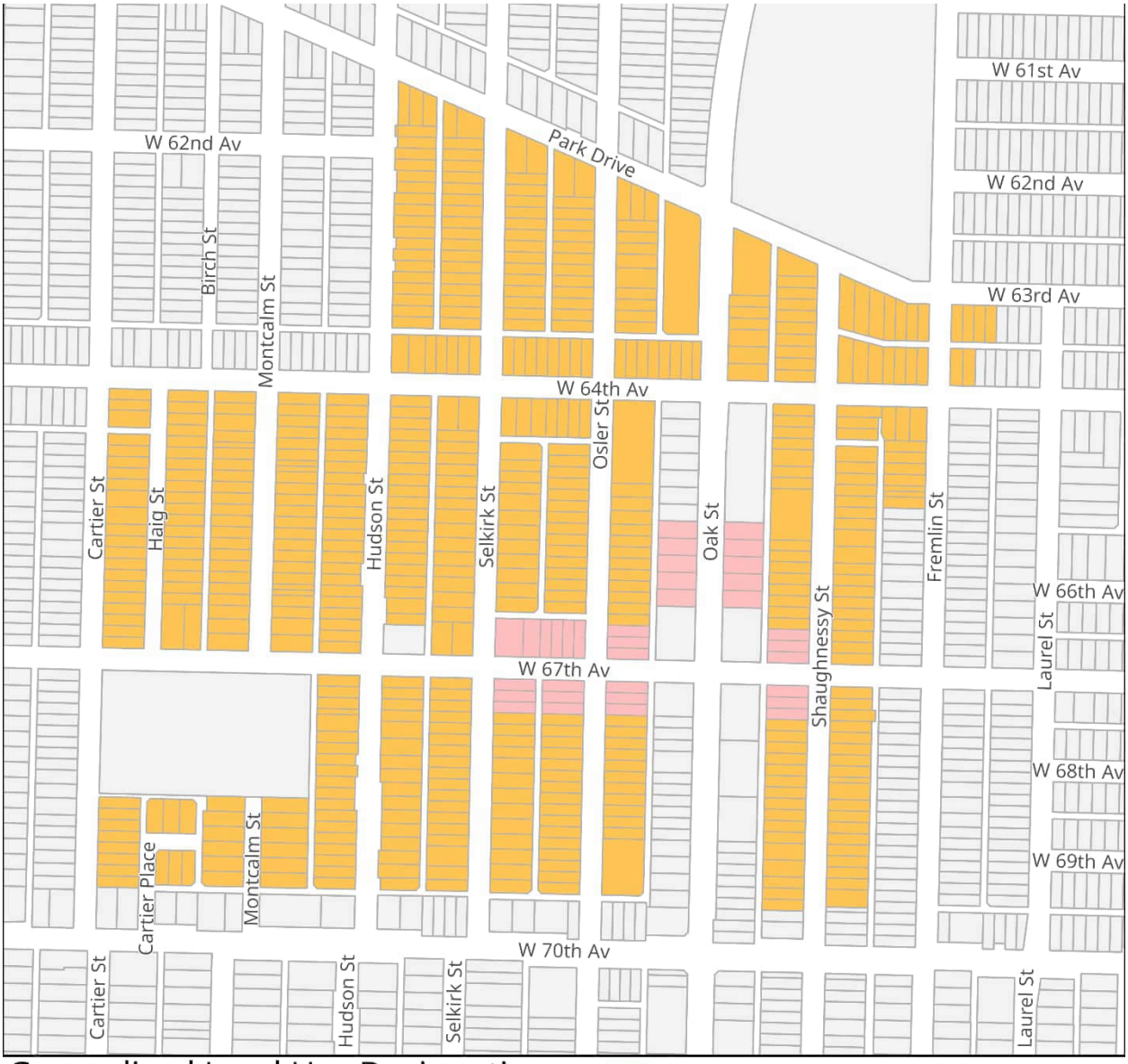


Generalized Land Use Designations
Oak St & W 49th Ave Village

Mixed-Use Low-Rise
Residential Low-Rise

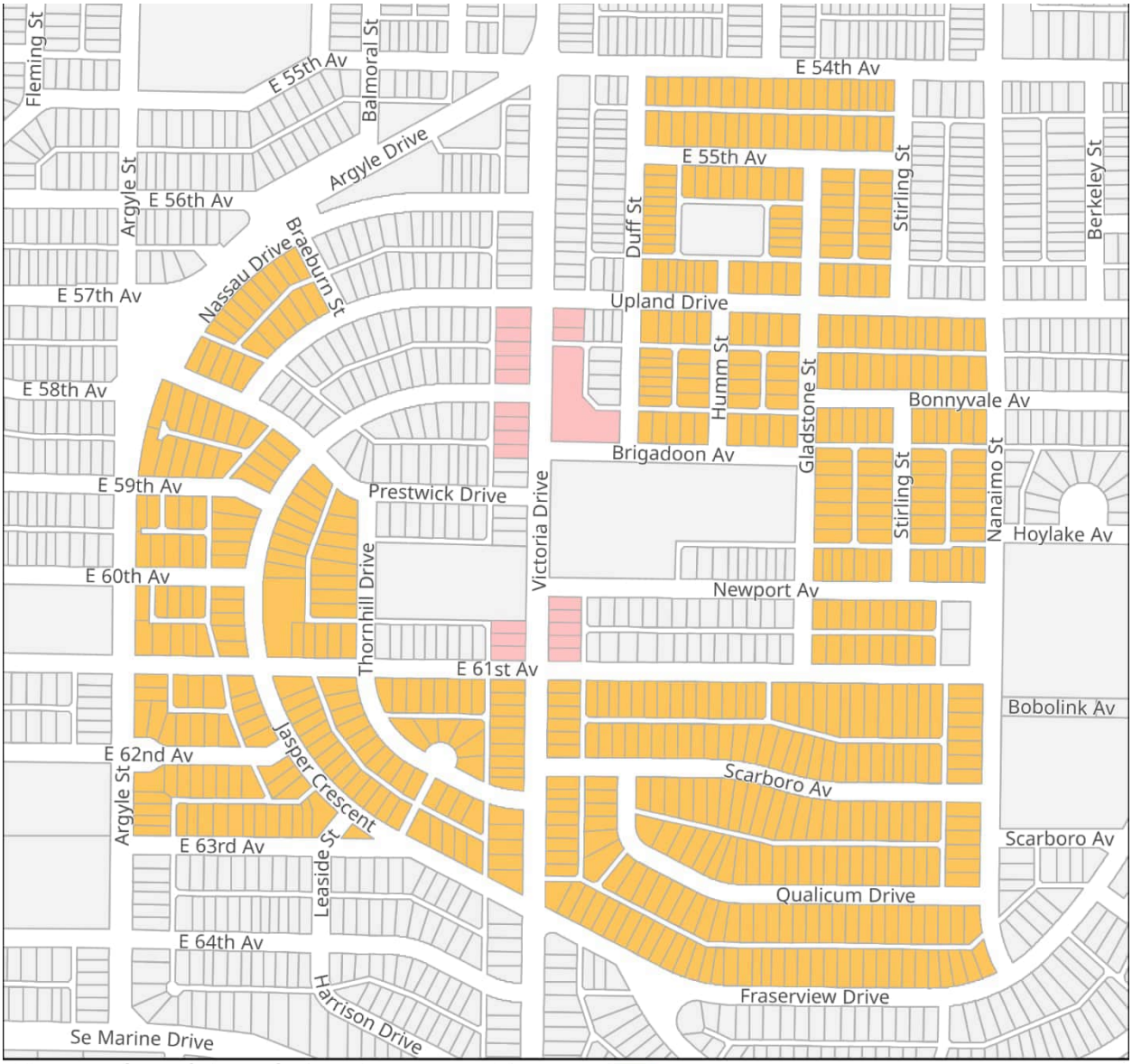
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Map 14 of 17



Generalized Land Use Designations
Oak St & W 67th Ave Village

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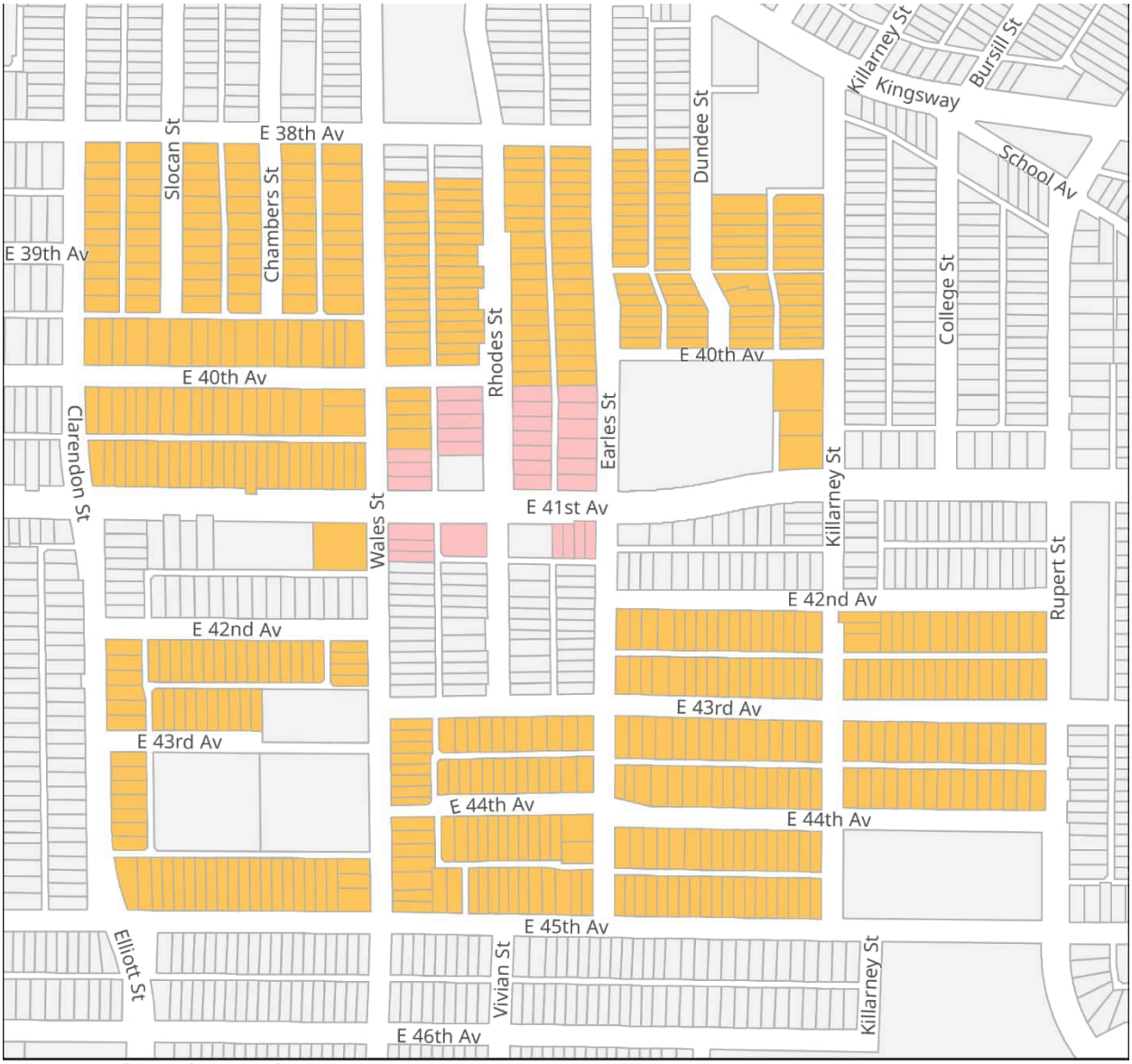


Generalized Land Use Designations
Victoria Dr & E 61st Ave Village

Mixed-Use Low-Rise
Residential Low-Rise

0 60 120 240
Meters

Map 16 of 17


Killarney St
Bursill St
Kingsway
School Av
E 38th Av
Slocan St
Chambers St
Dundee St
E 39th Av
College St
Rhodes St
E 40th Av
E 40th Av
Clarendon St
Earles St
Killarney St
Wales St
E 41st Av
Rupert St
E 42nd Av
E 42nd Av
E 43rd Av
E 43rd Av
E 44th Av
E 44th Av
E 45th Av
Elliott St
Vivian St
Killarney St
E 46th Av
Generalized Land Use Designations
Wales St & E 41st Ave Village
Mixed-Use Low-Rise
Residential Low-Rise
0 50 100 200
Meters

Map 17 of 17

APPENDIX B

VILLAGES PLAN



This document is to be interpreted within the context of Vancouver's land use framework, with the *Vancouver Official Development Plan* ("the *Vancouver ODP*") as the guiding policy document. Rezoning applications will be reviewed for consistency with the *Vancouver ODP*, including the Generalized Land Use designations and related policies within the *Vancouver ODP*.

How To Use This Document

This document contains land use directions and supporting policies to guide growth in Village areas across the city, and is meant to assist in the preparation and review of rezoning and development permit applications in these areas. The document contains four parts as follows:

Part 1: Introduction - provides context on the *Villages Plan* area and the planning process, including the relationship to the *Vancouver Official Development Plan* and relevant area plans and city-wide policies.

Part 2: Land Use - outlines land use policies applicable across all Village areas, including uses, heights and densities intended to provide a clear framework to guide future development. It also includes policies and development pathways specific to each Village to inform unique opportunities for development and how these changes are delivered.

Part 3: Policy Areas - provides long-term guidance and direction across all Village areas on a variety of topics, including Housing, Economy, Transportation, Public Space, Parks, Ecology, Community Infrastructure, Arts, Culture and Heritage.

Part 4: Implementation - includes approaches to delivering public benefits and monitoring change over time, to evaluate whether the objectives of the *Villages Plan* are being achieved as these areas grow.

To help navigate the document some links have been included to redirect the reader to the appropriate page or reference document. To use the links simply click on the blue reference text (e.g. To learn more see Part 2: Land Use). Links to other City documents referenced throughout the *Plan* can be found in the Document References section at the end of this document.

The document also includes a Glossary with definitions for a selection of terms to help clarify their meaning in the context of this document. Any terms defined in the Glossary are shown as underlined text throughout the document.

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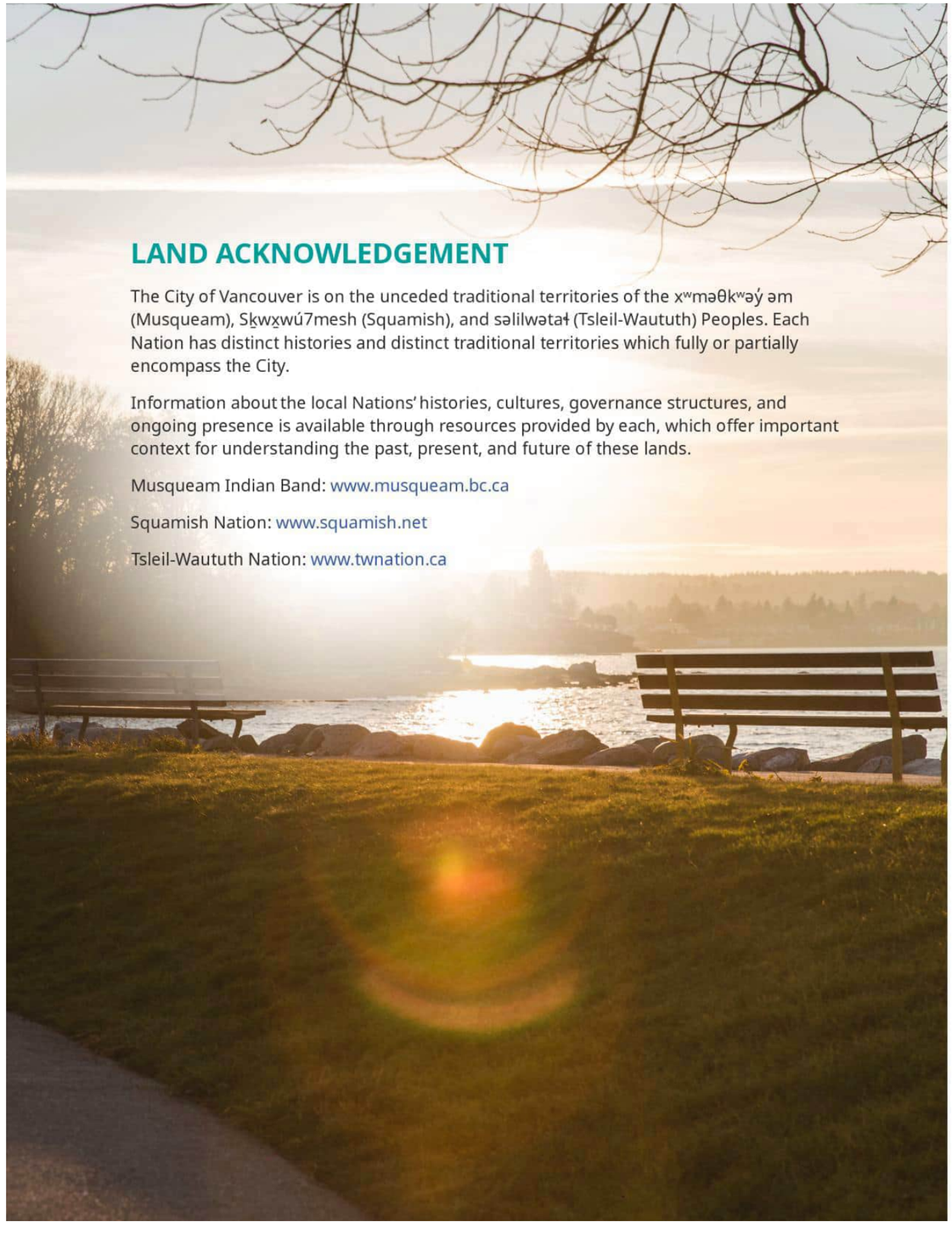
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LAND ACKNOWLEDGEMENT
The City of Vancouver is on the unceded traditional territories of the xʷməθkʷəy̓ əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Peoples. Each Nation has distinct histories and distinct traditional territories which fully or partially encompass the City.
Information about the local Nations' histories, cultures, governance structures, and ongoing presence is available through resources provided by each, which offer important context for understanding the past, present, and future of these lands.
Musqueam Indian Band: www.musqueam.bc.ca
Squamish Nation: www.squamish.net
Tsleil-Waututh Nation: www.twnation.ca

UNDRIP

In 2013, Vancouver City Council formally endorsed the *United Nations Declaration on the Rights of Indigenous Peoples* (*UNDRIP*). Vancouver was later designated as a City of Reconciliation when the *Reconciliation Framework* was adopted by Council in 2014. Since that time, the City has advanced the *Reconciliation Framework* intended to deepen understanding and strengthen relationships with First Nations and urban Indigenous peoples. This commitment was reaffirmed in 2022 through Council's adoption of the *City of Vancouver's UNDRIP Strategy* (the *"UNDRIP Strategy"*), followed by approval of the *City of Vancouver UNDRIP Action Plan 2024-2028* ("the *UNDRIP Action Plan*") by all partner Councils in June 2024. Implementation of the *Villages Plan* will be guided by these commitments and will align with, and support, the calls to action outlined in the *UNDRIP Strategy*.

The *Villages Plan* advances implementation of the City's *UNDRIP Action Plan* through the planning process and policy outcomes as described in the table below.

Relationship Foundations

UNDRIP Action		Villages Planning Process
3.5	Ensure the City funds Musqueam, Squamish, and Tsleil-Waututh with capacity funding for any process the City wishes the Nations to participate in. Ensure the diverse Indigenous individuals living in the City are also funded for their engagement time and effort.	Incorporated capacity funding to support local Nations participation at key stages. Funding was administered through the City's referral process, to support the Nations in contributing time, cultural knowledge, and technical expertise throughout the process as desired.
4.13	In consultation with Musqueam, Squamish, and Tsleil-Waututh, create processes for the diverse Indigenous populations living in the city to be represented in decisions which impact their lives, including access to services, quality of life and reflection in the City.	In collaboration with Indigenous Relations, facilitated engagement sessions with urban Indigenous community members as part of the implementation of the *City of Vancouver Urban Indigenous Engagement Framework*. The framework is the response to action 4.13 and was informed by the Nations.

Cultural Presence

UNDRIP Action		Villages Planning Process
1.8B	Support greater visibility for Musqueam, Squamish, and Tsleil-Waututh. Prioritize Musqueam, Squamish, and Tsleil-Waututh cultural expression, art, and language of the local Nations. Ensure selection processes have Musqueam, Squamish, and Tsleil-Waututh representation.	Informed by feedback from the Nations, the *Villages Plan* gives direction to identify public art opportunities on City-owned sites and supports delivery through a coordinated approach as Villages grow. See policy 3.5.2.3 in Section 3.5.2: Arts and Culture Policies.
4.11	Prioritize Musqueam, Squamish, and Tsleil-Waututh public art and other cultural programming within cultural recognition, in ways that allow for self-determination over cultural expression on the land and public realm.	Informed by feedback from the Nations, the *Villages Plan* gives direction to identify public art opportunities on City-owned sites and supports delivery through a coordinated approach as Villages grow. See policy 3.5.2.3 in Section 3.5.2: Arts and Culture Policies.



Part 1: Introduction

1.1 OVERVIEW

The *Villages Plan* ("the *Plan*") guides the growth and change in 17 areas identified in the Urban Structure Strategy of the *Vancouver Official Development Plan* ("the *Vancouver ODP*") as shown in Map 1.1. Over time, these Villages will become even more vibrant, complete neighbourhoods where people can live, shop and connect within a short five-minute walk, roll, or bike ride from home. This *Plan* sets out a future in which these areas will have diverse shops, services and a mix of missing middle housing options that support a wide range of residents.

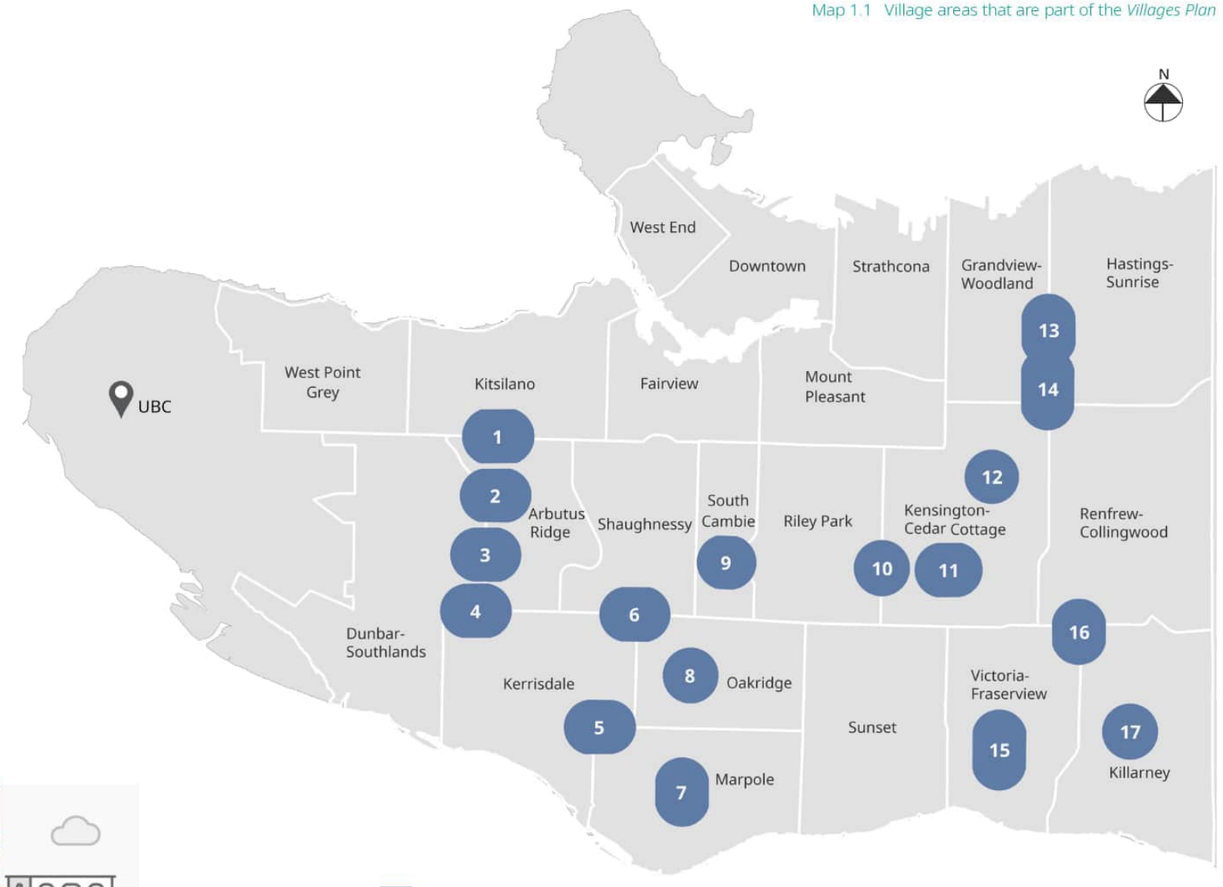
The main objectives of the *Villages Plan* are to enable a variety of building types ranging from ground-oriented multiplexes and townhouses to low-rise apartments, as well as mixed-use buildings with space for shops and services on the ground floor. Expanding housing choices in these areas will make it possible for aging residents to downsize and stay in their community, while enabling families and young people to find homes that meet their needs in many neighbourhoods across the city.

Having more people live close to shops and services strengthens the viability of local businesses, contributing to more resilient and connected communities where residents and businesses can thrive together.

Figure 1.1 Diagram of the missing middle housing options



Map 1.1 Village areas that are part of the *Villages Plan*



1: Macdonald St. & W 16th Ave.
2: Macdonald St. & W King Edward Ave.
3: Mackenzie St. & W 33rd Ave.
4: Mackenzie St. & W 41st Ave.
5: Angus Dr. & W 57th Ave.
6: Granville St. & W 41st Ave.
7: Oak St. & W 67th Ave.
8: Oak St. & W 49th Ave.
9: Heather St. & W 33rd Ave.
10: Fraser St. & E 33rd Ave.
11: Knight St. & E 33rd Ave.
12: Commercial St. & E 20th Ave.
13: Nanaimo St. & E 1st Ave.
14: Nanaimo St. & E Broadway
15: Victoria Dr. & E 61st Ave.
16: Wales St. & E 41st Ave.
17: Kerr St. & E 54th Ave.

Figure 1.2 Illustration of potential future growth in a Village



Image shown for illustrative purposes only.
It does not depict any specific location.

Part 1 Introduction

1.2 VANCOUVER OFFICIAL DEVELOPMENT PLAN CONTEXT

Foundational Principles and Big Ideas

The *Vancouver Official Development Plan* provides a unified vision for how the city will grow and develop for the next 30 years and beyond.

> ***Vancouver ODP* Vision:**
>
> Vancouver is a city that lives in greater balance with our ecological systems while providing more complete, inclusive, and resilient neighbourhoods where people of all ages, incomes, abilities, and backgrounds thrive.

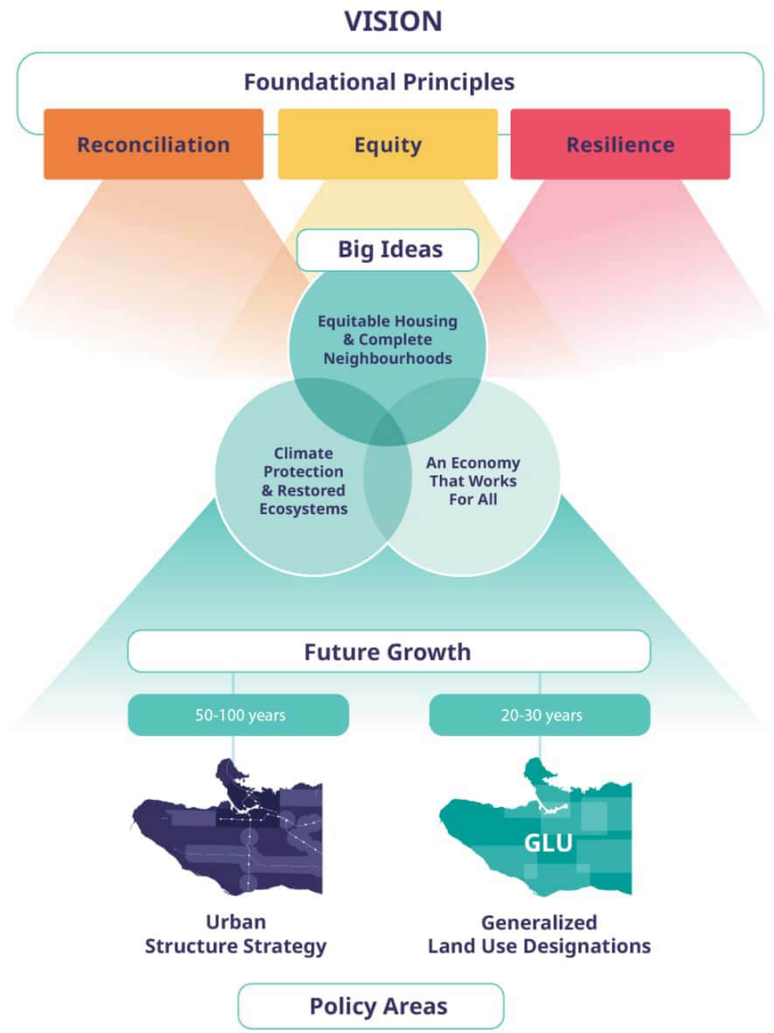
The *Vancouver ODP* is centred on the three Foundational Principles of **Reconciliation, Equity and Resilience**. These principles guide the implementation of the *Vancouver ODP*, including new area plans such as the *Villages Plan*. The main aspirations of the *Vancouver ODP* are represented through Three Big Ideas:

- **Equitable Housing and Complete Neighbourhoods;**
- **An Economy that Works for All; and**
- **Climate Protection and Restored Ecosystems**

While the *Villages Plan* touches upon all of these, it brings significant progress on advancing **Equitable Housing and Complete Neighbourhoods**, which focuses on strengthening low-density residential neighbourhoods by adding shops, services and housing choice to provide more complete, inclusive, and resilient neighbourhoods.

The *Vancouver ODP* includes an Urban Structure Strategy, which uses neighbourhood types to illustrate the kind and intensity of change anticipated across the city. The strategy will be implemented through more detailed policy development and area planning, such as this *Plan*.

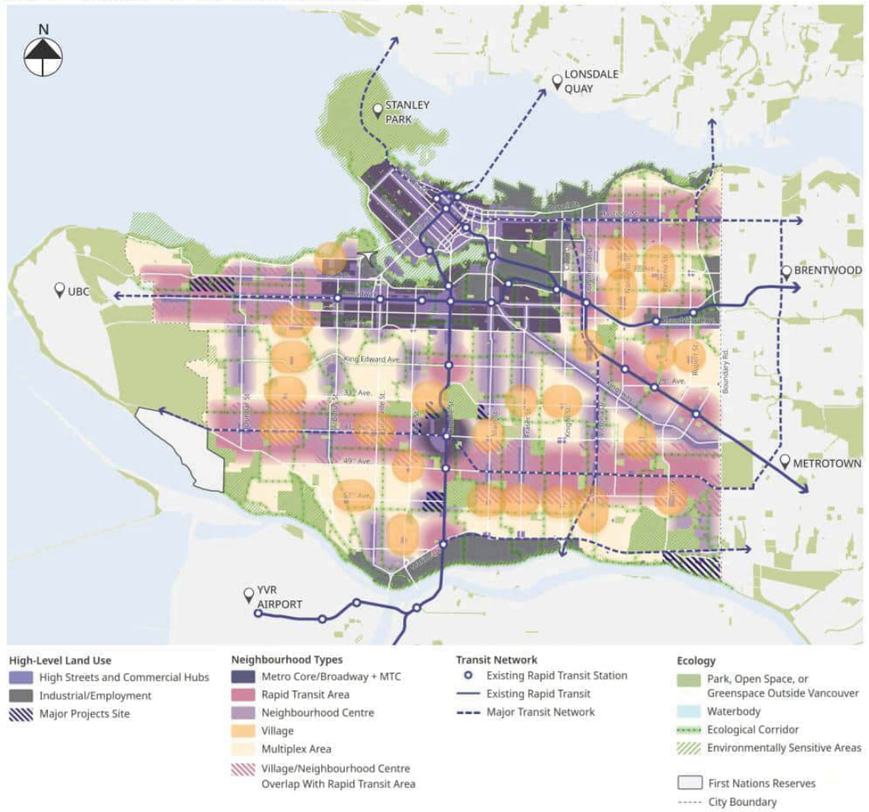
Figure 1.3 *Vancouver ODP* document structure



Vancouver Official Development Plan Direction for Villages

Villages are one of the neighbourhood types illustrated in the Urban Structure Strategy of the *Vancouver ODP*. The *Vancouver ODP* identifies 25 Village areas across the city, each centred around a small collection of commercial or community-serving uses adjacent to primarily low-density residential areas. The Village areas illustrated in the *Vancouver ODP*'s Urban Structure Strategy are conceptual (see Map 1.2) and meant to be refined through an area planning process.

Map 1.2 *Vancouver ODP* Urban Structure Strategy



The *Villages Plan* builds on directions from the *Vancouver ODP* to advance the implementation of the Village neighbourhood type. It enables housing choice and expanded retail uses in these areas while minimizing displacement and increasing the diversity of housing in areas served by transit.

***Vancouver ODP*'s Direction FG1.8: Villages**

Strengthen low-density residential neighbourhoods by adding shops, services, and housing choice to provide more complete, inclusive, and resilient neighbourhoods

FG1.8.1 Housing: Create new housing opportunities for low- and moderate-income households with an emphasis on purpose-built rental and social housing located off busy main streets yet near transit, parks, schools, and other amenities and services.

FG1.8.2 Housing: Enable ground-oriented missing middle housing options such as multiplexes and townhouses.

FG1.8.3 Shopping Areas*:* Expand existing retail clusters along streets less impacted by traffic noise and pollution. Where existing retail clusters do not exist, explore opportunities to locate retail near community uses such as schools, public and non-profit childcare, and community infrastructure.

FG1.8.4 Shopping Areas*:* Consider a minimum of two continuous blocks of retail to improve business viability.

FG1.8.5 Built form: Allow a variety of mixed-use, low-rise buildings and detached and low-rise housing between 3-6 storeys.

FG1.8.6 Public Realm: Co-locate public open spaces with shops, services, and community spaces to support local businesses and provide opportunities for social connection.

FG1.8.7 Nature: Explore opportunities to retain trees and preserve native soils wherever possible. Integrate ecological landscaping and function into the design of new private developments.

FG1.8.8 Amenities: Explore ways to support village-scale childcare, community and cultural infrastructure.

The *Villages Plan* also advances relevant city-wide directions from Part 5 of the *Vancouver ODP* as listed in Part 3: Policy Areas of this document.

1.3 VILLAGES PLAN AREA

The *Villages Plan* area includes 17 of the 25 Villages identified in the *Vancouver ODP*. They are distributed across the city, including neighbourhoods on the west, east, and south sides of Vancouver.

Through the planning process, the conceptual locations for the 17 Villages in scope for this project were refined, resulting in land use change areas shown in Part 2: Land Use. For the Village on Heather Street and W 33rd Avenue, the land use changes are integrated in the *Cambie Corridor Plan*, to learn more see Section 1.5: Relationship to Area Plans and Transit-oriented Areas.

The 17 Villages were grouped into 5 clusters based on geographic proximity as shown in Map 1.3. This enabled a more comprehensive planning approach that accounted for systems across the Villages, such as transportation and utilities networks. It also supported engagement at a neighbourhood scale, inviting residents from neighbourhoods within the cluster to participate together.

Map 1.3 Villages grouped into geographical clusters



Park or Open Space

Village Cluster

- Central Villages
- East Villages
- Southeast Villages
- Southwest Villages
- West Villages
- Village Area in Rupert and Renfrew Station Area Plan

Part 1 Introduction

1.4 VILLAGES TODAY

The 17 Villages included in the *Villages Plan* are distinct and unique in character, each having slightly different conditions present today. However, there are some common characteristics across these Villages:

Housing types and choices are generally limited, consisting mostly of single detached homes, duplexes and laneway houses. While existing policies allow some townhouses and apartments in certain Villages, these are generally limited to areas along or close to major streets. The limited choice in housing supply also means that there are fewer rental housing options. There are a few exceptions, such as Kerr Street & E 54th Avenue and Macdonald Street & King Edward Avenue, where older purpose-built rental housing exists, or Commercial Street & E 20th Avenue, where new rental buildings have been constructed recently.

There are existing shops and services in all Villages, however, the number and types of shops vary. Some Villages have a broader mix of local businesses and services, including bakeries, coffee shops, physiotherapists and hair salons. In the case of the Kerr Street and E 54th Avenue Village, Champlain Square offers a established shopping centre with a wide variety of shops and services. Other Villages have very limited retail options that do not meet essential daily needs. Today, only 5 of the 17 Villages have a full-service grocery store located in the Village or immediately adjacent.

To learn more refer to the *Villages Profiles* for a glance at the Villages at the time the planning process was underway. The document provides a description of these Village areas, including demographic information and key characteristics that informed the planning process.

The *Villages Plan* enables the land use change for these areas to grow and change over time. Their unique conditions guided the location of expanded mixed-use areas for shops and services, as well as the boundaries of the residential areas. While there is some consistency to the housing types that are enabled through this *Plan*, each Village will develop individually, with a different mix of housing, shops and services, at their own pace.



Oak Street & W 67th Avenue Village


Nanaimo Street & E Broadway Village



Commercial Street & E 20th Avenue Village


Fraser Street & E 33rd Avenue Village


Victoria Drive & E 61st Avenue Village

1.5 RELATIONSHIP TO AREA PLANS AND TRANSIT-ORIENTED AREAS

In developing the *Villages Plan*, staff completed a comprehensive review of existing area plans and other policies to understand the land use directions and rezoning pathways available at the time the planning process was underway.

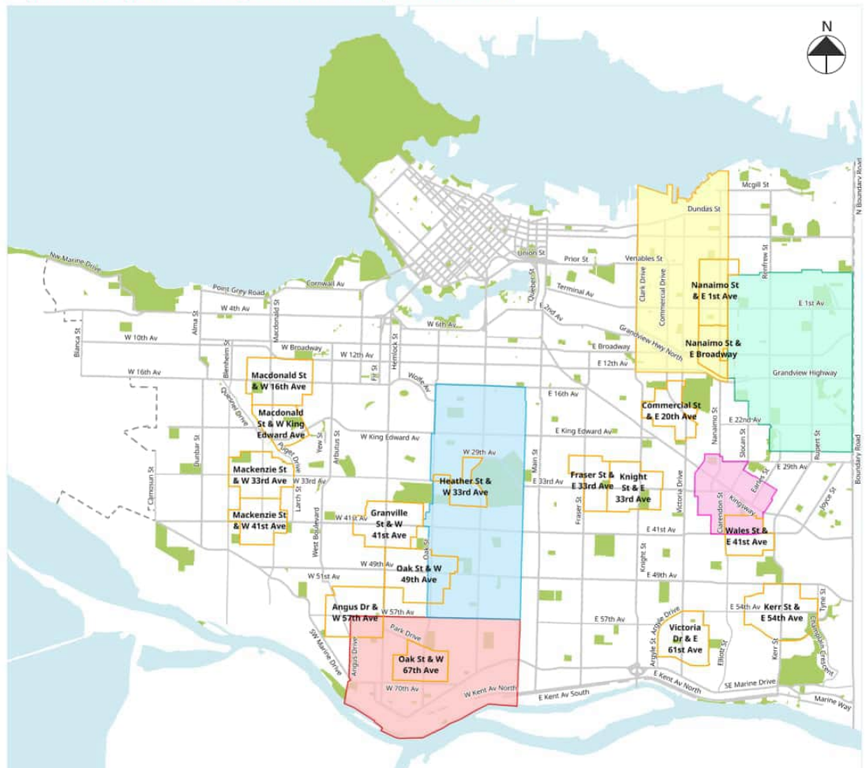
1.5.1 Area Plans

Several area plans (*Grandview-Woodland Community Plan, Cambie Corridor Plan, Norquay Village Neighbourhood Centre Plan,* and *Marpole Community Plan*) overlap with the *Villages Plan* areas, as shown in Map 1.4. To avoid duplicate policy directions and ensure a consistent approach to land use and development, content related to these areas has been removed from previous area plans and integrated into the *Villages Plan*. Where area plans identified specific rezoning opportunities or policy directions for areas now within the Villages, these opportunities are now reflected in the *Villages Plan*.

An exception to the overall approach to area plans applies to the Heather and 33rd Village. This Village is entirely located within the *Cambie Corridor Plan* and the opportunity for additional change is limited to small areas located between several large sites, such as the hospital campus and Heather Lands. The *Cambie Corridor Plan* has enabled rezonings in this area to 6-storey apartments and townhouses. In 2024, the *Vancouver Charter* was amended to include provincial Transit-Oriented Areas regulations to enable further change up to 8 storeys in much of this area. Many of the sites in this Village have already been developed or rezoned to Comprehensive Development (CD-1) for 6-storey buildings under these policies. As a result, the proposed land use and zoning changes from the Villages planning process is focused on adding housing opportunities up to 6 storeys on remaining sites. For this area, all land use directions are delivered through an amendment to the *Cambie Corridor Plan*, retaining all existing policies as applicable in that plan.

Villages along Nanaimo Street include sites that are part of the more recently approved *Rupert and Renfrew Station Area Plan*. The planning process around the Rupert and Renfrew SkyTrain stations occurred after the adoption of the former *Vancouver Plan* (now *Vancouver ODP*). Since the *Rupert and Renfrew Station Area Plan* advanced the delivery of Village-scale development on those sites, these areas were not included as part of the Villages planning process.

Map 1.4 Overlap between Villages and other area plan boundaries



Part 1 Introduction

1.5.2 Transit-Oriented Areas

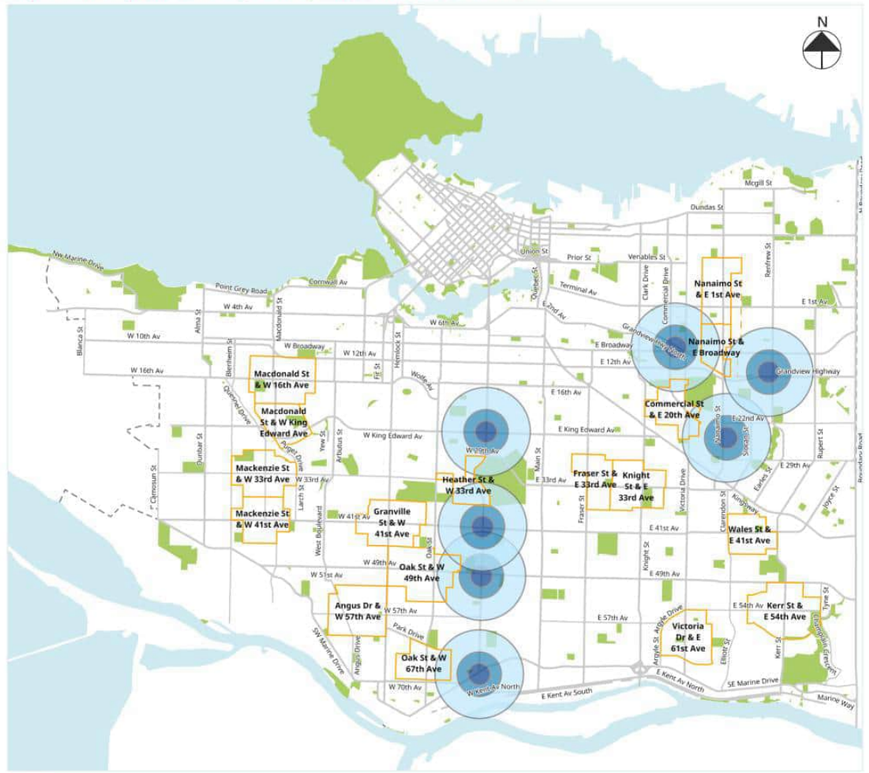
The Vancouver Transit-Oriented Areas regulations in the *Vancouver Charter* identifies minimum allowable densities and heights for sites zoned to permit residential uses within 800 metres of transit stations. These minimum allowable densities and heights are determined by tiers based on the distance from the transit station.

Some Villages include sites in proximity to SkyTrain stations that meet the definition of a tier 3 Transit-Oriented Area, between 400 and 800 metres from the station, as shown in Map 1.5. For these sites, the Vancouver Transit-Oriented Areas regulations enable a density of 3.0 FSR and a height of 8 storeys, and these directions are incorporated in the *Villages Plan*.



SkyTrain guideway near Commercial-Broadway station

Map 1.5 Overlap between Villages and provincial Transit-Oriented Areas



Note: This map is for illustration purposes only. Review the *Transit-Oriented Areas Designation By-law* for detailed information on sites that are included in the TOA.

1.6 VILLAGES PLANNING PROCESS

The Villages planning process is a new approach to area planning – an approach that brings meaningful change to many low-density residential neighbourhoods across the city, transforming them into lively, diverse, and walkable neighbourhoods. Guided by the clear policy directions of the *Vancouver ODP*, the planning process focuses on enabling missing middle housing and more shops and services through a variety of building types up to 6 storeys. This allows a consistent approach to the Villages land use planning and implementation, while responding to the conditions that characterize each Village. The use of standardized district schedules and City-initiated rezoning, where possible, streamlines the delivery of housing and commercial space as explained in Part 2: Land Use. By enabling the same type of change in 17 areas simultaneously, the approach supports incremental growth that is anticipated to be gradual and distributed. This allows time for the delivery of other elements that help transform Villages into vibrant, active neighbourhoods,to be responsive to the changing neighbourhood context.

1.6.1 Planning Phases

The Villages planning process consisted of three phases and took approximately 18 months to complete. Implementation and monitoring will follow Council's approval. The project phases are outlined below:

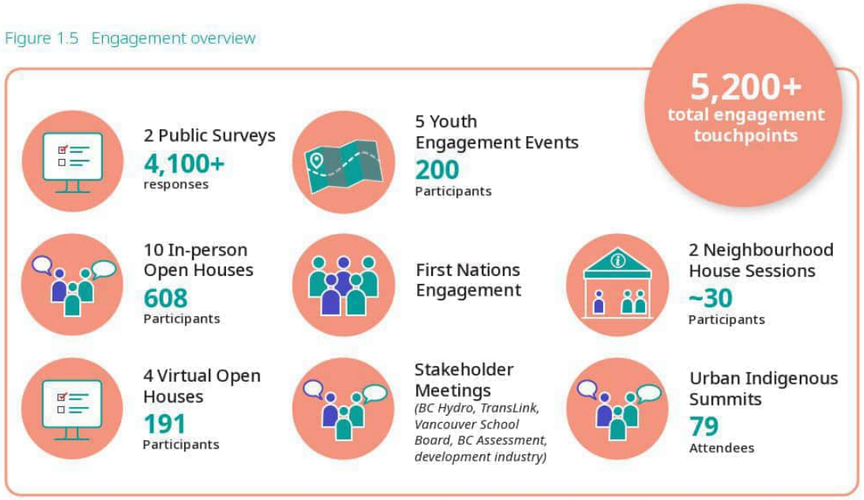
Figure 1.4 Villages planning process - project phases



1.6.2 Engagement Strategy

As part of the Villages planning process, City staff engaged a wide range of people to reflect the diverse backgrounds of existing and future residents. The process offered a combination of in-person and virtual engagement opportunities, which included a variety of engagement tools such as asset mapping, surveys, open houses, workshops, visioning activities, information sessions and pop ups.

Figure 1.5 Engagement overview





Villages in-person public open house

Indigenous Engagement

Local Nations

As a City of Reconciliation, staff reached out to the local Nations through the City's referral process to enable early and on-going dialogue regarding the planning process and changes being proposed. Engagement was initiated at the time of project launch with referrals sent to xʷməθkʷəy̓əm (Musqueam Indian Band), Sḵwx̱wú7mesh Úxwumixw (Squamish Nation), and səlilwətaɬ (Tsleil-Waututh Nation), inviting opportunities for discussions, questions, and feedback along with subsequent opportunities for input throughout the various phases of the planning process.

Urban Indigenous peoples

City staff organized and hosted two Urban Indigenous Engagement events held at the time of phase 1 and 2 of the planning process. The workshops served as an important step in building dialogue, ensuring that the urban Indigenous community's priorities and realities inform the *Villages Plan*. Additional information on these sessions can be found online in the *Villages Planning Program Urban Indigenous Engagement Summary Report*.



Urban Indigenous engagement events

Public Engagement

Engagement with the public took place as part of phases 1 and 2 of the planning process, consisting of a wide range of activities, including targeted sessions in neighbourhood houses to reach equity-deserving and harder-to-reach communities, and dedicated youth engagement to ensure that their perspectives were reflected in the process. Across both phases, residents, businesses, and community groups were invited to share their thoughts on how they experience their Villages today, learn about the planning process, and provide input on emerging directions. This feedback shaped refinements to the policies and land use plans, leading to the release of the draft *Villages Plan* in May 2026. As part of phase 3 of the project the public had the opportunity to review the draft plan online and attend virtual information sessions. This phase focused on informing the public on the *Villages Plan*'s components and opportunities to participate in the Council approval process.

Stakeholder Engagement

City staff engaged with many internal and external stakeholders, such as BC Hydro, Vancouver Fire Rescue Services, Vancouver School Board and TransLink. This sessions focused on aligning service provision with proposed growth through the *Villages Plan*. Sessions were also held with development industry professionals to collect their feedback on proposed emerging directions.

Summaries of all phases of engagement were prepared and are available online in the Villages Planning Program Phase 1 and 2 Engagement Summary Reports.



Villages in-person public open house



Neighbourhood house information session

Photo Credit: Melissa, SVNH Advisory Committee member



Part 2: Land Use

2.1 LAND USE OVERVIEW

Land use planning refers to the designation and regulation of land for specific uses and building types. The *Villages Plan* introduces new opportunities to build more housing in low-density residential neighbourhoods and expand areas with shops and services by requiring commercial uses along Village high streets.

2.1.1 Overall Land Use Concept

Following the directions from the *Vancouver ODP*, land use policies were developed to support more housing that better meets the needs of a greater diversity of households in the 17 Villages, while strengthening more walkable neighbourhoods with shops and services nearby. The policies reflect additional considerations explored through the planning process and were informed by engagement. Some of these considerations include: the ability to easily walk, bike or roll to Village high streets; the orientation and size of streets and sites to accommodate new buildings; limiting shadowing on existing parks, public schools and Village high streets; and the ability to build the various housing types proposed.

The land use maps contained in Sections 2.4 to 2.8 illustrate the overall land use concept for each Village. These maps identify a combination of the following main components:

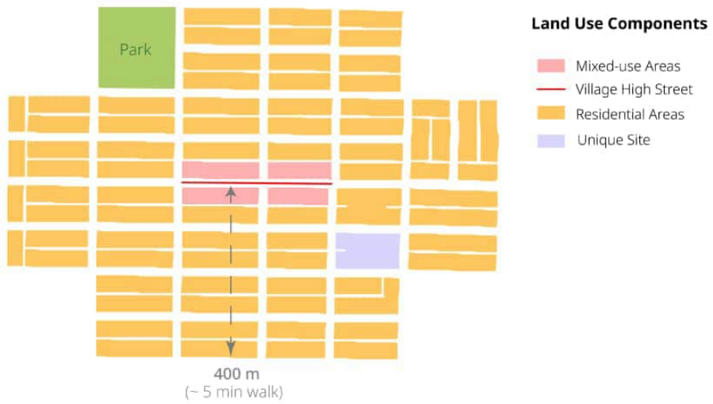
Mixed-use Areas: where additional shops and services will be provided, so people can access most of their daily needs. Sites in these areas may redevelop with low-rise commercial or mixed-use apartment buildings up to 6 storeys (or up to 8 storeys if located within a Transit-Oriented Area). The ground floor in these buildings is required to provide non-residential uses such as shops and services.

Village High Streets: acting as the core of the mixed-use areas, these streets will have building frontages activated by patios, outdoor displays and transparent storefronts that will result in increased public life. Sidewalk widening and other street improvements will also support opportunities for lingering, walking and rolling.

Residential Areas: using an approximate 5-minute walking distance from mixed-use areas, new missing middle housing opportunities are enabled, so that more people can live closer to their daily needs. Sites in these areas may redevelop as either ground-oriented buildings, such as single detached houses, multiplexes and townhouses, or low-rise residential apartments up to 6 storeys (or up to 8 storeys if located within a Transit-Oriented Area).

Unique Sites: where development may support opportunities to renew or deliver amenities and other services that promote a complete neighbourhood. See Section 2.3: Unique Sites for details on how these sites are selected and accompanying policies.

Figure 2.1 Village land use components



2.1.2 Development Opportunities

While similar development opportunities are enabled across all Villages, with building types, heights and densities remaining equal, some tenure and affordability requirements will differ to account for development economics across the various areas of the city where Villages are located. Enhanced affordability requirements will generally apply in the following Villages located on the west side of the city: Macdonald Street & W 16th Avenue, Macdonald Street & W King Edward Avenue, Mackenzie Street & W 33rd Avenue, Mackenzie Street & W 41st Avenue, Angus Drive & W 57th Avenue, Granville Street & W 41st Avenue, Oak Street & W 49th Avenue, Oak Street & W 67th Avenue and Heather Street & W 33rd Avenue.

Independent from the development pathway, any site located in a Transit-Oriented Area may redevelop up to 8 storeys and 3.0 FSR, when 100% of the residential floor area is secured as rental tenure with a minimum 20% of the net residential area provided as below-market rental, to comply with the Vancouver Transit-Oriented Areas regulations as described in Section 1.5.2: Transit-Oriented Areas.

Transition Between Uses

To support a better transition between mixed-use developments and adjacent residential areas, the *City-wide Design and Development Guidelines* provide guidance on design solutions to be explored.

Part 2 Land Use

Mixed-use Areas

For mixed-use areas, the land use policies enable low-rise mixed-use apartment buildings up to 6 storeys. The typical development would consist of commercial uses on the ground floor with residential units on the floors above. The focus is on creating Village high streets with contiguous active storefronts providing more shops and services. The following directions guided the location and extent of the mixed-use areas:

» Locating commercial uses on both sides of the street where feasible, to improve business viability and create defined edges along the Village high street.

» Expanding commercial uses adjacent to existing retail, as well as near schools, parks, and greenways where feasible, to take advantage of community destinations, promote walking and cycling, and improve the long-term viability of local-serving retail.

» Extending commercial uses along local residential streets in strategic locations to create an environment conducive to walking and sitting, thereby reducing reliance on busy arterial streets as Village high streets.



Illustration of a Village mixed-use area along the Village high street

The following table summarizes the types of uses, heights and densities allowed in mixed-use areas for a typical site. Smaller site areas and different densities are enabled as identified in the applicable zoning district schedule.

Table 2.1 Mixed-use area policy summary table

Mixed-use – Low-rise[1]				
Uses	Required non-residential on ground floor (retail, service, cultural and recreational, institutional, office, etc.), residential, commercial or hotel			
Type	Mixed-use apartment			
Location	Villages on the west side of the city[2]		Villages on the east side of the city	
Tenure	Market Rental with BMR[3] or Social Housing	Strata[4] or Market Rental	Market Rental	Strata
# of Storeys[5]	6	4	6	4
Max. Density[6]	3.5 FSR	2.5 FSR	3.5 FSR	2.5 FSR
Zoning District	C-2E		C-2D	
Notes	[1] Additional height and density may be allowed through privately-initiated rezoning opportunities in this document. [2] Villages located on the west side of the city: Macdonald Street & W 16th Avenue, Macdonald Street & W King Edward Avenue, Mackenzie Street & W 33rd Avenue, Mackenzie Street & W 41st Avenue, Angus Drive & W 57th Avenue, Granville Street & W 41st Avenue, Oak Street & W 49th Avenue, Oak Street & W 67th Avenue and Heather Street & W 33rd Avenue. [3] A minimum percentage of the total floor area must be secured as below-market rental housing. Refer to the *C-2A, C-2D and C-2E Districts Schedule* for details. [4] On some existing large lots in Villages on the west side of the city, low-rise mixed-use strata apartment development is subject to affordable housing or cash-in-lieu requirements. Refer to the *C-2A, C-2D and C-2E Districts Schedule* and *Schedule J* from the *Zoning and Development By-law* for details. [5] Number of storeys anticipated from the density allowed under the zoning district. [6] Densities are based on a mid-block site. Other densities are regulated based on site depth and location.			

Residential Areas

For residential areas, the land use policies enable a variety of new residential buildings including multiplexes, townhouses and low-rise apartments up to 6 storeys. It is anticipated that development will result in a mix of all these building types dispersed throughout the residential areas. The focus is on creating a diversity of housing opportunities that allow people of various backgrounds to live in the Villages.

To facilitate the delivery of housing, a space-saving stair design, as described in section 3.2.10 of the *Vancouver Building By-law*, may be considered in apartment buildings to increase building efficiency. This opportunity is anticipated to work well on sites with a frontage of 15 m (49.5 ft.) or small assemblies of a similar frontage.

The following table summarizes the types of uses, heights and densities allowed in these areas for a typical site. Smaller site areas and different densities are enabled as identified in the applicable zoning district schedule.

Table 2.2 Residential area policy summary table

Residential – Low-rise[1]					
Type	Low-rise Apartment			Townhouse	Multiplex
Tenure	Social Housing	Market Rental	Strata[2]	Any[2]	Any[2]
# of Storeys[3]	6	6	4	3	1-3
Max. Density[4]	Up to 2.7 FSR	Up to 2.4 FSR	Up to 1.75 FSR	Up to 1.2 FSR	Up to 1.0 FSR
Min. Site Area	920 sq. m			445 sq. m	306 sq. m
Zoning District	R3-1 or R3-4[2]			RM-8A	R1-1
Notes	[1] Additional height and density may be allowed through privately-initiated rezoning opportunities in this document. [2] On some large existing lots in Villages on the west side of the city, low-rise strata apartment, townhouse and multiplex developments are subject to affordable housing or cash-in-lieu requirements. Refer to the *R3 Districts Schedule* and *Schedule J* from the *Zoning and Development By-law* for details. The following are the Villages located on the west side of the city: Macdonald Street & W 16th Avenue, Macdonald Street & W King Edward Avenue, Mackenzie Street & W 33rd Avenue, Mackenzie Street & W 41st Avenue, Angus Drive & W 57th Avenue, Granville Street & W 41st Avenue, Oak Street & W 49th Avenue, Oak Street & W 67th Avenue and Heather Street & W 33rd Avenue. [3] Number of storeys anticipated from the density allowed under the zoning district. [4] For low-rise apartment, densities are based on a mid-block site with a minimum site area of 920 sq. m. Other densities are regulated based on site depth, site area and location.				



Illustration of a Village residential area with a corner neighbourhood retail space



Illustration of a Village residential area with a mix of housing along a residential street

Part 2 Land Use

2.2 DEVELOPMENT PATHWAYS

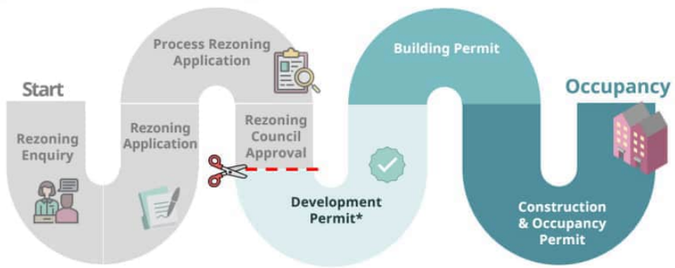
Development in Villages is enabled mostly through City-initiated area-wide rezoning, with some select opportunities for privately-initiated site-specific rezonings. For details on the development pathways and the land use plan for each Village, see Sections 2.4 to 2.8.

To support safe, sustainable and well-integrated development, the City may apply conditions on both rezonings and development permits. These can include, but are not limited to, essential services (e.g. drinking water and water for firefighting), infrastructure upgrades (e.g. sewer and drainage improvements), land dedications, improvements to streets, sidewalks and public spaces, and improvements that help fit development into the neighbourhood (e.g. street furniture, lighting and sustainable design features).

2.2.1 City-initiated Rezonings

Most opportunities for development in Villages are delivered through area-wide City-initiated rezoning to help achieve the *Villages Plan* objectives, streamline the development process and facilitate the delivery of housing, shops and services. The City-initiated rezoning, once approved and enacted by Council, would allow applicants to pursue development directly through the development permit process. Some sites included in the City-initiated rezoning may also have a privately-initiated rezoning opportunity.

Figure 2.2 Diagram of simplified application process after City-initiated rezoning



2.2.2 Privately-initiated Rezonings

Select opportunities for development may be considered through privately-initiated rezonings. Some sites may have more than one privately-initiated rezoning opportunity (e.g. rezone to standardized zoning district or to a comprehensive development [CD-1] district).

Rezoning to Standardized Zoning District

For rezonings to a standardized zoning district, applications are expected to comply with the applicable district schedule regulations and related guidelines. Sites currently zoned C-1 or CD-1 are eligible to rezone to a standardized district as follows:

Table 2.3 Rezoning to standardized zoning district summary

Existing Zoning District	Applicable Future Zoning District	
	For sites on the west side of the city	For sites on the east side of the city
C-1[1]	C-2E	C-2D
CD-1 sites in mixed-use areas	C-2E	C-2D
CD-1 sites in residential areas	R3-4	R3-1

[1] The ability to redevelop through the C-2D or C-2E district is conditional on a minimum site depth of 100 ft. Some sites will require assembly to achieve this.

Rezoning to Comprehensive Development (CD-1) District

For rezonings to a comprehensive development (CD-1) district, applications are generally expected to follow the Village-scale development up to 6 storeys, unless otherwise specified in the *Villages Plan*.

Unique Sites: Applications for these sites are expected to comply with the policies in Sections 2.3: Unique Sites and any site-specific policies in Sections 2.4 to 2.8.

Social housing: Applications to redevelop a site as 100% social housing, in accordance with policies in Section 3.1: Housing.

Site-specific opportunities: Some Villages include site-specific development opportunities, which were carried over from previous area plans. These sites are generally located in the Cambie Corridor, Marpole or Grandview-Woodland areas. To learn more see Sections 2.4 to 2.8.

Flanking sites in mixed-use areas: Mixed-use sites that are part of a block running perpendicular to a Village high street may be considered for rezoning to a comprehensive development (CD-1) district, to enable a larger site assembly that better accommodates building requirements (e.g. parking, loading, services, etc.) and provides a better transition to the residential areas behind. The intent of this policy is to enable mixed-use apartment buildings where the non-residential uses are located on the portion of the building that faces the Village high street, while enabling fully residential uses on all other portions of

the building. To be considered, rezoning applications for these sites must comply with the following:

- Assembly of sites should not exceed 76.2 m (250 ft.);
- Proposed height must not exceed 23 m (75 ft.) and 6 storeys;
- Permitted uses must comply with those allowed in the *C-2A, C-2D and C-2E Districts Schedule*;
- Sites on the west side of the city must comply with affordable housing or cash-in-lieu requirements as per the C-2E district;
- Non-residential uses must be provided on the ground floor along the full width of the Village high street frontage and to a minimum depth of 10.7 m (35 ft); and
- Active frontages from non-residential uses must be oriented to create a contiguous Village high street.

Figure 2.3 Illustration of flanking site condition and redevelopment opportunities

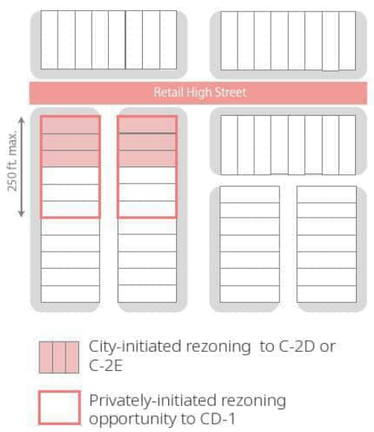




Illustration of privately-initiated redevelopment of a flanking site in a mixed-use area

Small-scale neighbourhood retail spaces: Applications that support the retention, renewal and protection of small-scale neighbourhood retail spaces (such as corner stores), including active and deactivated sites. A preliminary list of these sites can be found in Appendix B of this document. Additional sites may be identified through future city-wide work. Applications on these sites may be considered through rezoning or a Heritage Revitalization Agreement, and must consider the following:

- Explore the heritage potential of identified buildings and/or uses, and support the retention, rehabilitation and protection in accordance with policies in Section 3.5.3: Villages Heritage Policies.
- Height and density should generally align with surrounding land use opportunities, as set out in the *Villages Plan*, while certain variations in form of development may be considered to accommodate the small-scale neighbourhood retail space on site.
- Permitted uses may include: Neighbourhood Grocery Store, General Retail, Second Hand Store, Small-Scale Pharmacy, Restaurant or Café, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Repair Shop, Artist Studio, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Museum or Archives, Theatre, Arts and Culture Indoor Event use, Social Service Centre.
- When redevelopment of the site includes assembly with adjacent properties to support project viability, the opportunity to rezone to a comprehensive development (CD-1) district applies to the whole assembly.



Active corner store in the Nanaimo Street and E Broadway Village

2.3 UNIQUE SITES

Villages include a number of sites that are unique due to their size or existing use, and which require more focused policy. There are 42 Unique Sites identified in this *Plan* as shown in Maps 2.1 - 2.5. Each Unique Site may provide a potential opportunity to deliver benefits such as diverse and affordable housing, new and renewed community facilities, local amenities, open space, and parks and public realm improvements. In the future, there may be more Unique Sites through site assemblies.

This section provides guidance on two types of Unique Sites:

» ***Large Sites:*** sites with an area greater than 8,000 sq. m (86,100 sq. ft.); and

» ***Mid-Size Sites:*** sites with an area greater than 4,000 sq. m (43,050 sq. ft.), and less than 8,000 sq. m (86,100 sq. ft.)

Rezonings for Unique Sites

Redevelopment of Unique Sites in accordance with the *Villages Plan* will require site-specific rezonings.

Rezoning proposals for Unique Sites are guided by:

» General Unique Site policies – applicable to all existing or future Large and Mid-Size Sites, except where specifically noted. To learn more see Section 2.3.1;

» Site-specific Unique Site policies – identified through the planning process for some Unique Sites, which outline uses or amenity priorities as described in Sections 2.4 to 2.8. This includes specific land use direction where applicable.

For Large Sites (8,000 sq. m / 1.98 acres or more), the *Rezoning Policy for Sustainable Large Developments* and the related *Sustainable Large Developments Bulletin* apply. These documents set out relevant directions related to sustainable site design. The affordable housing targets in the *Rezoning Policy for Sustainable Large Developments* are supplemented by housing policies 2.3.1.11 (i) and (ii) in Section 2.3.1: General Unique Sites Policies.

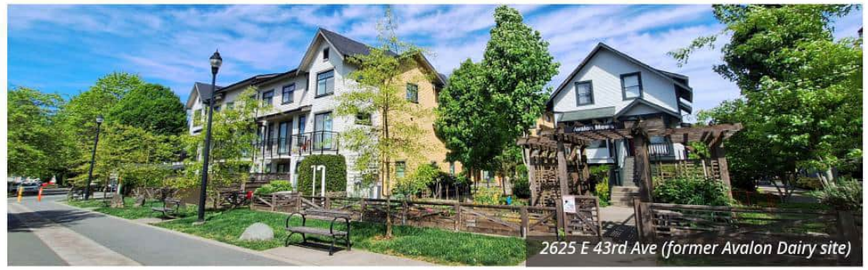
Rezoning proposals for all Unique Sites are also subject to other City of Vancouver policies and procedures including the *Development Cost Levies Bulletin* and *Community Amenity Contribution Policy for Rezonings* related to financing growth, and the *City-wide Design and Development Guidelines*.

Exceptions

Projects that are limited in scope, may be excluded from the rezoning policies for Unique Sites, including:

a. Text amendments to an existing comprehensive development (CD-1) district for minor changes to large developments; or

b. Projects containing new development with a proposed total floor area less than 60% of the site area and not part of a phased redevelopment process.



2625 E 43rd Ave (former Avalon Dairy site)



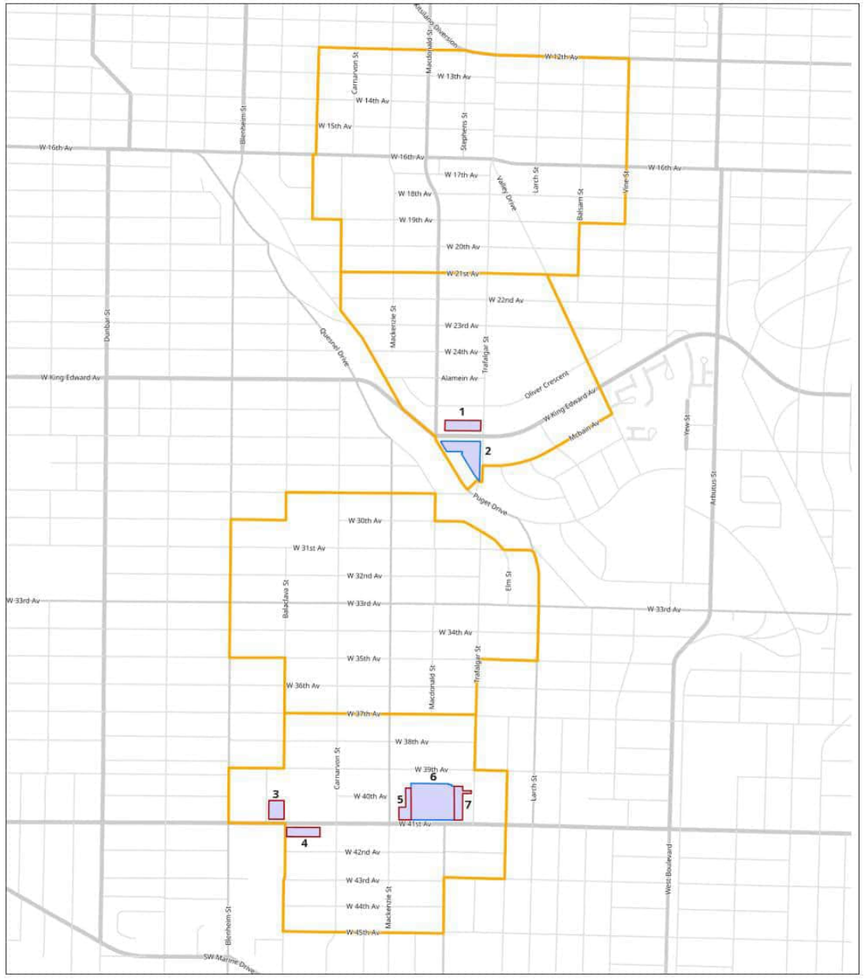
1515 W 57th Ave (Shannon Mews site)



1450 W 49th Ave (Trinity Baptist Church site)

Part 2 Land Use

Map 2.1 Unique Sites in the West Villages (Large and Mid-Size)



Village Plan Area

Unique Sites

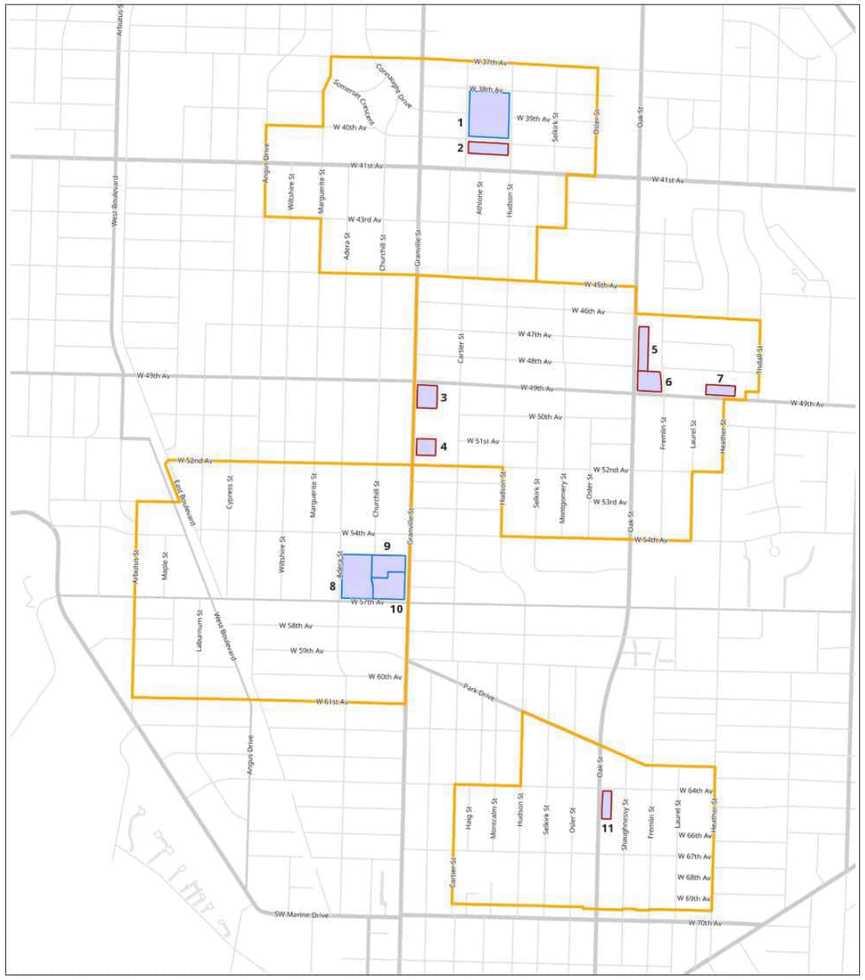
Large Site

Mid-Size Site

1. 2751 W King Edward Ave. (King Edward Court)
2. 4425 Trafalgar St. (Parkdale Manor)
3. 5600 Balaclava St.
4. 3088 W 41st Ave. (Lanesborough)
5. 2893 W 41st Ave. (Kerrisdale)
6. 2803 W 41st Ave. (Venvi Crofton Manor)
7. 2733 W 41st Ave. (Kerrisdale Presbyterian Church)

N

Map 2.2 Unique Sites in the Southwest Villages (Large and Mid-Size)



Village Plan Area

Unique Sites

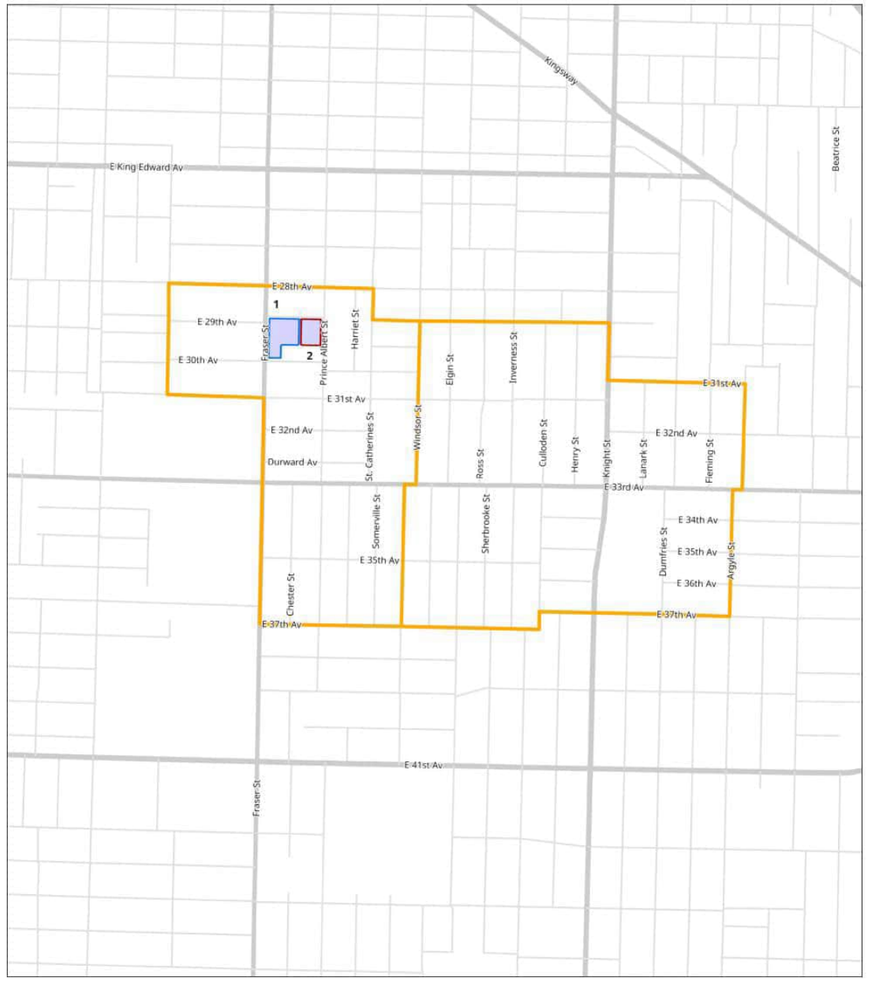
Large Site

Mid-Size Site

1. 5401 Hudson St. (Vancouver College)
2. 5401 Hudson St. (Vancouver College)
3. 1460 W 49th Ave. (Trinity Baptist Church)
4. 6718 Granville St. (Tilney Mews)
5. 6288 Oak St. (West Oak)
6. 949 W 49th Ave. (Unitarian Church of Vancouver)
7. 825 W 49th Ave. (Rowe)
8. 7228 Adera St. (Shannon Mews)
9. 1515 Atlas Lane (Shannon Mews)
10. 1515 W 57th Ave. (Shannon Mews)
11. 8030 Oak St. (Oku)

N

Map 2.3 Unique Sites in the Central Villages (Large and Mid-Size)



Village Plan Area

Unique Sites

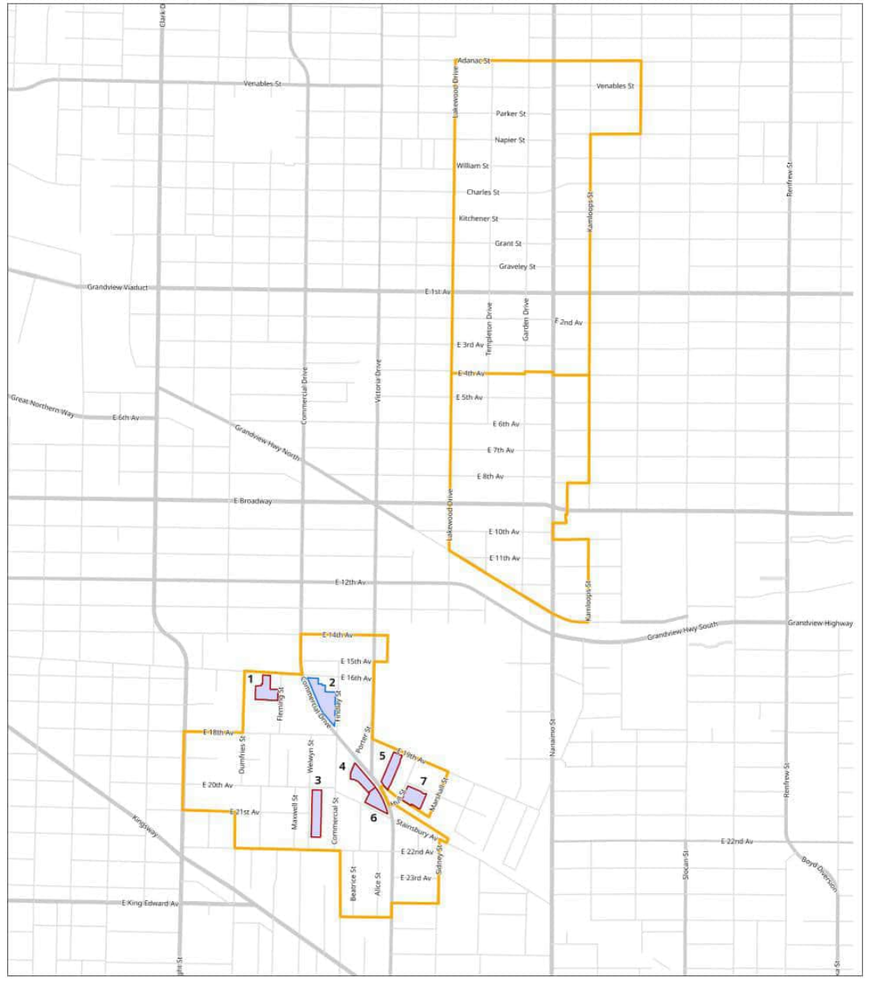
Large Site

Mid-Size Site

1. 4550 Fraser St. (The Century)
2. 4533 Prince Albert St.

N

Map 2.4 Unique Sites in the East Villages (Large and Mid-Size)



Village Plan Area

Unique Sites

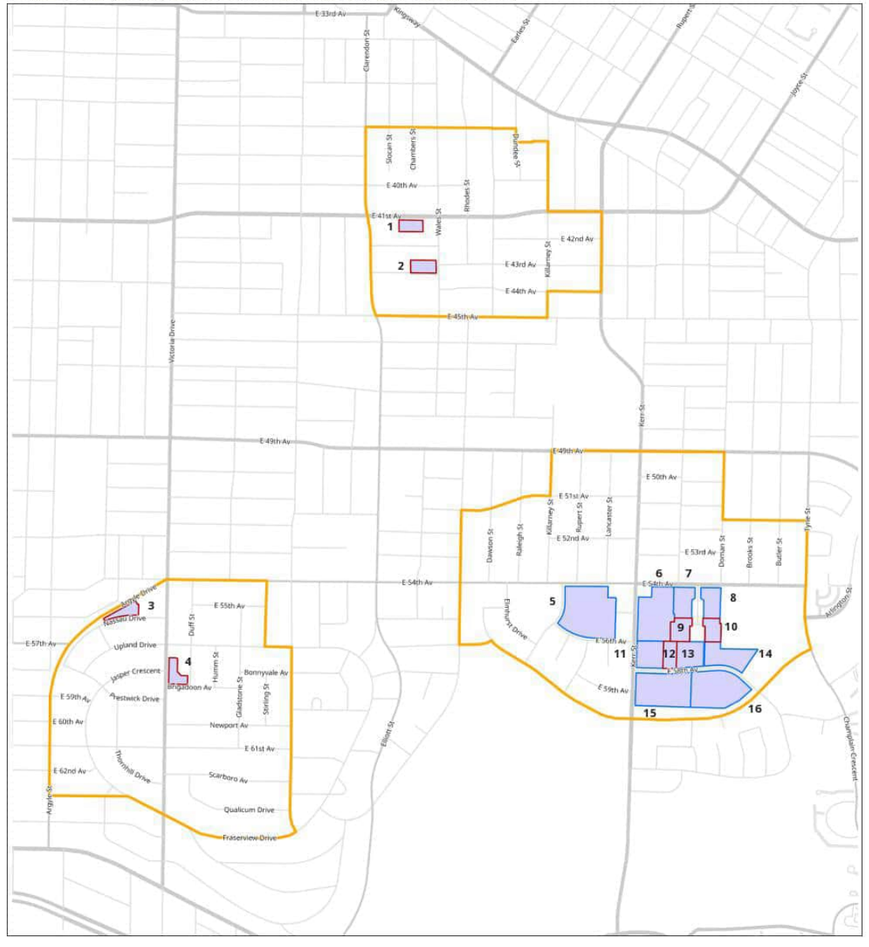
Large Site

Mid-Size Site

1. 3261 Fleming St. (Saint Joseph's School)
2. 3250 Commercial Dr. (Croatian Cultural Centre)
3. 1708 E 20th Ave.
4. 3615 Victoria Dr. (Porter)
5. 3640 Victoria Dr. (Chelsea Manor)
6. 3655 Victoria Dr. (The Victoria)
7. 3588 Hull St. (Hendry Place)

N

Map 2.5 Unique Sites in the Southeast Villages (Large and Mid-Size)



Village Plan Area

Unique Sites

Large Site

Mid-Size Site

1. 2584 E 41st Ave.
2. 2659 E 43rd Ave. (Avalon Mews)
3. 1920 Argyle Dr (19twenty Church)
4. 7416 Victoria Dr. (Harvest City Church)
5. 2998 E 54th Ave. (Killarney Gardens Co-op)
6. 3150 E 54th Ave. (Champlain Square)
7. 3202 E 54th Ave. (Champlain Village)
8. 3252 E 54th Ave. (Champlain Village)
9. 7103 Mont Royal Sq. (Champlain Village)
10. 7110 Algonquin Mews (Champlain Village)
11. 3131 E 58th Ave. (Southview Heights & Terrace)
12. 3118 Beagle Crt.
13. 3145 Colfax Cres. (Three Links Plaza)
14. 3217 E 58th Ave. (Champlain Place)
15. 3150 E 58th Ave. (Highgate)
16. 3240 E 58th Ave. (Southview Gardens)

N

Part 2 Land Use

2.3.1 General Unique Site Policies

Except where noted otherwise, the following policies apply to all Unique Sites identified in this section, as well as future Unique Sites (4,000 sq. m / 43,050 sq. ft. or greater) created through site assembly and proceeding with a rezoning in accordance with the *Villages Plan*.

Assemblies, Phased Redevelopment, and Partial Redevelopment

2.3.1.1 Where assembly results in a site size equal to or greater than 4,000 sq. m (43,050 sq. ft.), rezoning applications guided by the Unique Site policies in this *Plan* will be considered. All relevant Unique Site policies and associated opportunities will apply to the full site.

2.3.1.2 Where sites pursue partial or phased redevelopment, Unique Site policies continue to apply, unless the exceptions in Section 2.3: Unique Sites apply. The timing and application of policies will be assessed by City staff as part of the rezoning process.

Relationship between Height, Density and Community Amenities

Unique Sites offer the potential to renew, expand or achieve new important community amenities, such as affordable housing, non-profit childcare, and social and cultural spaces. In most instances, this may require more height and density than the low-rise forms generally enabled by the *Villages Plan*.

2.3.1.3 Through the rezoning process, heights and densities will be determined based on the delivery of in-kind public benefits, design performance, economic viability, and other relevant City of Vancouver policies, guidelines and bulletins including those related to community amenity contributions. Potential public benefits should be informed by the overall goals and objectives of the *Villages Plan* as guided by the policies in this section.

2.3.1.4 On Large Sites, some taller buildings can be considered, provided the building scale can appropriately transition to the surrounding Village context.

2.3.1.5 On most Mid-Size Sites, the 6-storey height envisioned throughout the *Villages Plan* will be an appropriate fit. Additional height can be considered for the delivery of housing with higher levels of affordability or community amenities (new or expanded), on a case-by-case basis.

Housing and Tenure

2.3.1.6 The residential component of a Unique Site development can include opportunities for strata, rental, cooperative, social, supportive, and seniors housing. In keeping with the *Housing Vancouver Strategy* and provincial housing targets, the *Villages Plan* encourages the prioritization of rental housing options.

2.3.1.7 On Unique Sites with existing non-market housing, prioritize the renewal and expansion of non-market housing. The development of additional new non-market housing is also encouraged throughout the Villages. To support project viability:

i. Additional height and density above 6 storeys may be considered, subject to other relevant City of Vancouver policies and land use directions for surrounding neighbourhood types from the *Vancouver ODP*.

ii. Consider the inclusion of market rental or below-market rental units as a component of government or non-profit initiated projects.

2.3.1.8 On Unique Sites with existing purpose-built market rental housing where the *Rental Housing Stock Official Development Plan* applies, prioritize the renewal and expansion of affordable rental stock by requiring replacement of existing rental units one for one with below-market rental units. To support project viability:

i. Additional height and density above 6 storeys may be considered on a case-by-case basis, subject to other relevant City of Vancouver policies and land use directions for surrounding areas from the *Vancouver ODP.*

2.3.1.9 To support the creation of affordable housing, new Unique Sites created through assembly will be expected to deliver an affordable housing component, subject to financial feasibility. This may include privately-owned below-market rental housing, social housing, or a cash-in-lieu contribution.

2.3.1.10 To support project viability, variations in floor plate, podium height, solar access requirements, public open space targets and new amenity requirements may be considered when a proposal includes significant:

i. Non-profit or government-owned non-market housing components; or

ii. Non-profit or community-accessible assets.

Additional housing consideration for Large Sites

The *Rezoning Policy for Sustainable Large Developments* sets expectations for affordable housing, including targets for social housing, market rental and below-market rental housing. While these requirements are the standard approach for the delivery of affordable housing on large development sites, alternative approaches to achieving housing priorities while ensuring project viability can be considered in response to the unique circumstance of each site.

2.3.1.11 To achieve housing priorities on Large Sites in Villages, one of the following approaches may be considered:

i. A minimum of 30% of the total residential floor area must be delivered as secured rental housing, including 20% of the rental component secured as below-market rental housing; or

ii. 100% of the total residential floor area must be delivered as rental housing, including a minimum 20% below-market rental housing component.

Additional housing considerations for Mid-Size Sites

2.3.1.12 Development of Mid-Size Sites should seek to provide an affordable housing component, up to a target of 20% of the residential floor area. Opportunities may include privately-owned below-market rental housing, social housing, or a cash-in-lieu contribution.

Tenant Protection

2.3.1.13 On sites with existing residential tenants, and where feasible, in addition to the tenant relocation and protection policies that apply (see Section 3.1: Housing), applicants are required to create a development phasing plan that minimizes disruption to existing tenants. The phasing plan will outline considerations related to:

i. The timing and staging of tenant relocation to other properties on site without ending tenancies; and/or

ii. Minimizing disruption to residents and ensuring permanent rehousing options under the *Tenant Relocation and Protection Policy.* To learn more see the City of Vancouver *Tenant Relocation and Protection Policy – Process and Requirements Bulletin*.

Other Land Uses

2.3.1.14 Unique Sites located along a Village high street, redevelopment must provide commercial uses on the ground floor. Except that where cultural and community-serving spaces are renewed, expanded, or introduced, these may be located on the ground floor with active frontages along the Village high street.

2.3.1.15 In mixed-use areas, Village-scale hotel uses can be considered as part of a Unique Site redevelopment.

Amenities and Community-Serving Spaces

2.3.1.16 Where community-serving spaces (e.g., non-profit childcare, social spaces or cultural spaces) exist, seek to renew (with no net loss) and enhance associated infrastructure or uses. For new Unique Sites created through assembly, assess opportunities to renew these amenities while considering project viability and overall intent of the *Villages Plan*.

2.3.1.17 Assess the feasibility of delivering on-site public and non-profit childcare in the development of Unique Sites and coordinate with the City to learn about potential senior government funding opportunities.

2.3.1.18 Seek opportunities to incorporate new social and cultural amenities in the development of Unique Sites. These amenities will be secured to the satisfaction of the City, and could include:

i. Community-serving spaces;

ii. Commercial space for social enterprises or non-profits; and/or

iii. Artist studios, production or rehearsal space, or presentation space.

2.3.1.19 The City encourages the replacement of existing and development of new public or non-profit-owned childcare, community care and assisted living uses. These projects will be considered for additional height and density to be determined based on heritage considerations, site context, urban design performance, and a detailed proposal review. Should an application propose a closure or a reduction in size of any of the above, the applicant should provide an assessment that states the impact on supply within the area and city-wide.

Public Open Space

The *City-wide Design and Development Guidelines* provide guidance on locating and designing public open spaces, including park dedications, privately-owned public spaces and mid-block connections.

2.3.1.20 On Large Sites, include public open space seeking a minimum target of 20% of the total site area.

2.3.1.21 On Mid-Size Sites, include public open space seeking a minimum target of 10% of the total site area.

Walking, Biking, and Mobility

2.3.1.22 Integrate connections to adjacent streets, greenways, pedestrian pathways, and key destinations such as parks and Village high streets, incorporating strategies to improve universal accessibility. Where possible, these connections should be co-located with open spaces.

Ecological Corridor Network

2.3.1.23 Unique Sites located adjacent to identified ecological corridors will be assessed for opportunities for restoration and dedication of natural areas to support the City's Ecological Network. Ecological Corridors are shown in Map 3.11 Access to Nature in Section 3.4: Parks and Ecology.

2.3.2 Privately-initiated Rezoning Process Considerations

In addition to the standard rezoning application requirements, proposals for Unique Sites will involve a more comprehensive development review and consultation process given their larger scale and complexity.

In some cases, the development of these sites will require an amendment to the *Vancouver ODP* to align the site's Generalized Land Use Designation with what is being proposed. As the options for development for Unique Sites allow some flexibility, appropriate land use designations should be determined as part of the rezoning process. The amendment of the *Vancouver ODP* should generally be processed concurrently with the rezoning application and advice must be sought early in the process.

2.4 WEST VILLAGES

2.4.1 Macdonald Street & W 16th Avenue

Land Use Plan

This Village is centred around the intersection of Macdonald Street and W 16th Avenue with existing commercial space along the busy W 16th Avenue. New mixed-use areas extend eastward along W 16th Avenue to Larch Street.

The map below identifies areas in the Village designated for mixed-use and residential development.

Map 2.6 Land uses in the Macdonald Street & W 16th Avenue Village



Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.7 City-initiated and privately-initiated rezoning areas in the Macdonald Street & W 16th Avenue Village



2.4.2 Macdonald Street & W King Edward Avenue

Land Use Plan

This Village is located at the base of the Arbutus Ridge which defines the western edge of the land use change area. A small cluster of shops and services exists at Macdonald Street. New mixed-use areas are located between Macdonald and Trafalgar streets, and along the quieter Alamein Avenue.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

Map 2.8 Land uses for the Macdonald Street & W King Edward Avenue Village

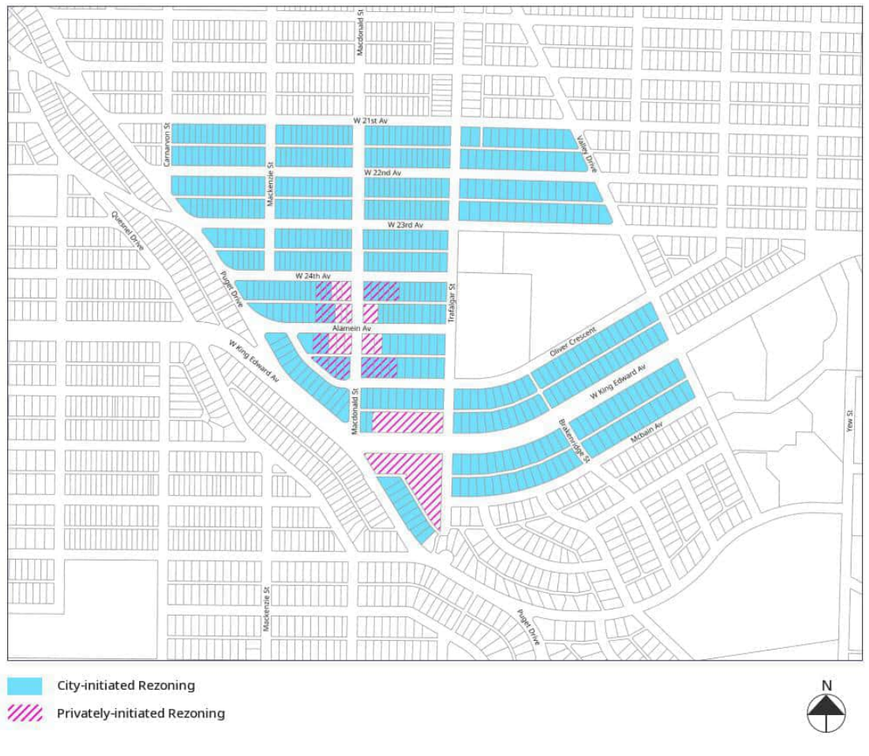


2.4.2.1 On corner sites in mixed-use areas, commercial frontages should be oriented primarily toward Macdonald Street.

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.9 City-initiated and privately-initiated rezoning areas in the Macdonald Street & W King Edward Avenue Village



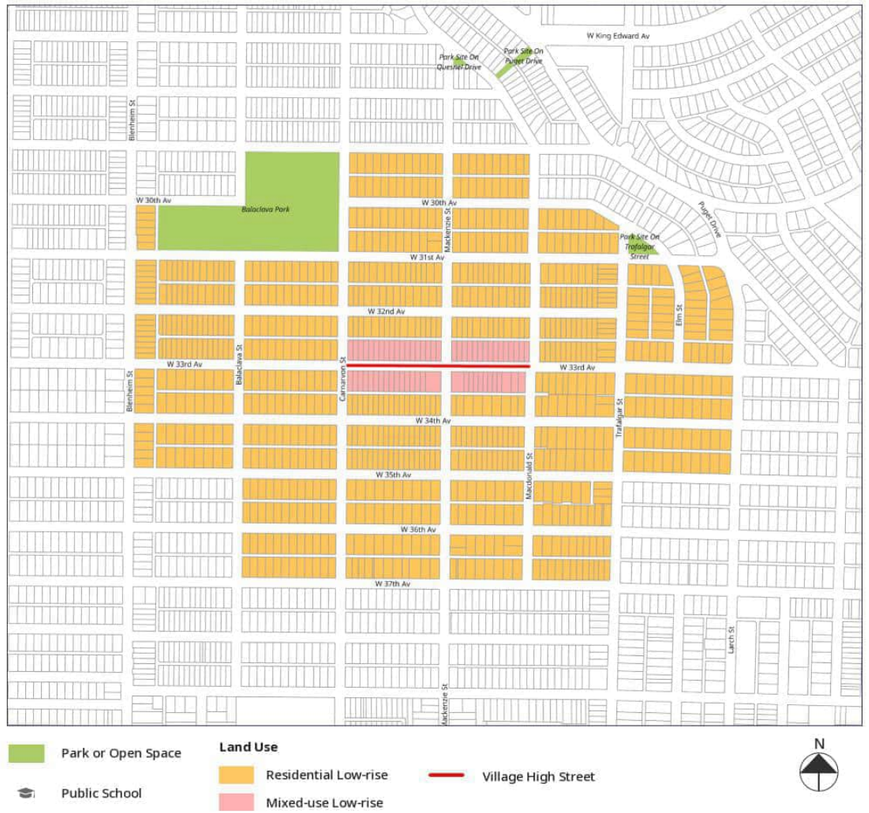
2.4.3 Mackenzie Street & W 33rd Avenue

Land Use Plan

This Village is centred around an existing small cluster of commercial spaces at the intersection of Mackenzie Street and W 33rd Avenue. New mixed-use areas extend commercial opportunities east and west from the intersection along W 33rd Avenue.

The map below identifies areas in the Village designated for mixed-use and residential development.

Map 2.10 Land uses in the Mackenzie Street & W 33rd Avenue Village



Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.11 City-initiated and privately-initiated rezoning areas in the Mackenzie Street & W 33rd Avenue Village



Part 2 Land Use

2.4.4 Mackenzie Street & W 41st Avenue

Land Use Plan

This Village is located between existing commercial areas in Dunbar and Kerrisdale. There is a small commercial node at Carnarvon Street and W 41st Avenue in the Village. The addition of mixed-use areas is relatively small and located along W 41st Avenue between Carnarvon and Mackenzie streets.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

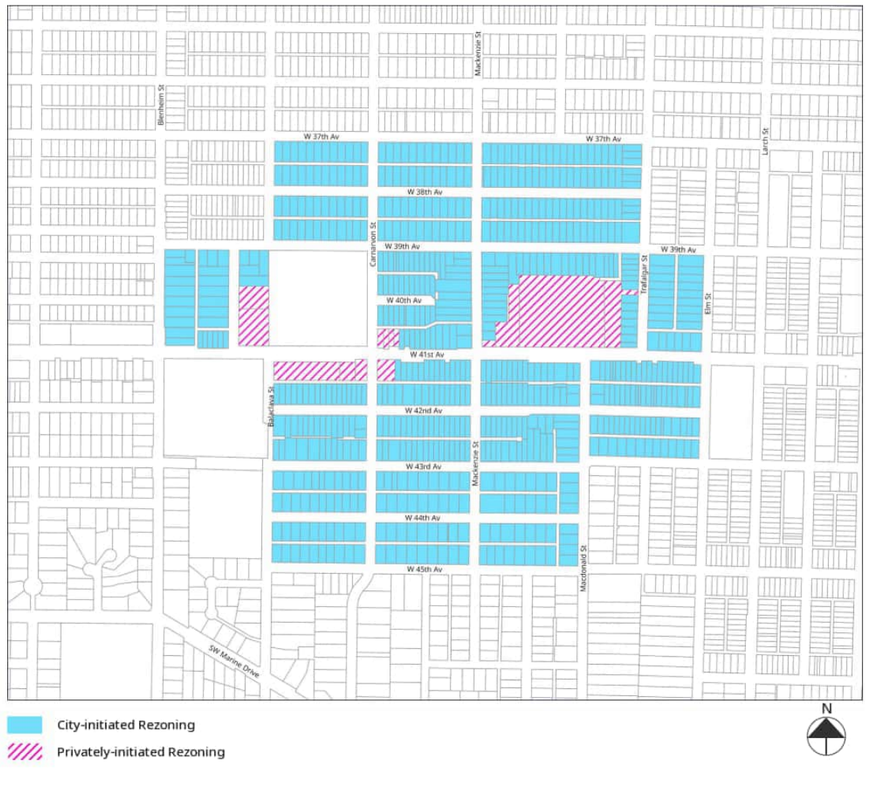
Map 2.12 Land uses in the Mackenzie Street & W 41st Avenue Village



Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.13 City-initiated and privately-initiated rezoning areas in the Mackenzie Street & W 41st Avenue Village



2.5 SOUTHWEST VILLAGES

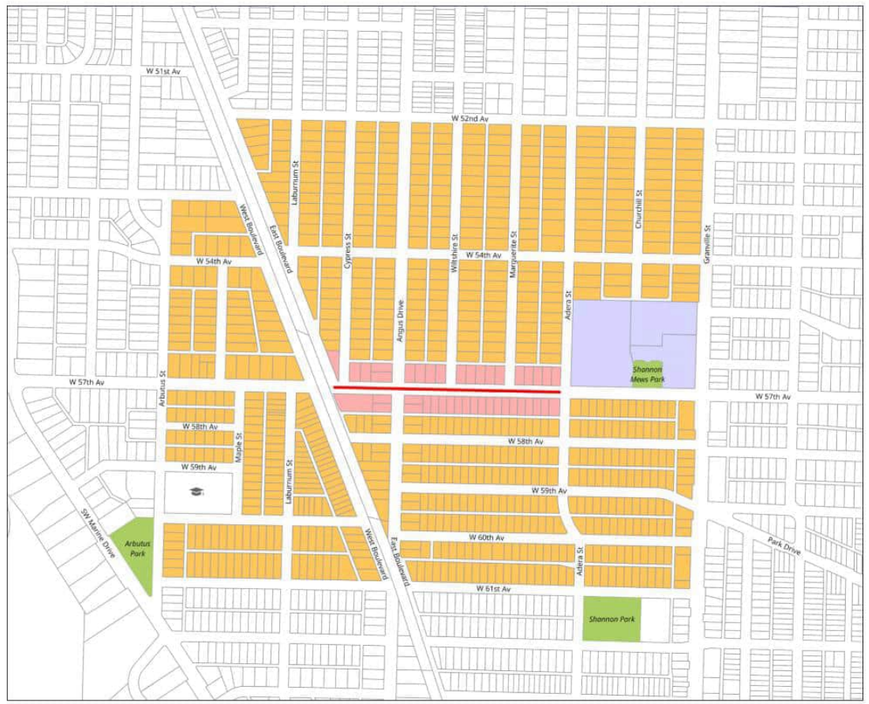
2.5.1 Angus Drive & W 57th Avenue

Land Use Plan

The Arbutus Greenway runs through this Village, providing strong walking and cycling connections. New mixed-use areas extend eastward along W 57th Avenue from the existing commercial area at Cypress Street.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

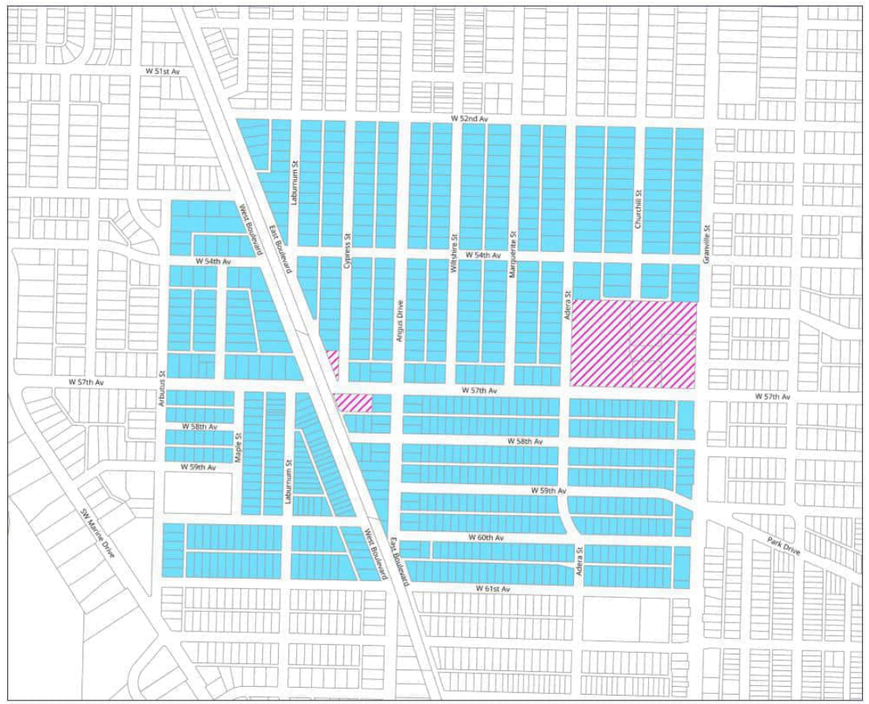
Map 2.14 Land uses in the Angus Drive & W 57th Avenue Village



Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.15 City-initiated and privately-initiated rezoning areas in the Angus Drive & W 57th Avenue Village



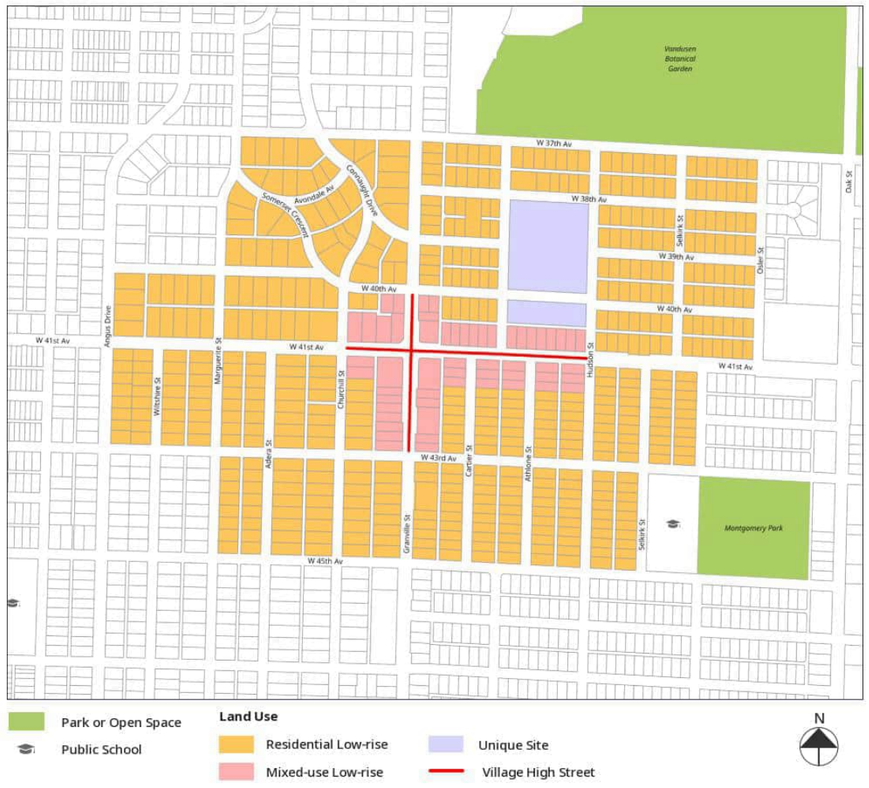
2.5.2 Granville Street & W 41st Avenue

Land Use Plan

This Village is located on Granville Street, a busy road with frequent traffic. The new mixed-use areas run mostly along W 41st Avenue, extending east from the existing commercial spaces along Granville Street.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

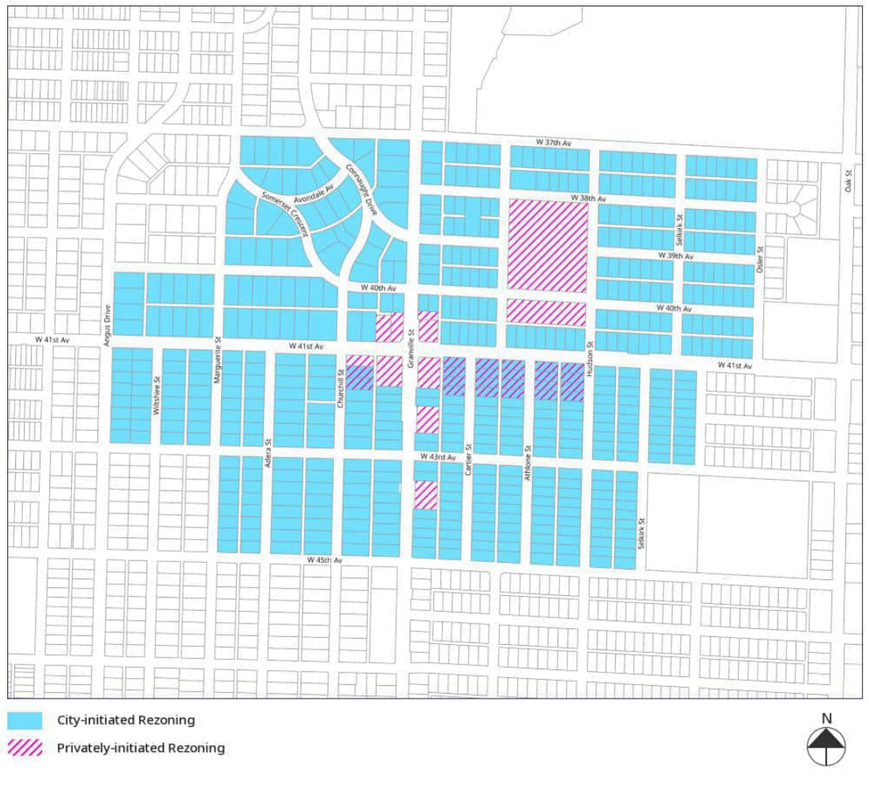
Map 2.16 Land uses in the Granville Street & W 41st Avenue Village



Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.17 City-initiated and privately-initiated rezoning areas in the Granville Street & W 41st Avenue Village



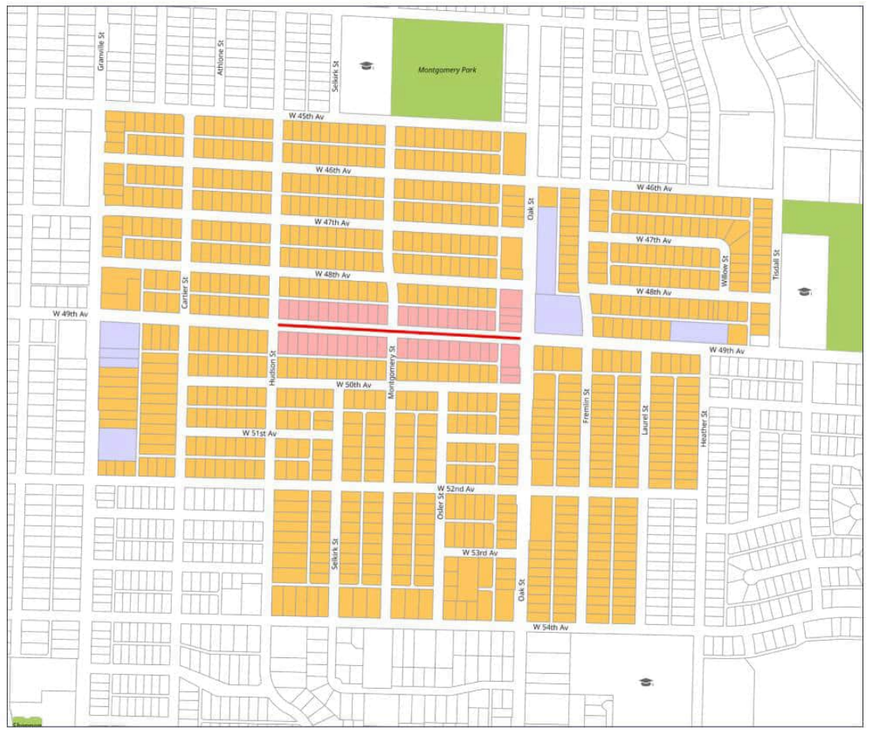
2.5.3 Oak Street & W 49th Avenue

Land Use Plan

This Village is centred around Oak Street, a busy road with frequent traffic. The new mixed-use areas extend along W 49th Avenue, west from Oak Street to Hudson Street.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

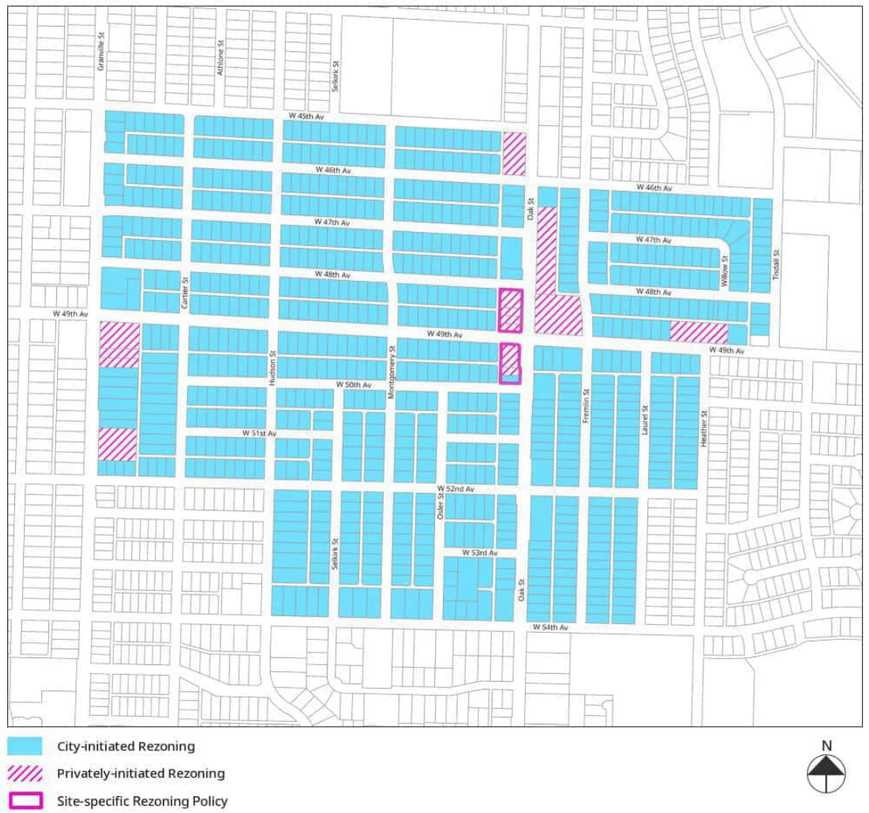
Map 2.18 Land uses in the Oak Street & W 49th Avenue Village



Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.19 City-initiated and privately-initiated rezoning areas in the Oak Street & W 49th Avenue Village



Site-specific Rezoning Policies:

This section provides additional opportunities for privately-initiated rezonings specific to this Village that were carried over from the *Cambie Corridor Plan*. To confirm the location where these opportunities are enabled see Map 2.19: Areas for City-initiated and privately-initiated rezoning. Form of development should generally follow the applicable *C-2A, C-2D and C-2E Districts Schedule* and *City-wide Design and Development Guidelines*.

Block at the northwest corner of Oak Street and W 49th Avenue

2.5.3.1 A residential mixed-use building with rental tenure may be permitted under the following scenarios:

i. Up to 6 storeys and 3.0 FSR, if 100% of the residential floor area is secured as market rental; or

ii. Up to 12 storeys and:

a. 3.7 FSR, if a full block assembly is achieved and 100% of the residential floor area is secured as market rental with a minimum 20% as below-market rental housing, or a minimum 20% as social housing; or

b. 4.25 FSR, if only the southern site redevelops and 100% of the residential floor area is secured as market rental with a minimum 20% as below-market rental housing, unless office uses are provided above the ground floor.

Block at the southwest corner of Oak Street and W 49th Avenue

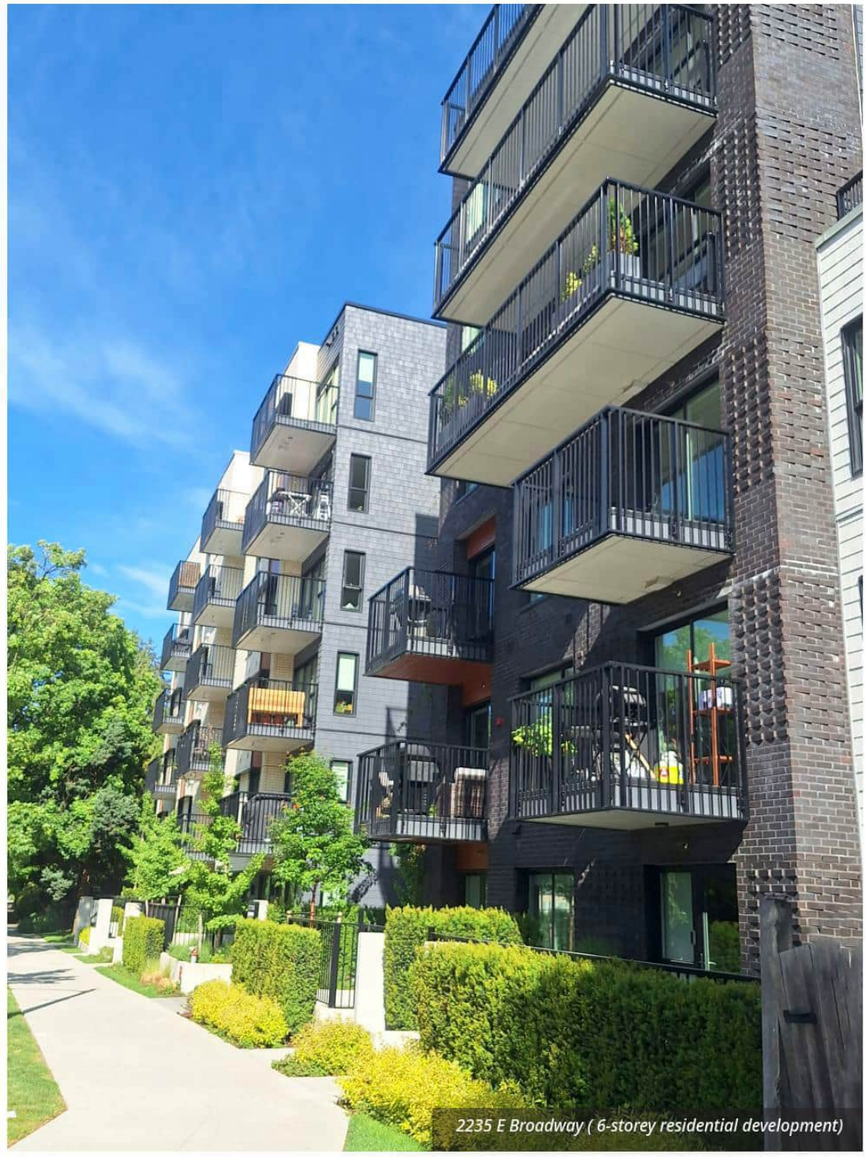
2.5.3.2 A residential mixed-use building with rental tenure may be permitted under the following scenarios:

i. Up to 6 storeys and 3.0 FSR, if 100% of the residential floor area is secured as market rental; or

ii. Up to 12 storeys and:

a. 4.0 FSR, if a full block assembly is achieved and 100% of the residential floor area is secured as market rental with a minimum 20% as below-market rental housing; or

b. 4.75 FSR, if only the northern site redevelops and 100% of the residential floor area is secured as market rental with a minimum 20% as below-market rental housing, unless office uses are provided above the ground floor.



2235 E Broadway (6-storey residential development)

2.5.4 Oak Street & W 67th Avenue

Land Use Plan

This Village is centred around Oak Street, a busy road with frequent traffic. The expansion of the mixed-use areas balances high-visibility locations along Oak Street with quieter, more pedestrian-oriented blocks along W 67th Avenue.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

Map 2.20 Land uses in the Oak Street & W 67th Avenue Village



2.5.4.1 On corner sites in mixed-use areas, commercial frontages should be oriented primarily toward W 67th Avenue.

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.21 City-initiated and privately-initiated rezoning areas in the Oak Street & W 67th Avenue Village



Site-specific Rezoning Policies:

This section provides additional opportunities for privately-initiated rezonings specific to this Village that were carried over from the *Marpole Community Plan*. To confirm the location where these opportunities are enabled, see Map 2.21: Areas for City-initiated and privately-initiated rezoning. Form of development should generally follow the applicable *R3 Districts Schedule, C-2A, C-2D and C-2E Districts Schedule* and *City-wide Design and Development Guidelines*.

All corners at the intersection of Oak Street and W 67th Avenue

2.5.4.2 A mixed-use building up to 8 storeys and 3.0 FSR can be considered subject to the following conditions:

i. commercial uses, including retail and services, are required on the ground floor;

ii. residential or commercial uses permitted above the ground floor, and office use is encouraged on the second floor; and

iii. a commercial frontage of approximately 160 ft. is supported through site consolidation.

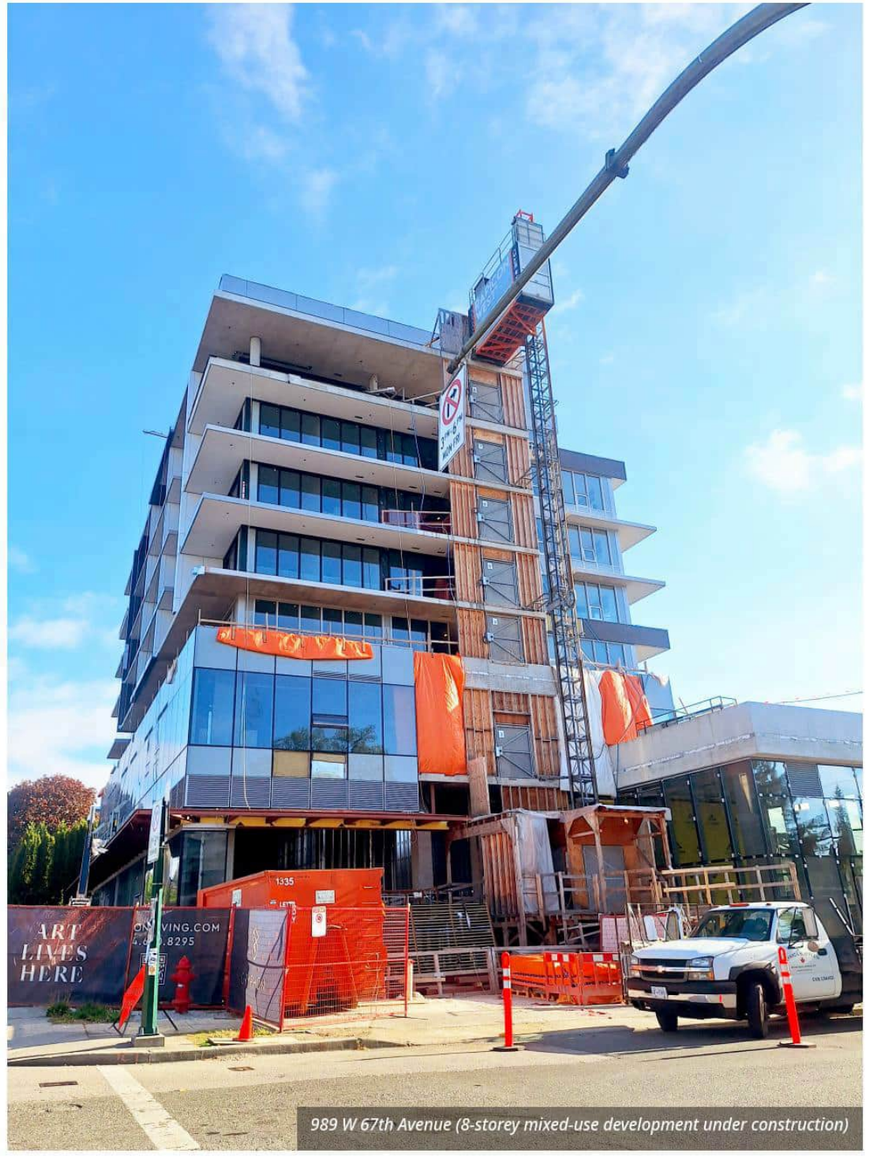
Sites along Oak Street between W 64th Avenue and W 70th Avenue

2.5.4.3 A residential building up to 6 storeys and 2.5 FSR is permitted. This may include strata tenure.





Recently built 6-storey residential developments along Oak Street



989 W 67th Avenue (8-storey mixed-use development under construction)

2.6 CENTRAL VILLAGES

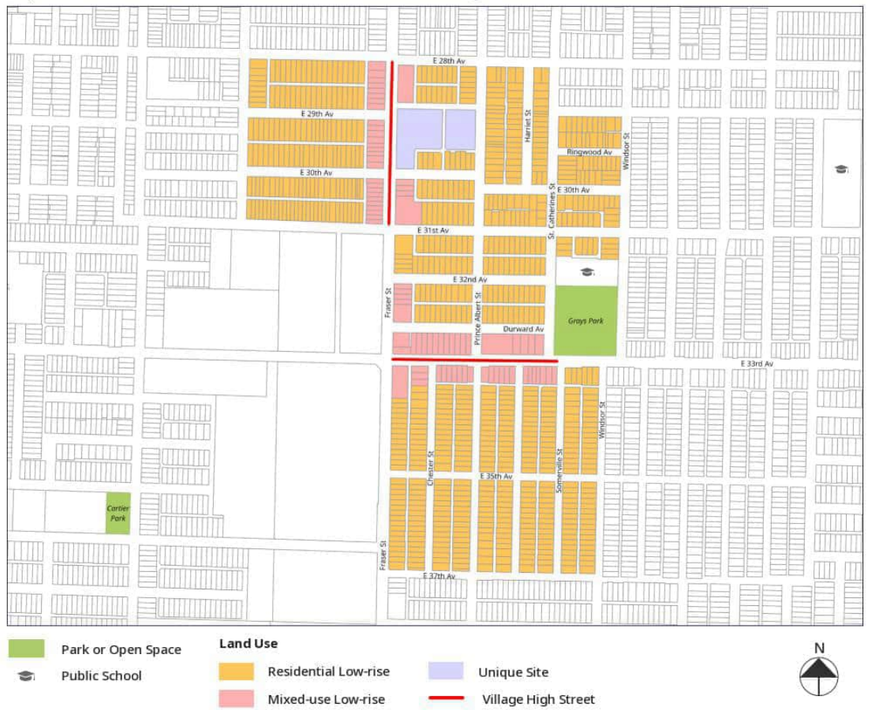
2.6.1 Fraser Street & E 33rd Avenue

Land Use Plan

This Village is located across from the Mountain View Cemetery. The new mixed-use areas complete the west side of Fraser Street across from existing commercial space, as well as creating a new Village high street along W 33rd Avenue to Grays Park.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

Map 2.22 Land uses in the Fraser Street & E 33rd Avenue Village

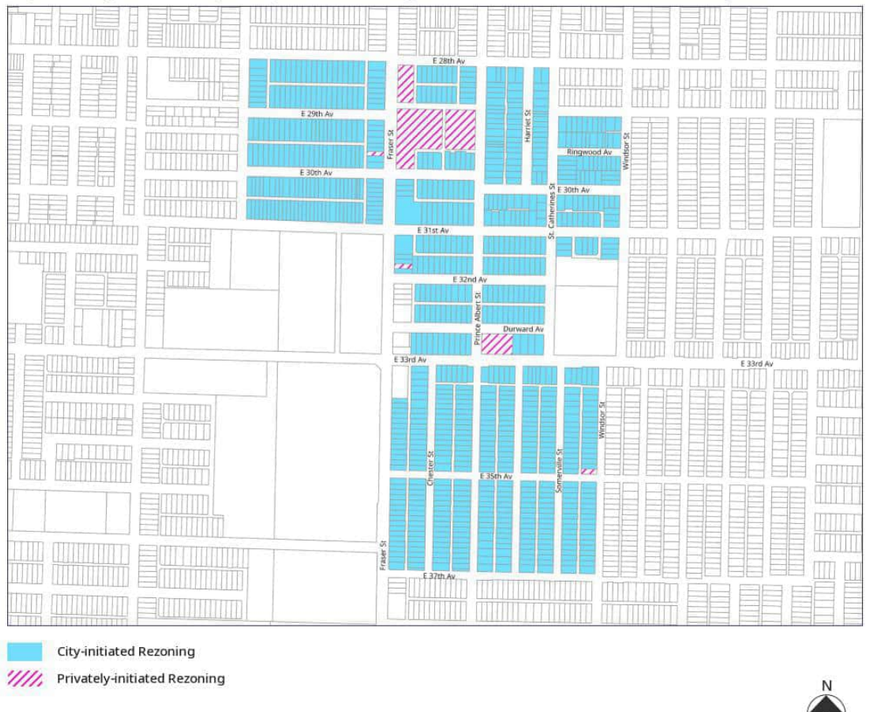


2.6.1.1 Unique Sites located along the Village high street must provide commercial uses on the ground floor, with commercial frontages oriented primarily toward the Village high street.

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.23 City-initiated and privately-initiated rezoning in the Fraser Street & E 33rd Avenue Village



2.6.2 Knight Street & E 33rd Avenue

Land Use Plan

Kensington Park and Kensington Community Centre provide large green space and recreational amenities in this Village. There is a small retail node at the intersection of E 33rd Avenue and Knight Street, a busy road and truck route. The new mixed-use area extend along E 33rd Avenue from Lanark to Ross streets.

The map below identifies areas in the Village designated for mixed-use and residential development.

Map 2.24 Land uses in the Knight Street & E 33rd Avenue



Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.25 City-initiated and privately-initiated rezoning in the Knight Street & E 33rd Avenue Village



2.7 EAST VILLAGES

2.7.1 Commercial Street & E 20th Avenue

Land Use Plan

This Village is within walking distance from Trout Lake, as well as Brewers Park and Clark Park, which offer a range of open space and recreational amenities. The mixed-use areas extend the existing commercial opportunities along E 22nd Avenue, from Commercial Street to Victoria Drive. Two short blocks across from Trout Lake Community Centre are also designated as mixed-use.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

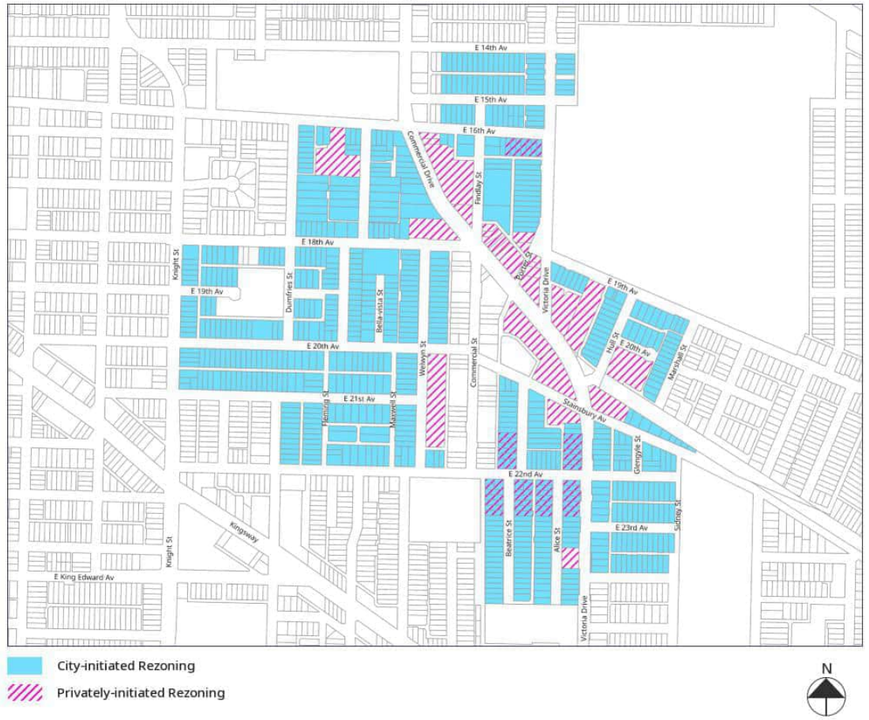
Map 2.26 Land uses in the Commercial Street & E 20th Avenue Village



Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.27 City-initiated and privately-initiated rezoning areas in the Commercial Street & E 20th Avenue Village



Unique Site Policies:

Map 2.28 Croatian Cultural Centre (3250 Commercial Drive)



Site Name	Croatian Cultural Centre	
Address / Site Size	3250 Commercial Drive	~2.2 acres (~8,800 sq. m)
Description	The Croatian Cultural Centre is a long-standing community and cultural facility that has served the neighbourhood and the broader community for forty years. The site includes a cultural and recreational centre with an auditorium, gymnasium, classrooms, library, and a restaurant. The site also features surface parking, pedestrian paths, and landscaped open areas. Its size, layout, and programming set it apart from surrounding residential sites, and it functions as a community and regional destination for cultural and recreational events.	
Policy Intent	Support the long-term viability of the non-profit social-cultural amenity by enabling its enhancement through expansion or renewal of the facility and the inclusion of residential uses.	
Permitted Uses	Cultural and recreational, institutional, retail, service, residential, office, and accessory uses.	



Croatian Cultural Centre

Policies

2.7.1.1 Support the enhancement, expansion, or renewal of the non-profit owned social-cultural amenity on site to sustain its long-term viability.

2.7.1.2 Permit residential uses, considering compatibility with the long-term sustainability of the socio-cultural facility.

2.7.1.3 Require ground-floor commercial space to enable more retail uses on the existing surface parking lots at the north and south corners of the site to activate the street, support pedestrian activity, and enhance the vitality of the site.

2.7.1.4 Enhance landscaped open areas and internal pedestrian pathways to support community use of the site, connect the cultural and recreational amenity with new retail, and improve access and circulation to surrounding streets.

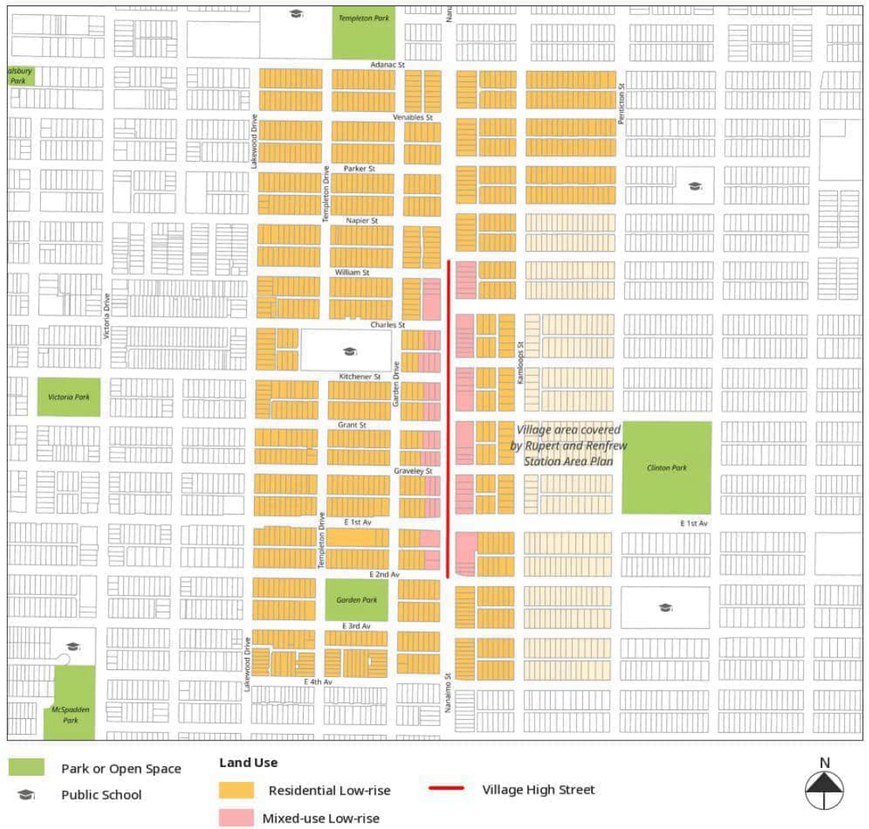
2.7.2 Nanaimo Street & E 1st Avenue

Land Use Plan

This Village is located along Nanaimo Street, with some of the residential areas covered by the Rupert and Renfrew Station Area Plan. The new mixed-use areas fill in gaps along Nanaimo Street to create a continuous Village high street from William Street to E 2nd Avenue.

The map below identifies areas in the Village designated for mixed-use and residential development.

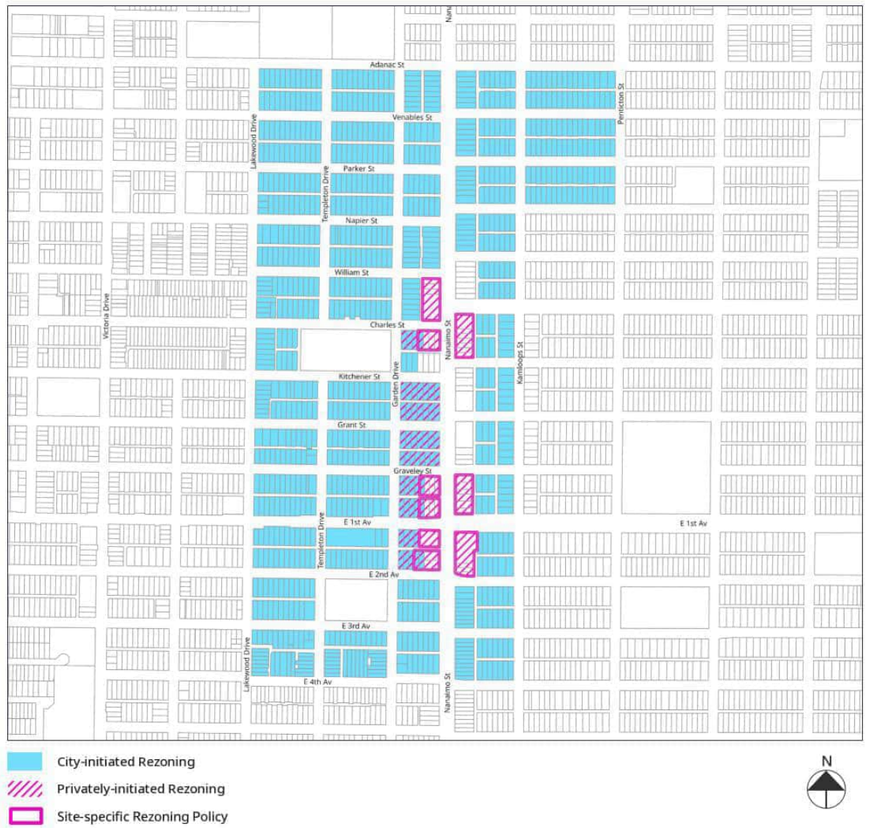
Map 2.29 Land uses in the Nanaimo Street & E 1st Avenue Village



Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.30 City-initiated and privately-initiated rezoning areas in the Nanaimo Street & E 1st Avenue Village



Site-specific rezoning policies:

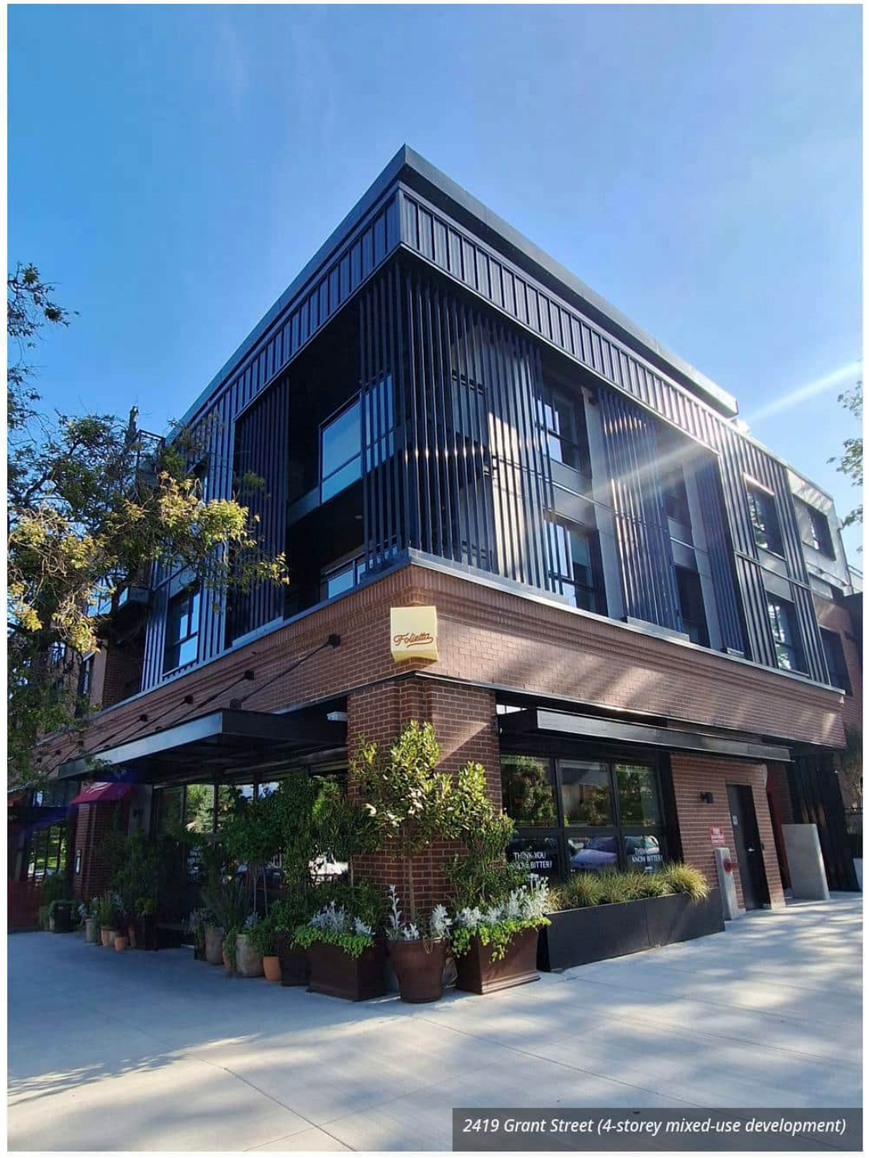
This section provides additional opportunities for privately-initiated rezonings specific to this Village that were carried over from the *Grandview-Woodland Community Plan*. To confirm the location where these opportunities are enabled, see Map 2.30: Areas for City-initiated and privately-initiated rezoning. Form of development should generally follow the applicable *C-2A, C-2D and C-2E Districts Schedule* and *City-wide Design and Development Guidelines*.

Sites along Nanaimo Street between William Street and E 2nd Avenue

2.7.2.1 A residential mixed-use building up to 6 storeys and 3.2 FSR may be permitted. This may include strata tenure.



Street widening and patios from recent development of mixed-use buildings along Nanaimo Street



2419 Grant Street (4-storey mixed-use development)

2.7.3 Nanaimo Street & E Broadway

Land Use Plan

This Village is centred around Broadway and Nanaimo and is close to the Commercial-Broadway SkyTrain station. The land use changes focus on adding more housing choice around the established mixed-use area along Nanaimo Street from E 6th to E 11th avenues.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

Map 2.31 Land uses in the Nanaimo Street & E Broadway Village

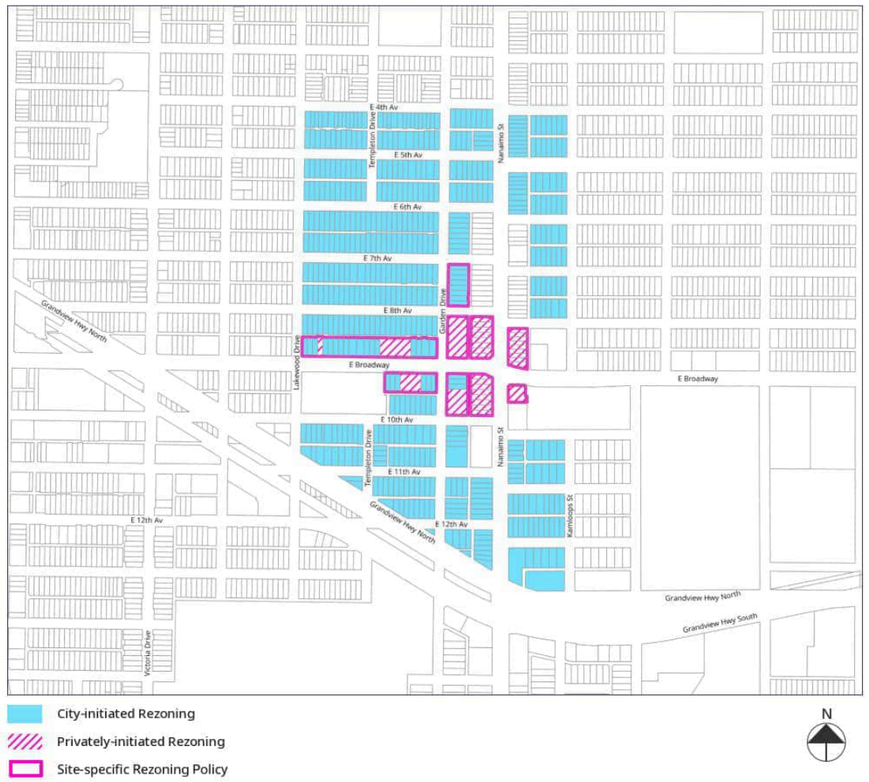


2.7.3.1 Sites in mixed-use areas along E Broadway that are not on a Village high street are required to orient their commercial frontages toward E Broadway.

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.32 City-initiated and privately-initiated rezoning in the Nanaimo Street & E Broadway Village



Site-specific Rezoning Policies

This section provides additional opportunities for privately-initiated rezonings specific to this Village that were carried over from the *Grandview-Woodland Community Plan*. To confirm the location where these opportunities are enabled, see Map 2.32: Areas for City-initiated and privately-initiated rezoning. Form of development should generally follow the applicable *C-2A, C-2D and C-2E Districts Schedule, R3 Districts Schedule* and *City-wide Design and Development Guidelines*.

Sites along Nanaimo Street between E 6th Avenue and E 11th Avenue

2.7.3.2 A residential mixed-use building up to 6 storeys and 3.2 FSR may be permitted. This may include strata tenure.

Sites along E Broadway between Lakewood Drive and Garden Drive

2.7.3.3 A residential building up to 6 storeys and 2.65 FSR may be permitted. This may include strata tenure.

Sites on the east side of Garden Drive fronting onto E Broadway

2.7.3.4 A residential mixed-use building up to 6 storeys and 3.0 FSR may be permitted. This may include strata tenure.

Sites on the east side of Garden Drive between E 7th Avenue and E 8th Avenue

2.7.3.5 A residential building up to 6 storeys and 2.6 FSR may be permitted. This may include strata tenure.



2450 Garden Drive (6-storey mixed-use development on flanking site)

Part 2 Land Use

2.8 SOUTHEAST VILLAGES

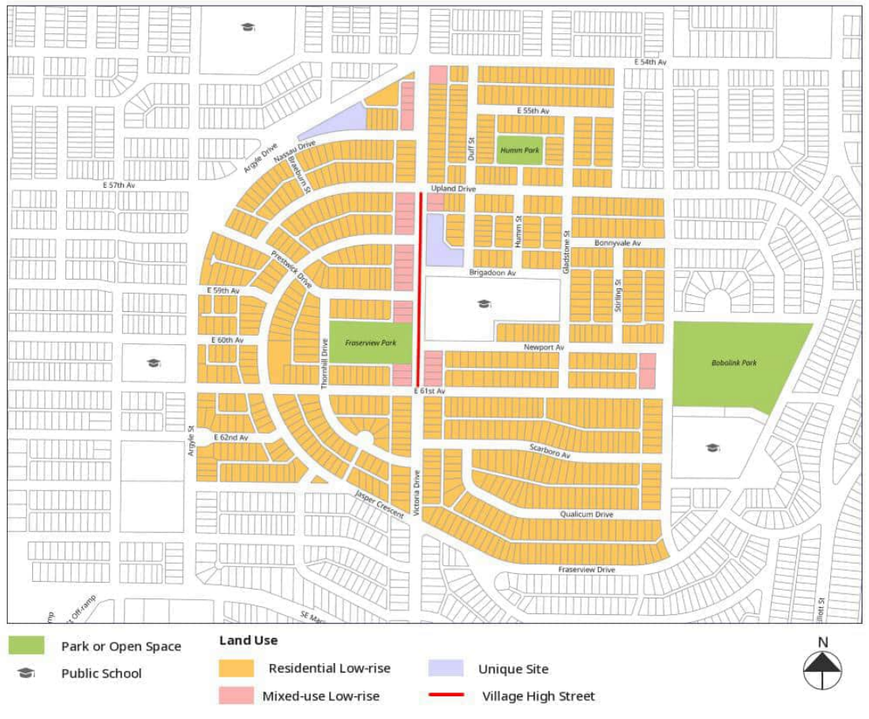
2.8.1 Victoria Drive & E 61st Avenue

Land Use Plan

The new mixed-use areas extend along Victoria Drive, adjacent to Fraserview Park and Sir James Douglas Elementary, from Upland Drive to E 61st Avenue.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

Map 2.33 Land uses in the Victoria Drive & E 61st Avenue Village

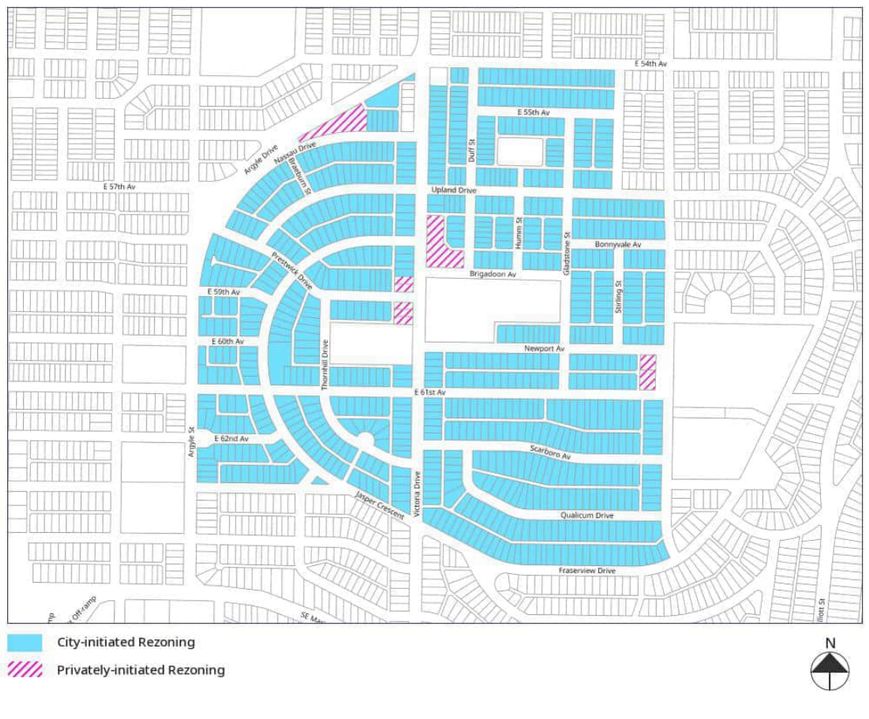


2.8.1.1 Unique Sites located along the Village high street must provide commercial uses on the ground floor, with commercial frontages oriented primarily toward the Village high street.

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.34 City-initiated and privately-initiated rezoning in the Victoria Drive & E 61st Avenue Village



2.8.2 Wales Street & E 41st Avenue

Land Use Plan

This Village is located along E 41st Avenue, a busy road with frequent traffic. New mixed-use areas extend mostly along the quieter Rhodes and Earles streets.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

Map 2.35 Land uses in the Wales Street & E 41st Avenue Village

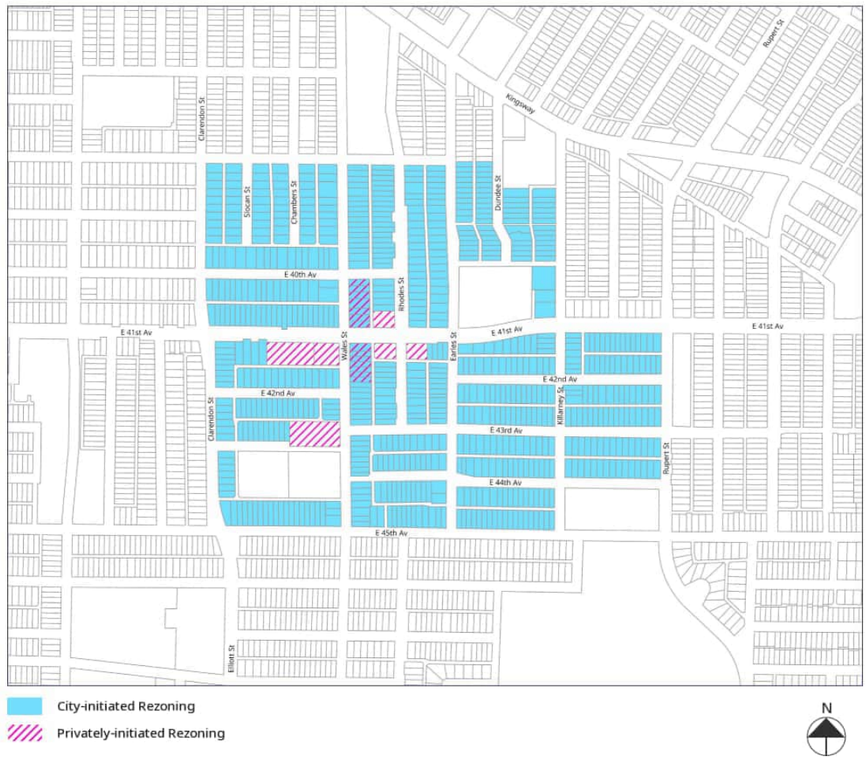


2.8.2.1 Continue to prioritize the renewal of Earles Park to support additional growth as per policy 3.4.1.1 in Section 3.4.1: Parks Policies

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.36 City-initiated and privately-initiated rezoning in the Wales Street & E 41st Avenue Village



2.8.3 Kerr Street & E 54th Avenue

Land Use Plan

The new mixed-use areas along Kerr Street and E 54th Avenue will complement the existing shops and services in Champlain Square. Several Unique Sites are located within this Village.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

Map 2.37 Land uses in the Kerr Street & E 54th Avenue Village



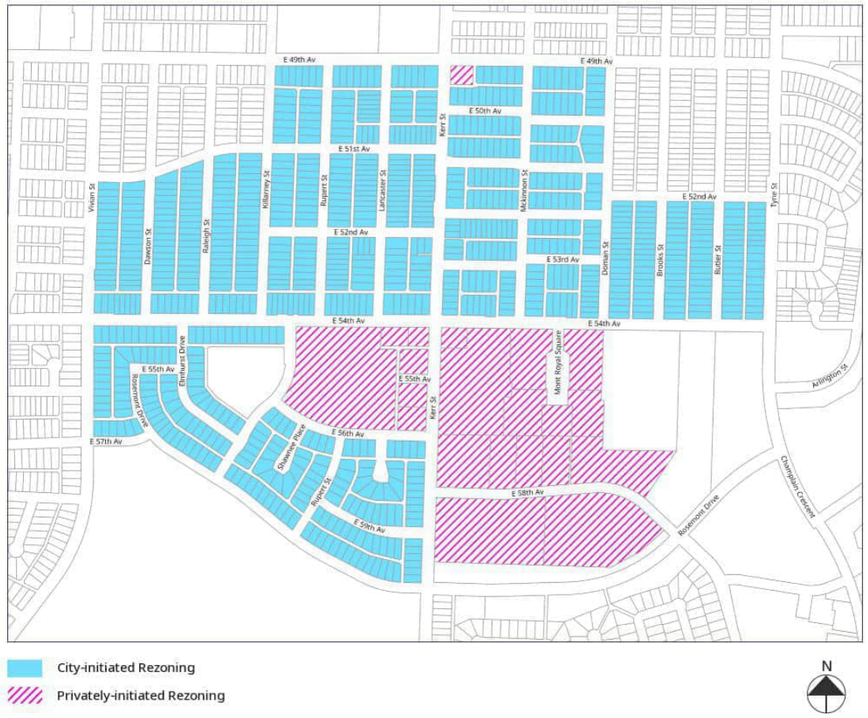
2.8.3.1 On corner sites in mixed-use areas, commercial frontages should be oriented primarily toward E 54th Avenue.

2.8.3.2 Unique Sites located on or adjacent to environmentally sensitive areas identified in the *Vancouver ODP* must provide green space oriented towards existing parks that prioritize the retention, enhancement, or creation of natural areas to support the City's ecological network. Refer to Map 7 in the *Vancouver ODP.*

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.38 City-initiated and privately-initiated rezoning areas in the Kerr Street & E 54th Avenue Village



Unique Site Policies:

Map 2.39 Champlain Square (3150 E 54th Avenue)



Site Name	Champlain Square	
Address / Site Size	3150 E 54th Avenue	~6.3 acres (~25,400 sq. m)
Description	Champlain Square is a long-standing community-serving commercial centre. The site includes a mix of retail, service, and community-serving uses anchored by a full-service grocery store, a public library, and an adult day centre. Its size, layout, and mix of uses support its role as a strong local commercial destination and community hub.	
Policy Intent	Support the continued role of the site as a key community-serving and commercial destination through renewal and redevelopment and reinforce Kerr Street's function as a Village high street.	
Permitted Uses	Residential, retail, service, cultural and recreational, institutional, office, and accessory uses.	



Champlain Square in the Kerr Street & E 54th Avenue Village

A comprehensive plan should be prepared for this site as part of the *Vancouver ODP*'s Neighbourhood Centre planning. It should address the street network and circulation, as well as opportunities for additional commercial space and community amenities. In the interim, the following policies provide guidance for incremental change on the Champlain Square site.

Policies:

2.8.3.3 Retain and enhance existing community infrastructure, including the public library and adult day centre, and support the introduction of new community-serving uses as part of redevelopment.

2.8.3.4 Require the retention and renewal of retail and service uses, ensuring no net loss of commercial floor area. New ground floor commercial should be prioritized along the Village high street to support active frontages, pedestrian activity, and the role of the site as a commercial hub.

2.8.3.5 Permit residential uses as part of a mixed-use redevelopment, where it complements and supports the long-term viability of retail and community-serving uses on site.

2.8.3.6 Support the redevelopment of existing surface parking areas to improve site efficiency, enhance pedestrian circulation, and deliver high-quality public realm improvements, including landscaped open spaces and clear pedestrian connections within and through the site.

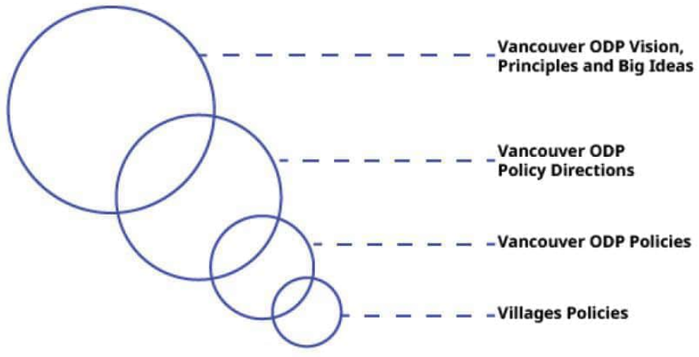


Part 3: Policy Areas

The *Vancouver ODP* identifies twelve policy areas that cover key city building topics. This Part of the document is condensed into five key policy areas, relevant to all Villages, intended to advance the *Vancouver ODP*'s overall Vision, Foundational Principles and Big Ideas. To address the current and future needs of the *Villages Plan* area, policies were informed by technical studies such as gap analyses, economic testing and growth projections, public and stakeholder engagement, and feedback from the local Nations.

Each policy area in this Part begins by outlining the intent for Villages on that topic, and how the *Villages Plan* proposes to advance it. This is followed by a table of relevant city-wide policies, strategies, frameworks or guidelines with a short description and connection to the *Villages Plan*. Each policy area includes topic-based policies for Villages, and these are grouped under the relevant Policy Directions outlined in the *Vancouver ODP*.

Figure 3.1 Policy Structure



Part 3 Policy Areas



3.1 HOUSING

Village areas today are located in primarily low-density residential neighbourhoods, characterized mainly by single detached homes, secondary suites, and duplexes, resulting in limited housing types and choices. While existing City plans and policies allow some townhouses and apartment buildings in some of these areas, these are mostly limited to major streets and adjacent blocks. As Villages continue to grow, increasing housing diversity and expanding housing supply close to shops and services will be key to creating complete, inclusive, and resilient neighbourhoods.

Equitable housing and complete neighbourhoods is one of the Three Big Ideas, central to the aspirations of the *Vancouver ODP*. A core objective of the *Villages Plan* is to introduce a wider variety of housing opportunities for households of different sizes, ages, and incomes. The *Plan* enables ground-oriented missing middle housing forms such as townhouses and low-rise apartments in all areas within a Village, including locations away from busy streets.

A mix of secured rental and homeownership options will support more diverse mixed-income communities close to retail and services, local jobs and other daily needs. Strong tenant protections will mitigate displacement as redevelopment occurs. New opportunities are also included to support the renewal and expansion of existing non-market housing, and, where conditions allow, to deliver new below-market rental housing.



Low-rise apartment development

City-wide Policy Context

City-wide Document	Key Directions	*Villages Plan* Approach
Housing Vancouver Strategy	Seeks to reduce Vancouver's housing affordability gap by ensuring diverse, affordable options for all incomes.	Increase the diversity of housing options by allowing more missing middle housing types (e.g. multiplexes, townhouses and apartments).
10-Year Housing Targets	Establishes 10-year housing targets, providing a framework for new construction to meet housing needs.	Broaden the diversity and supply of secured rental and ownership housing, helping meet long-term housing targets.
Secured Rental Policy	Encourages new purpose-built housing by enabling rezonings and offering incentives such as added height and density, while ensuring tenant protections and affordability requirements.	Incorporate equivalent heights and densities for new secured rental housing, in locations close to shops and services. Enable delivery of rental housing without the need for rezonings.
Seniors Housing Strategy and *Seniors Housing Rezoning Policy*	Aims to ensure older adults have the housing and supports needed to allow for aging in suitable, adequate, and affordable housing in their community.	Enable development of seniors housing projects including community care or assisted living facility, seniors supportive or independent living, and social housing.
Tenant Relocation and Protection Policy	Mitigates the impacts of redevelopment on existing tenants by requiring applicants to provide tenants with financial compensation, right of first refusal and assistance finding alternate accommodations.	Incorporate the *Tenant Relocation and Protection Policy* in Village areas. Introduce enhanced requirements to mitigate displacement for tenants living in privately-owned primary and/or secondary rental housing facing redevelopment to new rental housing.
Climate Emergency Action Plan	Identifies actions to reduce carbon pollution through land use planning, transportation, building construction, and climate adaptation, while integrating equity measures to prevent displacement and support non-market and rental housing sectors.	Streamline the delivery of missing middle housing types in close proximity to new shops and services. Support walkability and better transit access to transform Village areas into more resilient, climate-ready neighbourhoods.
Healthy City Strategy	Advances social sustainability including goals to achieve a wide range of affordable homes for everyone, including supportive, social, and purpose-built rental housing and creating complete, compact communities by increasing neighbourhood Walk Scores.	Create local hubs where expanded retail opportunities and a greater variety of housing will foster more complete, walkable communities.

City-wide Document	Key Directions	*Villages Plan* Approach
City-wide Design and Development Guidelines (CDDG)	Set out expectations for how sites and buildings are organized, designed, and their relation to the public realm. Provide design guidance for residential or mixed-use low-rise developments, including expectations on their response to existing context, delivery of open space, design for livable dwelling units, and provision of amenity space.	New developments seeking approval through Rezoning or Development Permit application are subject to built form and open space directions in the city-wide guidelines.
Solar Access Guidelines for Areas Outside of Downtown	Provides guidelines to manage solar access to public parks, public school sites and Village high streets.	Many of the sites will be able to be develop through a simplified building form that complies with solar access requirements through the proposed zoning districts for Villages. In some cases, additional design strategies will be needed to mitigate solar access impacts as described in the city-wide guidelines, which may limit achieving the maximum height and density allowed.



Mixed-use low-rise development

3.1.1 Villages Housing Policies

Vancouver ODP Direction 1.2: Ensure opportunities for inclusion of very low to moderate-income households and diversify the housing stock across all residential areas

3.1.1.1 Expand secured rental and ownership housing choice near daily needs and local jobs by enabling more missing middle housing, including multiplexes, townhouses and low-rise apartments.

3.1.1.2 Diversify housing options by reserving the highest densities for buildings that serve low- and moderate-income households, including secured rental and non-market housing.

3.1.1.3 Where conditions allow, focus on the delivery of below-market rental housing[1] and leverage opportunities for new ownership housing to contribute to the creation of new non-market housing. See Part 2: Land Use for maximum allowable height and density.

3.1.1.4 Enable the development of ground-oriented multi-unit housing, such as townhouses and multiplexes, with larger units suited for a range of household types including residents wishing to downsize, multi-generational families and families with children.

3.1.1.5 Enable new opportunities for older persons to age in their communities through new apartment options with fewer access barriers, as well as a range of seniors-focused accommodations including community care or assisted living facilities, supportive or independent living housing and social housing.

3.1.1.6 Simplify the delivery of new housing by implementing City-initiated rezonings or Privately-initiated rezoning to a standardized zoning district. To learn more see Part 2: Land Use.

[1] Below-market rental housing units will rent at a percentage discount to city-wide average rents as published by the Canada Mortgage and Housing Corporation (CMHC) with the most recent Rental Market Report at the time of occupancy permit issuance in accordance with applicable zoning district regulations or as specified in applicable rezoning policies in the *Villages Plan*, and *Schedule J*.

Vancouver ODP Direction 1.6: Become a city for renters that provides more secure rental housing options and mitigates displacement

Tenant Relocation and Protection Policy

3.1.1.7 Where tenants will be displaced because of redevelopment, a tenant relocation plan as outlined in the city's *Tenant Relocation and Protection Policy* will be required at rezoning or development permit.

3.1.1.8 Enhanced tenant relocation and protection provisions will apply for tenants living in privately-owned primary and/or secondary rental housing facing redevelopment to new rental housing.[2] Applicants will be required to provide these tenants with "right of first refusal" and compensation or rent top-ups. These measures aim to preserve affordability in replacement housing and provide existing renters impacted by redevelopment with the choice to move back into their neighbourhoods.

Right of first refusal

3.1.1.9 Offer the "right of first refusal" to existing tenants facing redevelopment to new rental housing. These tenants will be eligible to return to a new rental unit at a 20% discount to city-wide average market rents by unit type for the City of Vancouver as published annually by the Canada Mortgage and Housing Corporation (CMHC) in the most recent *Rental Market Report*, or at the tenant's current rent, whichever is less.

3.1.1.10 Where policies require a portion of the new residential floor area to be below-market rental, units allocated to returning tenants exercising their "right of first refusal" will be counted toward the below-market rental housing requirements.

3.1.1.11 The "right of first refusal" option at a 20% discount to city-wide average market rents may be satisfied in another rental building within or outside the *Villages Plan* area to enable the option for a single move by the impacted tenant, should the tenant agree to the option.

[2] Enhanced Tenant Relocation and Protection will apply to existing rental housing where there is a proposal for a new rental projects of five or more units involving the consolidation of two or more lots as follows:

a. "Primary" rental stock, where the purpose of the building is to operate rental housing in the long-term such as purpose-built market rental housing;
b. Buildings with rental units above commercial; and
c. "Secondary" rental stock (such as rented houses, secondary suites, laneway houses, rented units in strata developments, etc.)

Temporary financial support while in interim housing

3.1.1.12 Tenants facing redevelopment to new rental housing will be offered additional financial support. In lieu of financial compensation based on length of tenancy, the tenant may instead choose to receive a temporary rent top-up when they relocate to interim housing to mitigate any rent increases, they may experience while waiting to exercise their right of first refusal.

3.1.1.13 Tenants may choose one of two rent top-up options, paid for by the development applicant:

i. Applicant or their representative finds three interim housing options that best meet the tenant's identified priorities as detailed in the Mandatory Needs Assessment. All options should be in Vancouver, unless otherwise specified by the tenant. The rent top-up will be the difference between the tenant's existing rent and rent in their new unit.

ii. Tenant finds their own interim housing and the top-up paid by the applicant will be capped at the difference between the tenant's rent for their original unit and the average rent for new market rental units by unit type for the City of Vancouver as published annually by the Canada Mortgage and Housing Corporation (CMHC) in the in the most recent *Rental Market Report*.

Vancouver ODP Direction 1.4: Significantly increase the supply of social and supportive housing and support the growth of the community housing sector

The R3 zoning districts used for City-initiated rezonings in Village areas enable the highest density where 100% of the residential floor area is provided as social housing. Additional opportunities exist through privately-initiated rezoning as described in Section 2.3: Unique Sites, and as follows:

3.1.1.14 Enable existing and newly acquired social, non-market co-op and supportive housing sites to renew and expand the number of units. To support significant government investment and opportunities to achieve other objectives for community amenities and services, consider additional height and density beyond 6 storeys in all Village areas, subject to urban design performance (including consideration of site-size, solar access, view impacts, building massing, and setbacks).

3.2 ECONOMY

Shops and services that meet daily needs for residents and workers are a core component of a complete, walkable community. Most Villages today are centred around small retail clusters with a limited number and mix of existing shops and services.

The *Villages Plan* addresses the lack of nearby retail options for daily needs by growing the heart of each Village and expanding mixed-use areas to support more shops and services. This expansion creates opportunities for small grocery stores, cafes, convenience stores, and other retail and service uses, allowing residents to meet many daily needs locally while also increasing employment opportunities.

Grocery stores are a key part of meeting most of the essential daily needs. Many of the Villages lack grocery stores as identified in the *Food Retail Priority Zones*. Grocery stores can be strong retail anchors by improving customer traffic for all businesses in a Village, and as more people come to live in these areas, the demand for these types of uses will increase. The *Villages Plan* will also enable small-scale neighbourhood retail spaces throughout the residential areas to create more walkable and complete neighbourhoods.

Additionally, The *Villages Plan* supports the development of Village-scale hotels of up to 6 storeys in mixed-use areas. These hotels will support the local economy and help expand retail options within Village areas. This advances the *Hotel Development Policy*, which highlights the need for a range of new hotel options, including those outside of the downtown area as a way to provide modestly priced accommodations.



Illustration of retail options in a mixed-use area in Villages

City-wide Policy Context

City-wide Document	Key Directions	*Villages Plan* Approach
Metro 2050: Regional Growth Strategy	Sets the region's long term land use trajectory. One of the key actions is to promote land development patterns that support employment opportunities close to where people live.	Expand the commercial areas to enable opportunities for additional jobs and services close to where people live.
Employment Lands and Economy Review	Identifies key actions to support a diverse local economy including strengthening neighbourhood retail.	Expand the commercial areas to enable opportunities for additional jobs and services close to where people live.
Hotel Development Policy	Reaffirm the City's interest in considering new or existing hotels as part of area planning, as well as through rezoning and development permit enquiries and applications.	Incorporates opportunities for developing small-scale low-rise hotel in all Villages.
City-wide Design and Development Guidelines (CDDG)	Set out expectations for how sites and buildings are organized, designed, and their relation to the public realm. The CDDG provide guidance for locating and designing retail space to support street activity and public life. This includes measures such as wrapping active retail frontages around corners and maximizing activation on both frontages when a site fronts two Village high streets.	New developments seeking approval through Rezoning or Development Permit application are subject to built form and open space directions in the city-wide guidelines.
Solar Access Guidelines for Areas Outside of Downtown	Provides guidelines to manage solar access to public parks, public school sites and Village high streets.	Many of the sites will be able to be develop through a simplified building form that complies with solar access requirements through the proposed zoning districts for Villages. In some cases, additional design strategies will be needed to mitigate solar access impacts as described in the city-wide guidelines, which may limit achieving the maximum height and density allowed.

3.2.1 Villages Economy Policies

Vancouver ODP Direction 2.4: Encourage a diverse and accessible mix of local-serving and small businesses and jobs in every neighbourhood that enable communities and culture to thrive

Local-serving shops and services in existing and new retail areas

3.2.1.1 In mixed-use low-rise areas and along Village high streets, require commercial uses on the ground floor to provide opportunities for more shops and services.

3.2.1.2 To support the delivery of commercial uses, City staff will review and update existing land use regulations ensuring ground floor commercial uses are required in zoning districts applied to mixed-use areas.

3.2.1.3 Prioritize opportunities for local-serving retail, including grocery stores, cafés, small restaurants, pharmacies and other services, to improve access to daily needs of residents, workers and visitors.



Various retail storefronts with active ground floor uses

Active commercial frontages

In new buildings, the interface between ground floor commercial uses and the public realm should be designed to create a diverse, welcoming and attractive pedestrian experience. Refer to the *City-wide Design and Development Guidelines* for guidance.

3.2.1.4 Require ground-floor retail to be oriented towards the Village high streets, as identified in Maps 3.1 - 3.5, to create contiguous active store fronts.

3.2.1.5 Developments should consider providing a diversity of storefront widths, unit sizes and flexible configurations to enhance pedestrian interest and support a mix of business types, including smaller spaces, as well as options for retail and non-retail anchors.

Existing local businesses

Although few in number, some of the existing local businesses in Villages are cherished by the community. The *Villages Plan* supports these businesses by enabling more people to live within a five-minute walk or roll of them.

The main intent of the *Plan* is to add new shops and services. As such, the focus of City-initiated rezonings is on expanding areas where commercial uses are required to help minimize redevelopment pressures on existing local businesses. Recognizing that some older commercial buildings may reach their end of life, a privately-initiated rezoning pathway for sites zoned C-1 is provided, so that these may be considered for rezoning to a standardized district, depending on site size. To learn more see Section 2.2.2: Privately-initiated Rezonings.

3.2.1.6 When sites with existing businesses are considered for redevelopment, applicants are encouraged to explore retail tenancies with those that express interest in continuing to provide services in the neighbourhood.

3.2.1.7 Support existing businesses with appropriate resources, such as the City's Commercial Tenant Assistance Program (CTAP) where redevelopment or other factors result in need for business relocation.

Development of Village-scale hotels

3.2.1.8 Commercial hotels up to 6 storeys may be considered in mixed-use designated areas where no purpose-built rental residential housing is displaced. New hotels should provide retail uses on the ground floor or active frontages to contribute to the liveliness of the pedestrian experience.

Vancouver ODP Direction 11.1: Support the development of an equitable and resilient food system

Increase access to healthy food

Grocery stores can be strong retail anchors by improving customer traffic for all businesses in a Village while also providing essential access to healthy food. As Villages grow, improving equitable food access will be critical, specially in areas with limited grocery options.

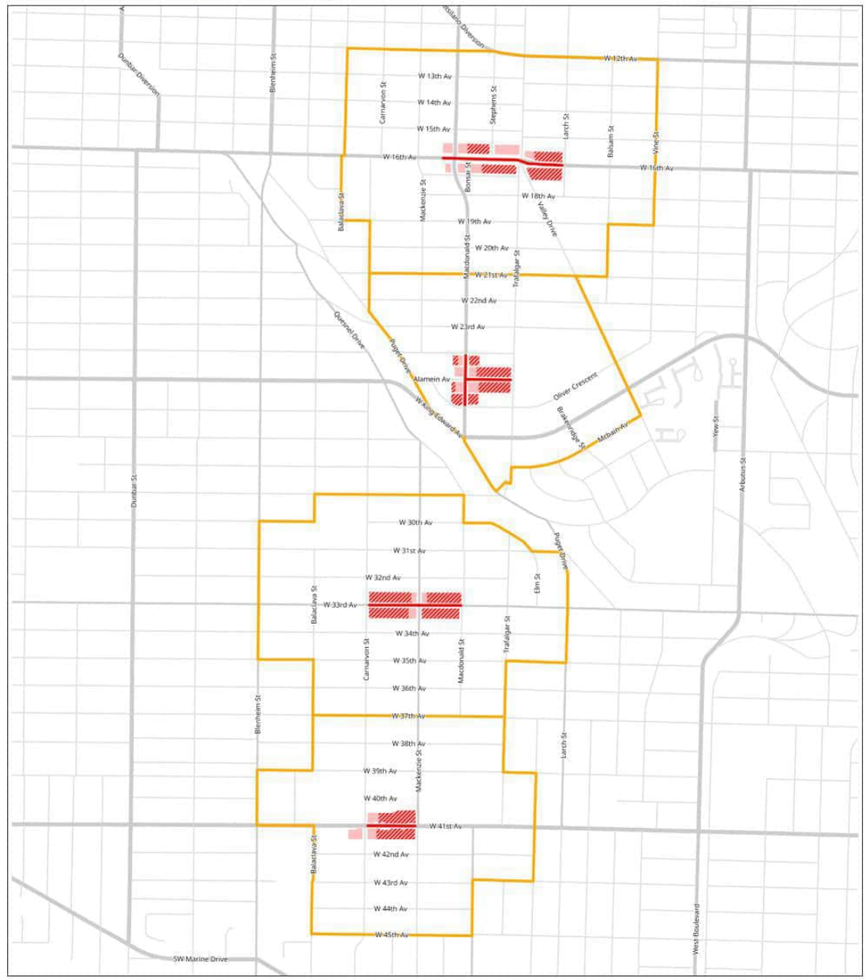
3.2.1.9 In mixed-use development on Village high streets, applicants should consider including grocery stores to improve neighbourhood access to daily needs, especially in Villages located in or near *Food Retail Priority Zones* where grocery access is currently deficient.

3.2.1.10 To support the delivery of grocery stores, City staff will facilitate the connection between existing grocery operators and applicants where appropriate.



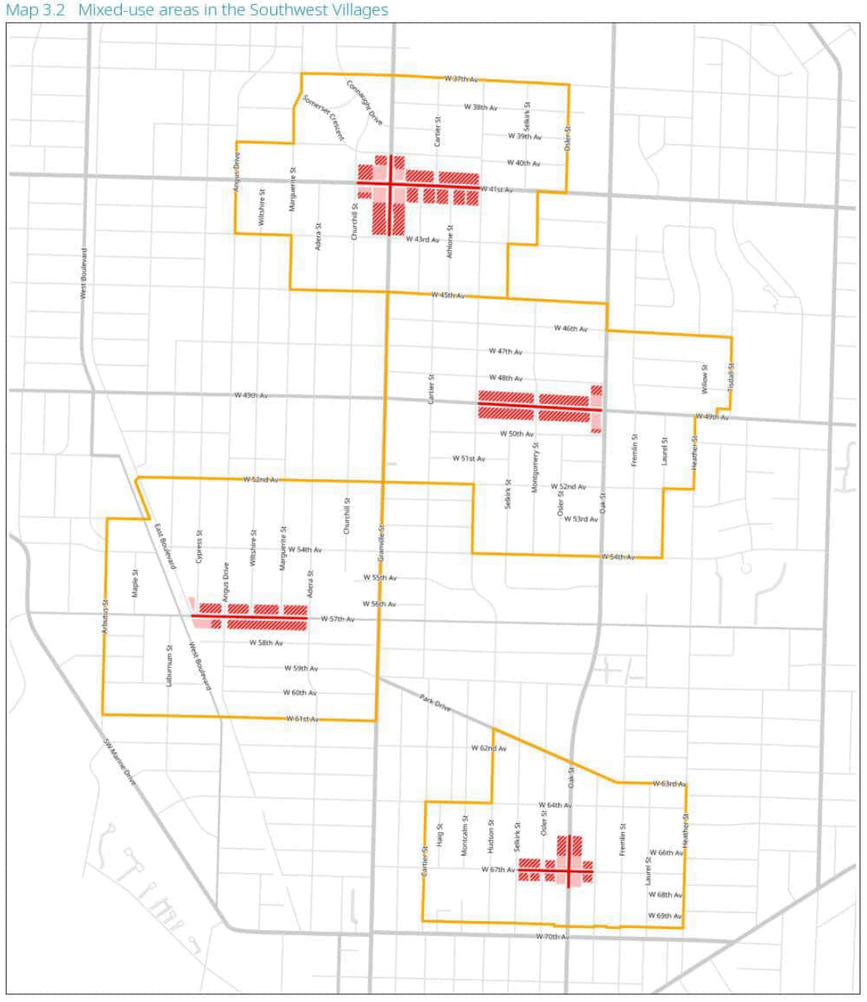
Small scale grocery stores

Map 3.1 Mixed-use areas in the West Villages



Part 3.2 Economy

Map 3.2 Mixed-use areas in the Southwest Villages



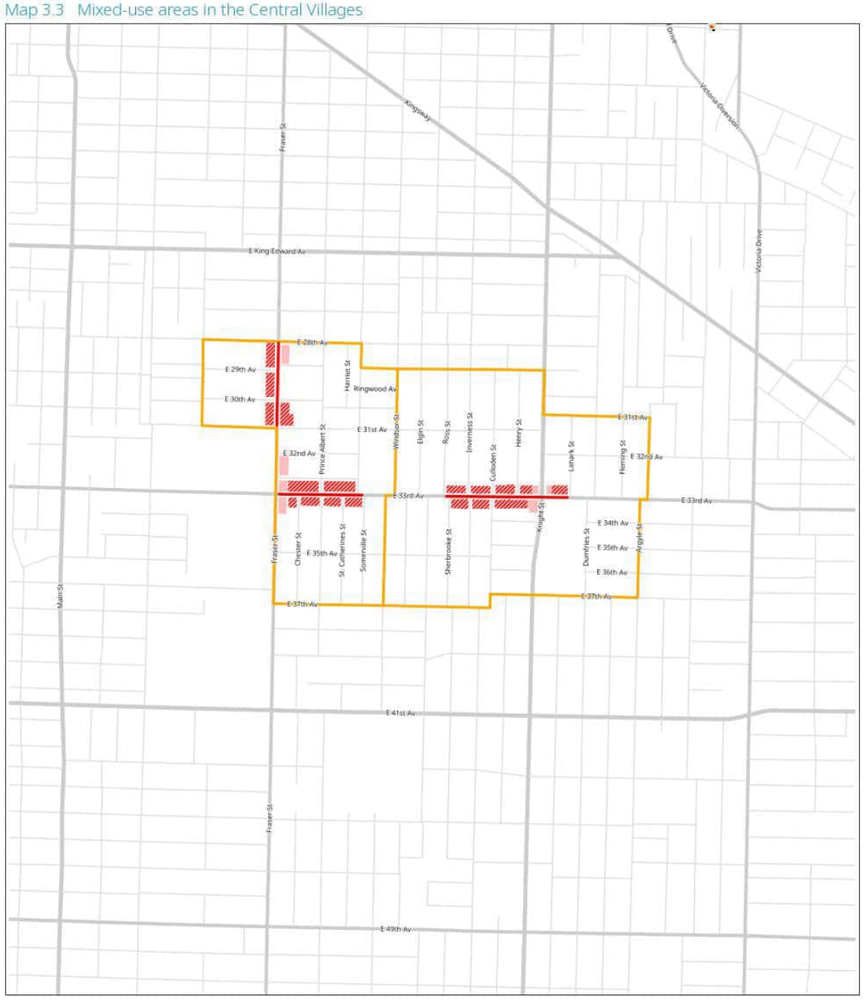
Village Plan Area

Mixed-use Areas

- Existing Mixed-use Area
- Mixed-use Expansion Area
- Village High Street

N

Map 3.3 Mixed-use areas in the Central Villages



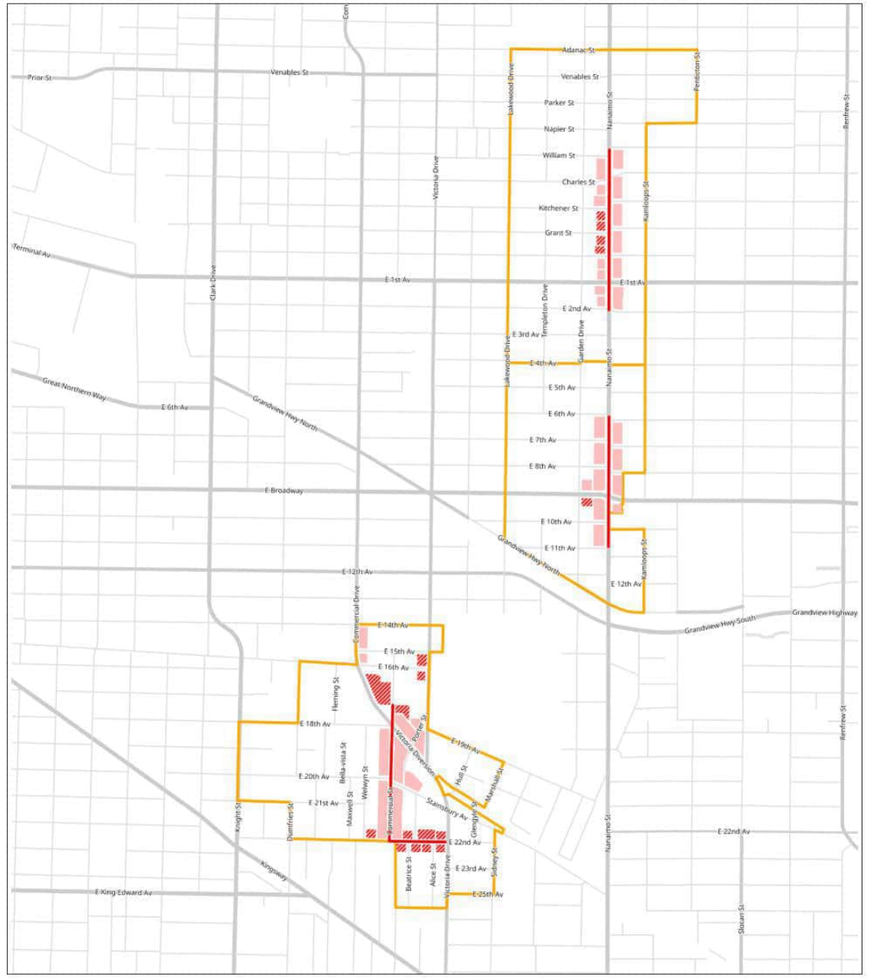
Village Plan Area

Mixed-use Areas

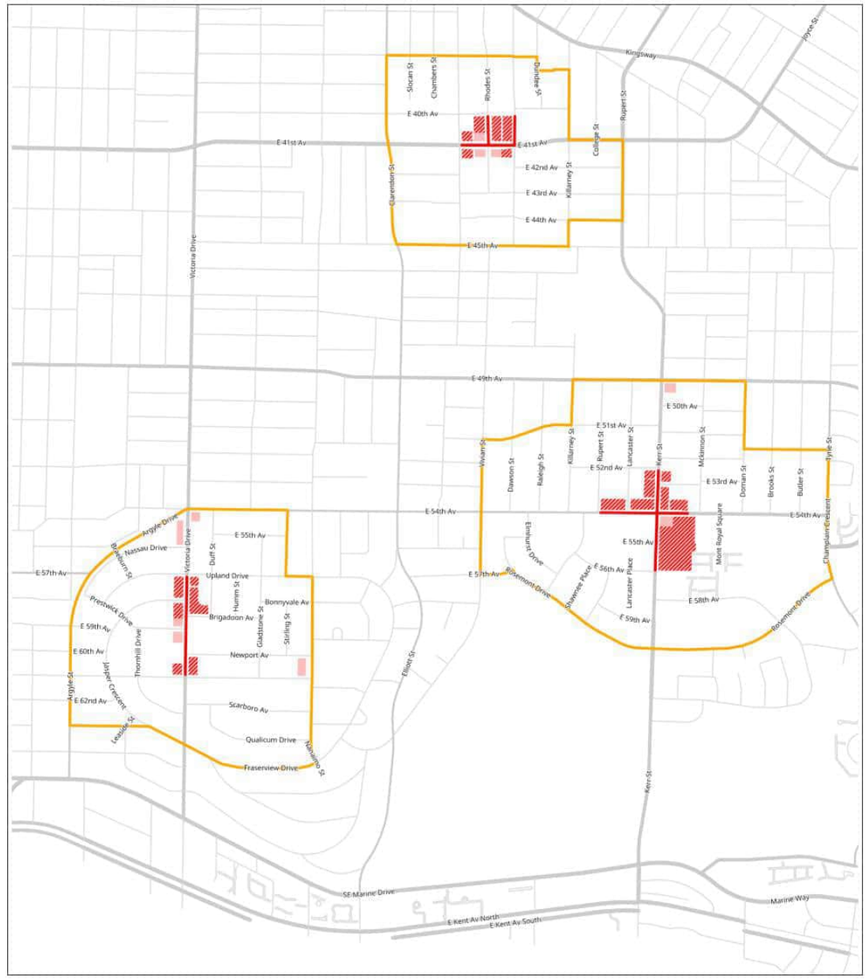
- Existing Mixed-use Area
- Mixed-use Expansion Area
- Village High Street

N

Map 3.4 Mixed-use areas in the East Villages



Map 3.5 Mixed-use areas in the Southeast Villages

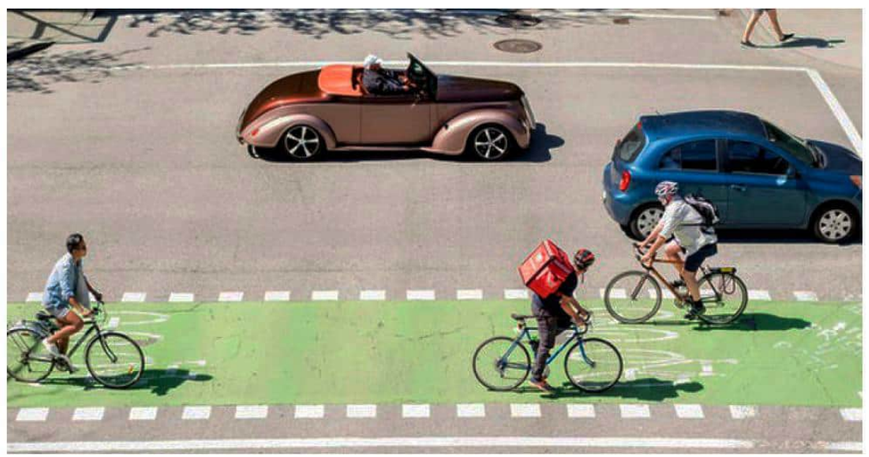


3.3 TRANSPORTATION AND PUBLIC SPACE

Streets play a vital role in safely connecting people to the places where they live, work, play and socialize. They are also one of the most important parts of the city's public space network, providing space for people to rest, meet and interact. In this section, public spaces refer to all outdoor spaces between buildings that are publicly or privately-owned and can be enjoyed by all for free, including sidewalks, plazas and seating areas. Parks, playgrounds and green spaces are also an integral part of the public space network, to learn more about these see Section 3.4: Parks and Ecology.

Transportation infrastructure varies across all Villages. Some areas are well-served by active transportation networks and are well connected to the rest of the city, while others are less so. The *Villages Plan* aims to create more complete, well connected and vibrant neighbourhoods. As Villages grow, mixed-use areas will transform into walkable shopping streets connecting people to bus routes and greenways. New nodes for public life at the centre of the Village high streets will create lively spaces for people to enjoy, with sidewalks that support merchandise displays, outdoor dining, resting and socializing with friends and family.

Upgrades to local streets will be planned to support safer, more comfortable access for people walking, biking, or rolling as Villages grow. Over time, new greenways will be built, and existing ones will be upgraded to support active transportation and better access to nature. Transit service will expand to meet the greater demand as more people live in these areas, allowing more frequent and reliable transit across the city and region.



Greenway active transportation

City-wide Policy Context

City-wide Document	Key Directions	*Villages Plan* Approach
Transport 2050 Strategy – TransLink	Sets the guiding vision: Access for Everyone, with strategies to support people walking, rolling, driving and taking transit, as well as goods movement.	Enable more people to access their daily needs by expanding opportunities for people to walk, cycle and roll.
Transportation 2040 Plan	Envisions a city with an efficient transportation system that supports a thriving economy, healthy residents and a healthy natural environment. Guides land use decisions and public investments as the city grows, including direction for public spaces.	Provide opportunities to improve active travel so that people may walk, cycle or roll to their daily needs. Provide opportunities for improved sidewalks that include patios, seating and other public spaces such as future plazas.
Climate Emergency Action Plan	Identifies actions to reduce carbon pollution through land use planning, transportation, building construction, and climate adaptation. Includes a target for 2/3 of trips to be by active transportation and transit by 2030.	Encourage more biking, walking and rolling by providing opportunities for more housing close to daily needs, shops and services. Support the improvement of sidewalks and active transportation routes.
Plaza Stewardship Strategy	Establishes a framework for the City and community partners for the management, maintenance and programming of City-owned public plazas.	Enables opportunities for future plazas to be delivered, as Villages grow over time.
City-wide Design and Development Guidelines (CDDG)	Set out expectations for how sites and buildings are organized, designed, and their relation to the public realm. The CDDG provide guidance on locating and designing public open spaces, including park dedications, privately-owned public spaces (POPS), mid-block connections, retail plazas and small seating areas.	New developments seeking approval through Rezoning or Development Permit application are subject to built form and open space directions in the city-wide guidelines.

Part 3.3 Transportation and Public Space

3.3.1 Villages Transportation Policies



Illustration of sidewalk improvements and roadway along a local residential street

Vancouver ODP Direction 5.1: Enable safe and comfortable walking, biking, and transit through land use and urban design

Vancouver ODP Direction 5.2: Create people-first streets by transforming road space to support population growth and the changing needs of residents and businesses

3.3.1.1 Provide greenways to support active, connected, and climate resilient communities by:

i. Expanding and enhancing the greenway network to connect Village residents to mixed-use areas, parks, and the city's active transportation network. See Maps 3.6 - 3.10 to view existing and planned greenways;

ii. Integrating shared mobility stations along greenways and at key access points to improve connections to amenities and transit; and

iii. Considering integration of green rainwater infrastructure along greenways, where feasible, to provide ecological value and climate resiliency.

3.3.1.2 Implement safe, inclusive street designs that rebalance space for people walking and rolling through protected facilities, wider sidewalks, and tree lined boulevards. Provide safe, seamless crossings where greenways intersect major streets. Future walk/bike projects and improved crossings near Villages are shown in Maps 3.6 - 3.10.

3.3.1.3 Collaborate with TransLink to deliver new and improved bus services as Villages grow over time.

3.3.1.4 Deliver transit-supportive infrastructure on or near Village high streets, such as bus stops with adequate space and amenities (e.g. lighting, benches, shelters).







Micro mobility station , widened sidewalk and illustration of improvements in a Village mixed-use area





Traffic calming and bus stop with shelter

3.3.1.5 Optimize curbside management on Village high streets to balance transit priority, short-term parking turnover, loading, and goods movement while supporting safe pedestrian and shared mobility.

3.3.1.6 Implement neighbourhood traffic management (calming and diversion) to reduce motor vehicle speeds and volumes, and discourage shortcutting on local streets.

Support zero emissions vehicles

Vancouver has one of the highest electric vehicle (EV) adoption rates in Canada, yet access to charging remains a barrier to uptake. Expanding curbside charging is critical to closing this gap, supporting a more equitable distribution of public charging and accelerating the transition to zero-emission transportation.

3.3.1.7 As development occurs, assess potential on-street EV charging opportunities to address increasing demand for public EV charging.

Mid-block connection:

Mid-block connections play an important role in improving the pedestrian experience by breaking up longer blocks and providing shorter connections to a destination such as a park, public space or Village high street.

3.3.1.8 Developments should provide mid-block connections generally aligned with the locations identified in Maps 3.6 - 3.10, to support pedestrian movement in Villages with unusually long blocks, where feasible.

3.3.2 Villages Public Space Policies

Vancouver ODP Direction 9.3: Grow and protect the public space network to provide ample, high-quality public spaces and robust connections across all neighbourhoods.

Vancouver ODP Direction 9.4: Create universally accessible and safe public spaces that are dignified and comfortably accommodate all people, throughout the day and across all seasons.



Illustration of a social street corner in a Village mixed-use area

3.3.2.1 Create social street corners in mixed-use areas by:

i. Widening sidewalks using curb bulges and building articulation, as needed, to manage higher pedestrian volumes, enable patios, and deliver larger seating areas, green rainwater infrastructure and plantings.

ii. Locating public space amenities on side streets to support the wrapping of active retail frontages around corners and to provide quieter spaces on streets less impacted by traffic noise and pollution.

3.3.2.2 Develop nodes for public life at key locations along Village high streets by prioritizing the creation of social street corners and considering future plaza opportunities through the *Neighbourhood Plaza Program*. See Maps 3.6 - 3.10 for potential locations for these nodes.

3.3.2.3 In and near mixed-use areas, prioritize sidewalk widths and treatments that support outdoor dining, merchandise displays, street furniture, and higher pedestrian volumes.

3.3.2.4 In residential areas, create opportunities for comfort and rest with small spaces for seating, particularly next to open green spaces and wider boulevards.



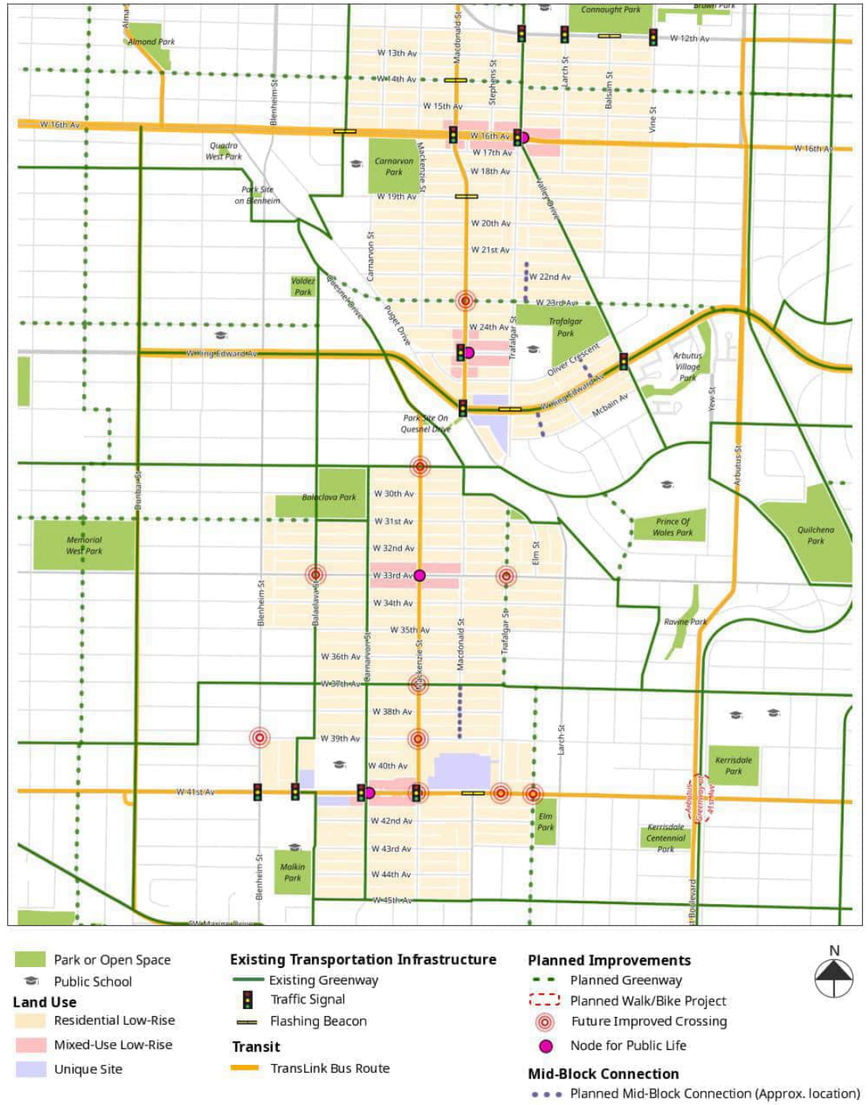
Corner bulge, planting and street furniture along a residential street

Privately-owned Public Spaces:
The City will seek opportunities for privately-owned public space to be delivered on Unique Sites when they redevelop. To learn more see policies 2.3.1.20 and 2.3.1.21 in Section 2.3: Unique Sites. Additionally, developments on sites with a frontage exceeding 91.1 m (299 ft.) should provide at-grade on-site open space as outlined in the *City-wide Design and Development Guidelines.*



Illustration of at-grade privately owned public space

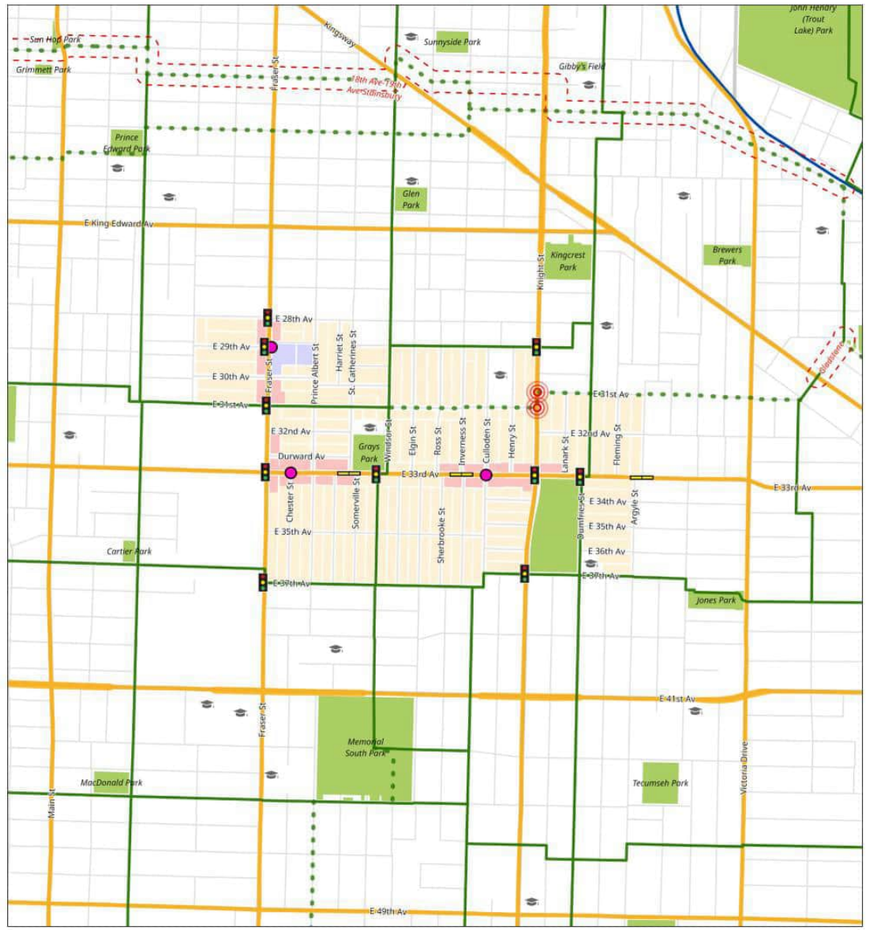
Map 3.6 Transportation and public space in the West Villages



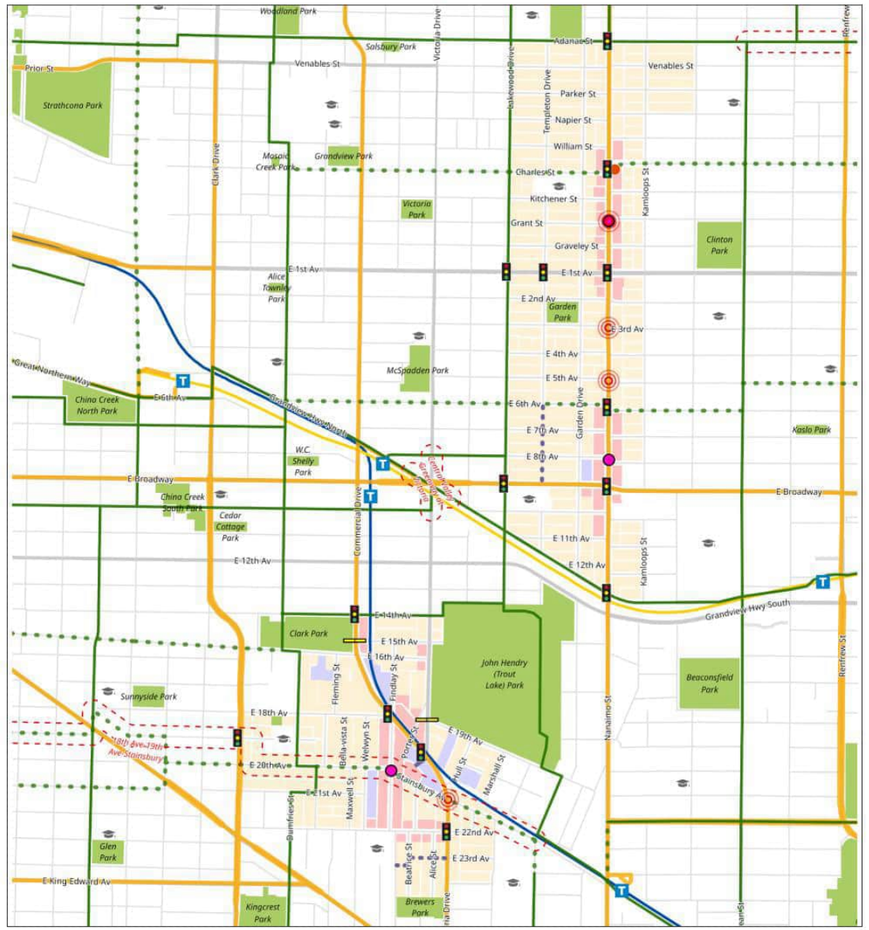
Map 3.7 Transportation and public space in the Southwest Villages



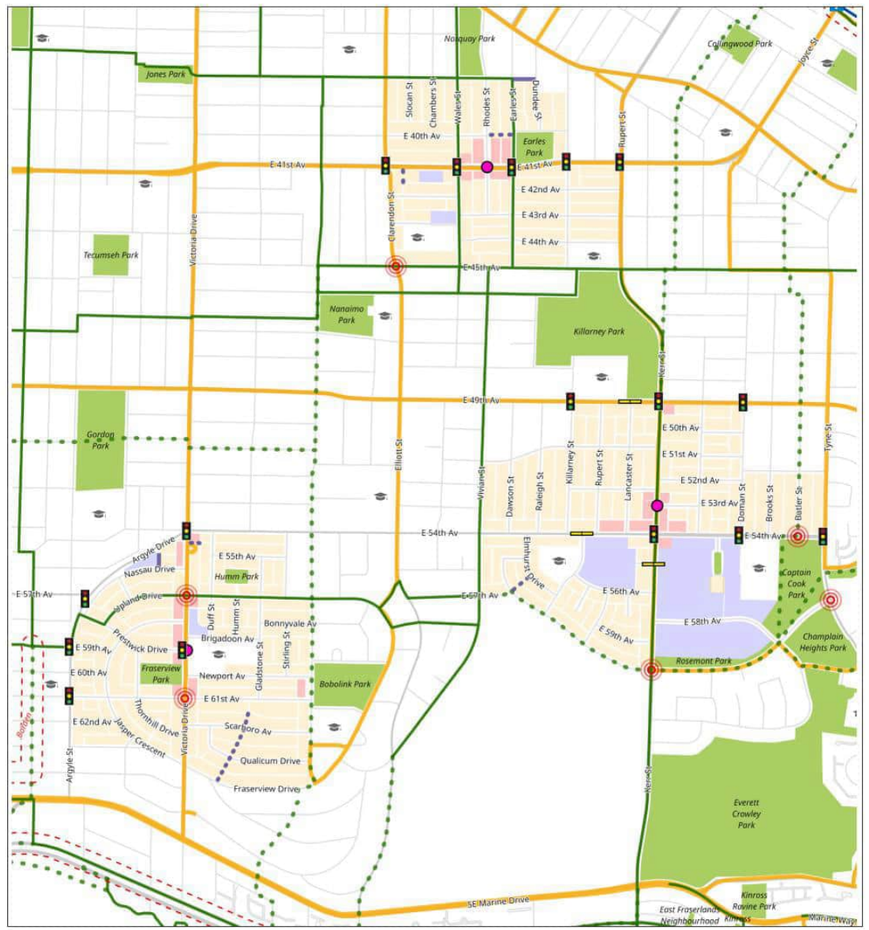
Map 3.8 Transportation and public space in the Central Villages



Map 3.9 Transportation and public space in the East Villages



Map 3.10 Transportation and public space in the Southeast Villages



3.4 PARKS AND ECOLOGY

Access to nature, through parks, greenways and natural areas, is a key part of building healthy, livable neighbourhoods that support well-being and environmental resilience. Parks and green spaces provide critical community benefits while offering opportunities for recreation, relaxation, and connection to nature.

As access to nature varies across Villages, the *Villages Plan* generally focuses on integrating nature into daily life by improving safe and equitable access to green spaces, supported by enhanced walking and biking routes. This requires a coordinated approach that links mobility network upgrades with opportunities to improve ecological function and connectivity, helping create a network of parks, greenways and natural areas.

Building on the ecological network identified in the *Vancouver ODP*, the intent of the *Plan* is to increase and connect natural areas in the Villages through the delivery of ecological corridors, blue green systems and expanded tree canopy. These spaces will offer placemaking potential, improve access to nature and create opportunities for residents to participate in the stewardship of restored natural areas. As Villages gradually grow, opportunities for enhancing existing parks to support new residents will arise over time.

City-wide Policy Context

City-wide Document	Key Directions	*Villages Plan* Approach
VanPlay: Parks and Recreation Services Masterplan	Guides the work of the Vancouver Park Board as the parks and recreation services master plan.	Monitor growth and guide improvements to parks and recreational services in alignment with VanPlay.
City-wide Design and Development Guidelines (CDDG)	Set out expectations for how sites and buildings are organized, designed, and their relation to the public realm. CDDG provide guidance on locating and designing buildings and open space, including parks, to support healthy tree retention, tree planting, and urban ecology.	New developments seeking approval through Rezoning or Development Permit application are subject to built form and open space directions in the city-wide guidelines.
Solar Access Guidelines for Areas Outside of Downtown	Provides guidelines to manage solar access to public parks, public school sites and Village high streets.	Many of the sites will be able to be develop through a simplified building form that complies with solar access requirements through the proposed zoning districts for Villages. In some cases, additional design strategies will be needed to mitigate solar access impacts as described in the city-wide guidelines, which may limit achieving the maximum height and density allowed.



Opportunity for planting to enhance access to nature



Integration of access to nature opportunities along a greenway

3.4.1 Villages Parks Policies

Vancouver ODP Direction 9.5: Ensure the parks and public space network supports the city's social and ecological resilience

Access to Nature

To strengthen access to nature, the plan focuses on creating safer, more direct and accessible walking, rolling and biking routes that connect Villages with nearby parks and green spaces. To learn more see policy 3.3.1.1 in Section 3.3: Transportation and Public Space Policies.



Access to parks and open space through walking, rolling and biking

Vancouver ODP Direction 9.3: Grow and protect the parks and public space network, to provide ample, high-quality spaces and robust connections across all neighbourhoods.

Vancouver ODP Direction 9.7: Strive for Vancouver's parks to meet the needs of a diverse and growing community

The City will seek opportunities for parks and public space delivery and the protection, enhancement, and restoration of environmental sensitive areas on Unique Sites when they redevelop. To learn more see policies 2.3.1.20, 2.3.1.21 and 2.3.1.23 in Section 2.3: Unique Sites and policy 2.8.3.3 in Section 2.8.3 Kerr Street & E 54th Avenue.

3.4.1.1 Respond to growing needs for access to parks and public spaces over time by:

i. Monitoring development and population change in Villages and surrounding areas to guide improvements to parks; and

ii. Focusing park improvements on creating quiet places to sit and rest, experiencing nature, and creating spaces for gathering.

3.4.2 Villages Ecology Policies

Vancouver ODP Direction 4.2: Identify, rehabilitate, and connect ecological systems in Vancouver

3.4.2.1 Explore the opportunity to provide ecological corridors in coordination with other City services such as rainwater management, street trees and canopy cover, and active transportation. See Map 3.11 to view the ecological corridors in Village areas.

Vancouver ODP Direction 9.5: Ensure the parks and public space network supports the city's social and ecological resilience

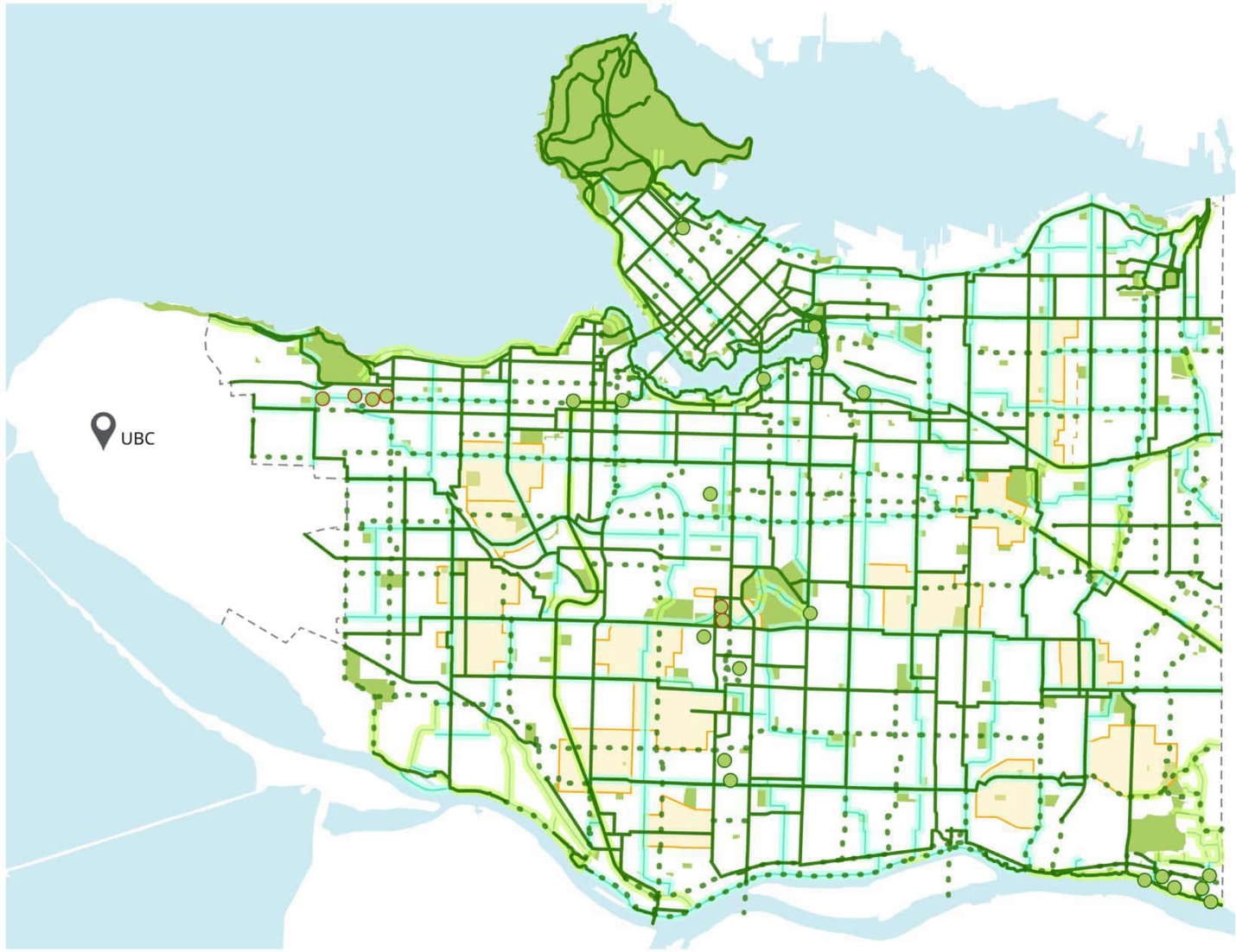
3.4.2.2 Sustain and expand the street tree canopy in Villages, prioritizing retention of healthy street trees where possible. Where removal occurs, planting should be located within the street right-of-way, ensuring replacement of removed trees, and applying soil volume standards in alignment with the *Urban Forest Strategy*. This will support equity, climate resilience and walkability as the Villages grow. Refer to the *Urban Forest Strategy* to identify public land planting priorities in the Village areas.

3.4.2.3 In residential areas, attention should be provided to protect and preserve existing healthy trees on private property, without impacting trees on neighbouring properties, where possible. Locate and design buildings in accordance with the *Protection of Trees Bylaw,* the *Zoning and Development Bylaw* and any applicable design guidelines.



Intervention for the expansion of an ecological corridor

Map 3.11 Existing and planned systems to access nature across the city



Village Plan Area

Village Area in Rupert and Renfrew Station Area Plan

Existing Park or Open Space

Existing Greenway

Planned Parks / Greenways

Planned Location for Future City Park *

Planned Location for Future Park in Partnership with Local Nations *

Planned Greenway

Ecological Corridors

Existing Ecological Corridor

Opportunity Ecological Corridor

* Location is approximate and not representative of park size. Park boundaries and programs will be further defined through rezonings or future planning processes.

Explore the storymap to learn more about the Park Board's major projects:

Vancouver Park Board Major Projects

3.5 COMMUNITY INFRASTRUCTURE, ARTS, CULTURE AND HERITAGE

Community infrastructure plays an essential role in the lives of Vancouver residents. It includes facilities and services such as community centres, neighbourhood houses, libraries, public and non-profit childcare facilities, seniors' and youth centres, community kitchens, spaces for growing food and harvesting, and more. Community infrastructure is an important element of a complete neighbourhood and can provide residents with safe spaces for belonging, connection, learning, wellness and growth.

Recognizing, celebrating, and supporting arts, culture, and heritage are equally essential for fostering community connection and resilience. The Villages have few permanent works of public art and are underserved in relation to many other neighbourhoods. Villages such as Commercial Drive and E 20th Avenue and Mackenzie Street and W 41st Avenue contain a high concentration of *Vancouver Heritage Registered* sites with notable heritage value, while Nanaimo Street and E 1st Avenue contain a high concentration of sites with recognized or potential heritage value. Refer to the *Villages Profiles* for the complete list of sites in Villages that are included on the *Vancouver Heritage Register.*

The *Villages Plan* supports the long term vitality of Villages by ensuring that community infrastructure, cultural spaces, public art and heritage remain integral parts of how these areas evolve. The *Plan* also aims to work with local Nations to identify culturally significant areas and to centre their visibility in public art planning. Together, they help shape growth in a way that strengthens community identity, cultural visibility, and access to valued spaces.



Community garden and gathering space

City-wide Policy Context

City-wide Document	Key Directions	*Villages Plan* Approach
Equity Framework	Sets up a framework to fill a base knowledge and coordination gap in the City's equity work so the organization can be a better leader as a public service provider.	Integrate an equity lens in the engagement strategy by providing opportunities to involve equity-seeking groups and voices less heard to shape key directions in the *Plan.* Advance an equity-based approach to land use planning, where the benefits of growth and change are distributed across neighbourhoods, with particular attention to mitigating disadvantages of equity-denied groups, so that everyone has the chance to thrive.
Accessibility Strategy	Supports the full participation of persons with disabilities by establishing and maintaining inclusive services, programs, and infrastructure, and by identifying, removing, and preventing barriers.	Transportation and public realm improvements to support universal accessibility to daily needs, nature, and community amenities as Villages grow.
Making Strides: Vancouver's Childcare Strategy	Promotes the expansion of public and non-profit childcare as part of complete communities and supports the renewal and resilience of childcare infrastructure.	Create opportunities to replace or enhance existing public and non-profit childcare on Unique Sites.
Spaces to Thrive: Vancouver Social Infrastructure Strategy	Enables renewal, replacement and expansion of social-serving facilities to meet current and future service needs, focusing on equity priorities.	Create opportunities to replace, renew and expand existing social and cultural spaces on Unique Sites.
Vancouver Food Strategy	Supports food-friendly neighbourhoods that provide residents with easy access to fresh, healthy foods.	More opportunities for local-serving shops and services, such as grocery stores and other food related retail within short walking, biking and rolling distance. To learn more see Section: 3.2 Economy.
Healthy City Strategy	A social sustainability strategy seeking to increase access to community facilities, high-quality programs, and early development opportunities for children, as well as create complete neighbourhoods with a wide range of amenities, services, housing and job opportunities.	Opportunities to renew or enhance existing community facilities on Unique Sites. Also enables opportunities for more housing to be built close to daily needs, shops and services.

Part 3.5 Community Infrastructure, Arts, Culture and Heritage

City-wide Document	Key Directions	*Villages Plan* Approach
Older Persons Strategic Framework	Sets out a goal for Older persons in Vancouver to have access to spaces and places to meet their needs	Opportunities for more commercial spaces in neighbourhoods to improve peoples' access to their daily needs. Introduce opportunities for missing middle housing, such as four and six storey apartment buildings, which allows more older persons to remain in these communities. Improve walking and public space conditions in Villages.
Culture | Shift: Blanketing the City in Arts and Culture	Framework to align and increase support for arts and culture, prevent displacement and support affordable, accessible, secure spaces and build on commitments to Reconciliation and equity.	Identify opportunities for art on City-owned sites and work with local Nations to identify areas of cultural significance and strengthen cultural visibility through art.
Vancouver Music Strategy	Addresses current gaps in the music ecosystem with objectives to engage audiences, promote music tourism and education, and remove municipal barriers.	Future plaza opportunities on Village high streets to create vibrant gathering spaces and enhance or replace existing community spaces including cultural spaces on Unique Sites.
Making Space for Arts and Culture	Introduces bold moves to advance community-led cultural infrastructure and optimize policies and tools to secure, enhance and develop vibrant, affordable and accessible arts and cultural spaces.	Opportunities to enhance community and cultural spaces on Unique Sites, supporting affordable and accessible space for non-profits, artists and cultural workers.
Vancouver Heritage Program (VHP) and Heritage Policies	Framework for city-wide heritage planning and stewardship of heritage resources.	The VHP and Heritage Policies continues to apply, ensuring meaningful and respectful consideration of heritage resources while enabling Villages to evolve through future development.
Vancouver Heritage Register (VHR)	Provides policies, heritage evaluation methodology, and process for identifying, evaluating and adding heritage resources to the VHR.	The VHR continues to apply, enabling support for addition of Villages' historic places with identified heritage value to the VHR.

3.5.1 Villages Community Infrastructure Policies

Vancouver ODP Direction 6.1: Universal Childcare
Expand, support, and retain public and non-profit full-day licensed group childcare spaces alongside planning for housing and jobs, as part of complete neighbourhoods.

Vancouver ODP Direction 7.1: Community-serving spaces
Deliver and support community-serving spaces across all neighbourhoods to meet population growth and changing needs, prioritizing underserved communities

3.5.1.1 The City will look for opportunities to secure the in-kind delivery of community-serving spaces (e.g. public and non-profit childcare facilities, social spaces or cultural spaces), including on Unique Sites when they redevelop. See policies 2.3.1.16-2.3.1.19 in Section 2.3: Unique Sites.

Vancouver ODP Direction 7.3: Community centres and recreational facilities
Ensure community centres and recreational services continue meeting the needs of all communities.

3.5.1.2 Growing Villages will be served by community centres located within the Villages or in adjacent neighbourhoods. Existing and planned community centres are identified in Map 3.12. The City will assess the need for upgrades or new facilities to ensure the needs of the communities are being met over time.



Trout Lake Community Centre

Map 3.12 Existing and planned community facilities across the city



3.5.2 Villages Arts and Culture Policies

Vancouver ODP Direction 8.2: Expand and support spaces to produce, present, and experience arts and culture

3.5.2.1 Enable temporary arts and cultural uses in vacant ground-floor commercial spaces, where feasible, using City tools and incentives.

3.5.2.2 Refine mechanisms to map and monitor cultural and community-serving spaces to inform implementation of priorities across Villages, and support renewal or expansion through future redevelopment.

3.5.2.3 Identify public art opportunities on city-owned sites and support their delivery by:

i. Developing an implementation strategy for public art to ensure a coordinated approach to delivering public art projects as Villages grow over time;

ii. Working with local Nations to identify areas of cultural significance to promote cultural visibility through art, accurately reflecting each Nation's histories and connections to place; and

iii. In areas of cultural significance where public art is being proposed, engaging with local Nations as part of the development process.



Use of art to activate space and promote gathering

3.5.3 Villages Heritage Policies

Vancouver ODP Direction 8.3: Ensure meaningful and respectful stewardship of tangible and intangible heritage resources; in particular, supporting Indigenous and equity-denied communities' perspectives and approaches.

3.5.3.1 Support the continuity of historic places, important to the community for providing continous services, uses or activities identified as having heritage value to the community, while accommodating future development. This may include places listed on the *Vancouver Heritage Register* or not.

3.5.3.2 Work with community partners, property owners and stakeholders in the Villages to identify places of heritage significance for addition to the *Vancouver Heritage Register.* An initial list of potential heritage sites is included in Appendix A.

3.5.3.3 Use heritage designation to protect *Vancouver Heritage Register* listed heritage resources where viable, including site redevelopment scenarios.

3.5.3.4 Continue supporting the cultural heritage of the Musqueam, Squamish and Tsleil-Waututh Peoples.



Cedar Cottage townhouses



Part 4: Implementation

4.1 PUBLIC BENEFITS

As a community or area of the city develops and grows, public infrastructure and amenities will need to evolve to help meet service needs and support a liveable, healthy, and sustainable community.

4.1.1 Population growth in Villages

Currently, most of the Villages consist of low-density housing, with predominantly single-detached homes, secondary suites, duplexes and laneway houses. As the *Villages Plan* enables the same type and scale of change across 17 Villages, it is challenging to anticipate where, and by how much, individual Villages will grow over time. Through the planning process several population growth projections were generated to inform certain aspects of the *Plan*, such as the appropriate size of mixed-use areas, or the anticipated needs for infrastructure. Based on these projections, the forecasted population growth across the 17 Villages is in the range of 34,000 to 37,000 people by 2050. The gradual and dispersed population growth will allow the City to monitor service impacts and help inform where improvements to existing amenities may be needed and where additional amenities should be considered over time.

4.1.2 Public benefits in Villages

One of the objectives of the *Villages Plan* is to create more active, lively neighbourhoods where more people have easy access to shops and services by walking and rolling. A lively mixed-use area supported by public realm improvements, such as space for patios, merchandise displays and social street corners with seating and other features, will benefit the existing and future residents of the Village. Connectivity improvements through neighbourhood traffic management, safer crossings of busy streets and additional space from road space reallocation for walking, rolling, and transit are also important benefits that will be delivered as the Village high streets and the residential areas develop.

Other public benefits in Villages will include renewed and new community-serving spaces, such as childcare facilities and social or cultural spaces. Other City-owned community facilities located in or near Villages, such as community centres and libraries, will continue to serve existing and future residents of the Villages.

Figure 4.1 Illustration of potential future growth in a Village.



Image shown for illustration purposes only. It does not depict any specific location.

4.1.3 Delivery of public benefits

Many improvements in Villages will be delivered through redevelopment in the commercial and residential areas. Important elements like curb bulges and wider sidewalks for higher pedestrian volumes and business uses like patios and merchandise displays can be achieved in new mixed-use developments along Village high streets.

Other amenities will be delivered through City programs and capital planning, where they are prioritized against city-wide needs and available funding. These can include public spaces, like plazas, ecological corridors as well as improvements to community facilities and parks that are located in or near Villages. In some cases, amenities like childcare facilities can also be achieved through redevelopment of larger sites. Additionally, inclusionary zoning requirements will result in affordable housing delivery on-site or cash-in-lieu contributions towards affordable housing.

4.1.4 Funding for public benefits

Renewal of existing infrastructure and amenities (e.g., renewing a neighbourhood park or replacing a sewer pipe) is typically funded from property taxes and utility fees ("City contributions"). Provision of new or expanded infrastructure and amenities is typically funded from "Development contributions", which are collected from new construction. These include Development Cost Levies (DCL, and the specific UDCL for utilities), as well as the new Amenity Cost Charge (ACC), pending Council approval in 2026. DCLs fund growth related amenities and infrastructure, such as parks, housing, childcare, transportation, and utilities. ACCs will be a key funding tool for growth related amenities like community centres, public spaces, rinks, pools, libraries, social facilities, culture, and public art. In addition, inclusionary zoning is being introduced as a tool for affordable housing. Conditions of development also deliver numerous benefits, such as improvements to the public realm. On larger sites, a negotiated contribution of public benefits may be explored through privately-initiated rezoning to contribute towards local and city-wide needs. These development contributions are supplemented by contributions from other governments and non-profit partners ("Partner contributions"), particularly on affordable housing, public and non-profit childcare, community amenities, and climate-related infrastructure.

The 2026 Financing Growth Update will transition the City's approach to development contributions from site-by-site rezonings and associated negotiated contributions (e.g. CACs) to more City-initiated zoning with pre-set, predictable contributions (DCLs and ACCs). With the Villages largely implemented through City-initiated zoning, the primary funding tools for growth-related public benefits in Villages will be DCLs and ACCs, along with inclusionary zoning for affordable housing. DCLs and ACCs are collected city-wide and investment decisions are made through the City-wide capital planning process. The investment needs associated with Villages will be incorporated and prioritized through future capital planning processes.

4.2 MONITORING AND EVALUATION

The *Villages Plan* enables significant change in 17 areas across the City. It is important to monitor the change over time, to evaluate whether the objectives of the *Plan* are being achieved. The *Plan*'s objectives are to increase missing middle housing choices across many neighbourhoods, while giving residents better access to more of their daily needs. Monitoring of the *Plan* will therefore focus on measuring the increase in housing diversity and new space for shops and services. Additional tools, such as the City's *Retail Storefront Inventory*, will also be used to monitor retail activity in Villages. Monitoring updates will be reported out on the City's website.

The *Villages Plan* is the result of one of the initial planning processes to implement the *Vancouver ODP*. Monitoring for Villages will therefore be aligned with the emerging *Vancouver ODP* monitoring program, and ultimately, reporting out might be incorporated into the city-wide *Vancouver ODP* monitoring.

As Vancouver and its Villages grow and evolve, new environmental, social or economic challenges and opportunities may arise which necessitate reconsideration of some policies in this *Plan*. Through ongoing monitoring and evaluation of the *Plan*, City staff will be able to assess whether the *Villages Plan* is achieving the overall policy intent and may propose any changes to the *Plan* for City Council's consideration.



Construction site for a new mixed-use development

GLOSSARY

Term	Definition
Arts and Cultural uses	Include a variety of uses that deliver arts and culture programs and services, including but not limited to artist studios (Class A and B), production or rehearsal studios, or presentation spaces such as theatres, galleries and music spaces.
Below-market rental (housing / units)	Below-market rental housing units will rent at a percentage discount to city-wide average rents as published by the Canada Mortgage and Housing Corporation (CMHC) with the most recent Rental Market Report at the time of occupancy permit issuance in accordance with applicable zoning district regulations or as specified in applicable rezoning policies in the *Villages Plan*, and *Schedule J* of the *Zoning and Development By-law*.
Community-serving (spaces / uses)	Facilities, space, or land that support the delivery of no- or low-cost community programs that foster well-being and resilience, and promote a sense of belonging, including but not limited to social service programs, public and non-profit childcare, food programs, non-profit administration, arts, cultural, and recreational uses. These spaces are owned and/or operated by public, private, non-profit, or community operators in a variety of program models.
Curb bulges	Curb bulges are a traffic calming measure which narrow curbs at street intersections
Daily needs	Resources that people typically need access to more than once a week. Examples include shops, restaurants, work spaces, internet, community services, housing, transit, schools, and parks.
Ecological corridor	Ecological corridors provide landscaped connectivity across natural areas and ecological attributes. These corridors are envisioned to support the flow of water, continuous growing space for plants, movement and refuge for a diversity of species, access to nature and the provision of ecosystem services, such as urban cooling and flood control. They follow natural drainage patterns through the blue green network, quieter routes along greenways, along shoreline and riparian areas, and through Environmentally Sensitive Areas.
Ecological network	The interconnected system of natural spaces across the city, composed of both land and water bodies. The envisioned ecological network is composed of significant ecological attributes within environmentally sensitive areas, and ecological corridors to connect them.
Environmentally sensitive area	Lands that have ecological attributes worthy of special care to preserve their natural state and function, and include terrestrial, aquatic, and foreshore areas and watercourses.
Heritage value	The historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area, as defined in the Vancouver Charter [SBC 1953].
Low-density residential (neighbourhood / area)	Residential areas characterized by zoning that only permits low densities such as single detached homes, secondary suites, duplexes or laneway houses.
Market rental (housing / units)	Purpose-built rental housing or secondary rental housing such as a basement suite or rented condo, rented in the private market at market rents.
Mid-block connection	Privately owned public open spaces located mid-block with a pedestrian path secured for public use as a 'movement' space through an Statutory right of way (SRW) agreement.
Missing middle housing	Housing forms such as townhouses, multiplexes, and low-rise apartments up to 6 storeys. This form of housing increases housing choice, including ownership and rental options.
Potential Heritage site	Property that may have sufficient heritage value or historic character, subject to further review, to justify its conservation and addition to the Vancouver Heritage Register.
Privately-owned public space (POPS)	Privately-Owned Public Space (POPS) – is a public open space secured for public use through an SRW agreement. POPS are designed to support a range of activities, such as social gathering, play, and access to nature, and typically include features such as plazas, seating, trees and planting, and play elements.
Social housing	Rental housing in which: at least 30 percent of the dwelling units are occupied by households with incomes below housing income limits, as set out in the "Housing Income Limits" table published by BC Housing; it is owned by a non-profit corporation, a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and it is secured by a housing agreement or other legal commitment. (As defined in City of Vancouver Zoning and Development By-law). Within this plan, social housing is used as a general term that also includes supportive housing and non-profit co-op housing; these types of housing also meet the definition of social housing as per the Zoning and Development By-law.
Social street corners	Street corners at the intersection of a retail high street and a quieter local street with active retail frontages (i.e. shop windows, entrances) wrapping around the corner and additional amenities to support lingering and socializing, including wider sidewalks, public seating areas, space for restaurant patios, tree canopy for shade, and greenery.

DOCUMENT REFERENCES

- *Accessibility Strategy*
- *C-2A, C-2D and C-2E Districts Schedule*
- *Cambie Corridor Plan*
- *Canadian Mortgage and Housing Corporation (CMHC) Rental Market Report*
- *City of Vancouver UNDRIP Action Plan 2024 - 2028*
- *City-wide Design and Development Guidelines*
- *Climate Emergency Action Plan Summary 2020 - 2025*
- *Community Amenity Contribution Policy for Rezonings*
- *Culture | Shift: Blanketing the City in Arts and Culture 2020 - 2029*
- *Development Cost Levies Bulletin*
- *Employment Lands and Economy Review*
- *City of Vancouver's Equity Framework: Getting our House in Order*
- *Food Retail Priority Zones*
- *Grandview-Woodland Community Plan*
- *Healthy City Strategy*
- *Heather Lands Policy Statement*
- *Hotel Development Policy*
- *Housing Vancouver: 10-Year Housing Targets 2024 - 2033*
- *Housing Vancouver Strategy*
- *Making Space for Arts and Culture*
- *Making Strides: Vancouver's Childcare Strategy*
- *Marpole Community Plan*
- *Metro 2050: Regional Growth Strategy*
- *Norquay Village Neighbourhood Centre Plan*
- *Older Persons Strategic Framework*
- *Plaza Stewardship Strategy*
- *Protection of Trees By-law*
- *R1-1 District Schedule*
- *R3 Districts Schedule*
- *Reconciliation Framework*
- *Rezoning Policy for Sustainable Large Developments*
- *RM-8 and RM-8A District Schedule*
- *Rupert and Renfrew Station Area Plan*
- *Secured Rental Policy*
- *Seniors Housing Rezoning Policy*
- *Solar Access Guidelines for Areas Outside of Downtown*
- *Spaces to Thrive: Vancouver Social Infrastructure Strategy*
- *Sustainable Large Developments Bulletin*
- *Tenant Relocation and Protection Policy – Process and Requirements Bulletin*
- *Tenant Relocation and Protection Policy*
- *Transit-Oriented Areas Designation By-law*
- *Transport 2050 Strategy*
- *Transportation 2040 Plan*
- *United Nations Declaration on the Rights of Indigenous Peoples*
- *Vancouver Building By-law*
- *Vancouver Charter - Vancouver Transit-Oriented Areas Regulation*
- *Vancouver Food Strategy*
- *Vancouver Heritage Program (VHP) and Heritage Policies*
- *Vancouver Heritage Register (VHR)*
- *Vancouver Music Strategy*
- *Vancouver Official Development Plan*
- *VanPlay: Parks and Recreation Services Masterplan*
- *Villages Profiles*
- *Villages Planning Program Phase 1 and Phase 2 Engagement Summary Reports*
- *Zoning and Development By-law - Schedule J*

APPENDIX A: POTENTIAL HERITAGE SITES

Village Name	Site Address
West Villages	
Macdonald Street & W 16th Avenue	2743 W 13TH AV
	2743 W 15TH AV
	2753 W 16TH AV
	2836 W 12TH AV
	3016 W 13TH AV
	3088 W 12TH AV
Mackenzie Street & W 33rd Avenue	2732 W 33RD AV
	3281 W 35TH AV
	2509 W 33RD AV
Mackenzie Street & W 41st Avenue	2733 W 41ST AV
	2736 W 42ND AV
	2862 W 38TH AV
	3066 W 42ND AV
Southwest Villages	
Granville Street & W 41st Avenue	1608 W 40TH AV
	1639 AVONDALE AV
	1707 W 41ST AV
	5326 CONNAUGHT DRIVE
	5630 ANGUS DRIVE
	5812 MARGUERITE ST
	5901 GRANVILLE ST
Oak Street & W 49th Avenue	1450 W 49TH AV
	6520 OAK ST
	6877 OSLER ST
	7050 HUDSON ST
	7062 OSLER ST
Oak Street & W 67th Avenue	1260 W 67TH AV
	1296 W 67TH AV
	8010 OSLER ST
	8192 MONTCALM ST
	8425 HEATHER ST
	849 W 66TH AV

Village Name	Site Address
Central Villages	
Fraser Street & E 33rd Avenue	4850 ST. CATHERINES ST
	5186 FRASER ST
	849 DURWARD AV
	892 E 31ST AV
	978 E 29TH AV
Knight Street & E 33rd Avenue	1370 E 36TH AV
	4648 INVERNESS ST
	4750 WINDSOR ST
East Villages	
Commercial Street & E 20th Avenue	1612 E 18TH AV
	3261 FLEMING ST
	3518 BELLA-VISTA ST
	3918 ALICE ST
Nanaimo Street & E 1st Avenue	1020 NANAIMO ST
	1204 LAKEWOOD DRIVE
	1224 LAKEWOOD DRIVE
	1360 NANAIMO ST
	1400 LAKEWOOD DRIVE
	1416 LAKEWOOD DRIVE
	1775 NANAIMO ST
	1905 TEMPLETON DRIVE
	1952 LAKEWOOD DRIVE
	1956 PARKER ST
	2110 E 3RD AV
	2111 KITCHENER ST
	2112 E 3RD AV
Nanaimo Street & E Broadway	2262 NANAIMO ST
Southeast Villages	
Wales Street & E 41st Avenue	5926 EARLES ST
Kerr Street & E 54th Avenue	3240 E 58TH AV

APPENDIX B: SMALL-SCALE NEIGHBOURHOOD RETAIL SPACES

Village Name	Site Address
Central Villages	
Fraser Street & E 33rd Avenue	959 E 35th ST
	4780 Fraser ST
	4571 Fraser ST
East Villages	
Nanaimo Street & E 1st Avenue	1020 Nanaimo ST
Nanaimo Street & E Broadway	2262 Nanaimo ST
	2123 E Broadway
Southeast Villages	
Victoria Drive & E 61st Avenue	7477 Victoria DR


CITY OF
VANCOUVER
Villages Plan

APPENDIX C

DRAFT By-law to amend Zoning and Development By-law No. 3575 regarding Villages Planning Program

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of the Zoning and Development By-law No. 3575.

2. In section 2, in the definition for "Rental Housing Unit", in subsection (i), Council strikes out "C-2A District Schedule" and substitutes "C-2A, C-2D and C-2E Districts Schedule".

3. In Column B of section 4.8.1(n)(ii), Council strikes out ", RM-12".

4. In section 5.2.4, Council strikes out "the RT-3, RT-4, RT-4A, RT-5, RT-7, RT-8, RT-9, RT-10, RT-11, RM-1, RM-7 and RM-7A, RM-8, RM-8A, RM-9 and RM-9B, RM-9A, RM-10, RM-11, RM-12, R3-1, R3-2, R3-3, R4-1, R5-1, R5-2, R5-3, or R5-4 district schedules" and substitutes "the RT-3, RT-4 and RT-4A, RT-5, RT-7, RT-8, RT-9, RT-10, RT-11, RM-1, RM-7 and RM-7A, RM-8 and RM-8A, RM-9 and RM-9B, RM-9A, RM-10, RM-11, R3, R4, or R5 district schedules".

5. In section 9.1.1, Council:

   (a) under the heading "Residential":

      (i) adds "R3-4" after "R3-3", and

      (ii) strikes out "RM-12"; and

   (b) under the heading "Commercial":

      (i) adds "C-2D" after "C-2C1", and

      (ii) adds C-2E" after "C-2D".

6. In the R3 Districts Schedule, Council:

   (a) in section 1.1, strikes out "and R3-3" and substitutes ", R3-3 and R3-4";

   (b) in the table in section 1.2, strikes out "Townhouse in the R3-1 district" and substitutes "Townhouse in the R3-1 and R3-4 districts";

   (c) in section 2.1(b), adds ", except that this section 2.1(b) does not apply to uses that must comply with the regulations that apply to the R1-1 district" after "property owner or tenant";

(d) in section 2.2.1(a), strikes out "the RM-8A district if the site is in the R3-1 district" and substitutes "the RM-8A district if the site is in the R3-1 or R3-4 district,";

(e) in section 2.2.6(a), strikes out "R3-1 district" and substitutes "R3-1 and R3-4 districts";

(f) in sections 3.1.1.2(a), 3.1.1.3, 3.1.1.4(b), and 3.1.1.5(b), Council strikes out "1.45" wherever it appears and substitutes "1.60";

(g) adds new sections 3.1.1.6 and 3.1.1.7 in the correct numerical order as follows:

"**R3-4 District**

3.1.1.6 In the R3-4 district, if the form of tenure for the residential floor area is secured as 100% residential rental tenure:

(a) the maximum floor space ratio is set out in the following table:

	Maximum Floor Space Ratio by Minimum Site Area			
	1,470 m^2	**920 m^2**	**613 m^2**	**460 m^2**
(i) on a site that does not exceed 33.5 m in depth	2.70	2.70	2.40	1.60
(ii) on a corner site with a minimum site frontage of 40.2 m	2.70	2.40	2.20	1.60
(iii) all other sites	2.40	2.40	2.20	1.60

(b) despite sections 3.1.1.6(a)(i) and 3.1.1.6(a)(ii) above, the maximum floor space ratio is 3.00 if:

(i) the site:

(A) does not exceed 33.5 m in depth and has a minimum site area of 920 m^2, or

(B) is a corner site with a minimum site frontage of 40.2 m and has a minimum site area of 1,470 m^2, and

(ii) either:

(A) a minimum of 20% of the residential floor area is secured as below-market rental dwelling units if the site is in a transit-oriented area, or

(B) 100% of the residential floor area is developed as social housing; and

(c) despite section 3.1.1.6(a)(iii) above, the maximum floor space ratio is 2.70 if the site has a minimum site area of 920 m^2 and 100% of the residential floor area is developed as social housing.

3.1.1.7 In the R3-4 district, if the form of tenure for the residential floor area includes any tenure other than residential rental tenure:

(a) the maximum floor space ratio is set out in the following table:

	Maximum Floor Space Ratio by Minimum Site Area			
	1,470 m^2	**920 m^2**	**613 m^2**	**460 m^2**
(i) on a site that does not exceed 33.5 m in depth	2.00	2.00	2.00	1.60
(ii) on a corner site with a minimum site frontage of 40.2 m	2.00	1.75	1.75	1.60
(iii) all other sites	1.75	1.75	1.75	1.60

(b) despite section 3.1.1.7(a)(ii) above, the maximum floor space ratio is 2.00 if:

(i) the site has a minimum site area of 1,470 m^2,

(ii) the site consists of 1 or more lots on record in the Land Title Office prior to [force and effect date] where each lot has an area of 623 m^2 or more and a frontage of 17.1 m or more, and

(iii) a minimum of 3% of the residential floor area is developed as social housing or a cash in lieu payment may be provided."; and

(h) in the heading of Column 2 in the Tables in sections 3.1.2 and 3.2.2, Council strikes out "R3-1, R3-2 and R3-3" and substitutes "R3-1, R3-2, R3-3 and R3-4".

7. Council strikes out the RM-12 district schedule in its entirety.

8. In the C-2A District Schedule, Council:

(a) strikes out the title "C-2A District Schedule" and substitutes "C-2A, C-2D and C-2E Districts Schedule";

(b) in section 1.2, strikes out "the C-2A district" and substitutes "the C-2A, C-2D and C-2E districts";

(c) in section 2.1, strikes out the lines under the title Dwelling Uses in their entirety, and substitutes the following:

"

Dwelling Uses existing as of [force and effect date], except Mixed-Use Residential Building and Principal Dwelling Unit with Lock-Off Unit	Conditional	
Mixed-Use Residential Building	Conditional	**2.2.2**, **2.2.3**, **2.2.4**
Principal Dwelling Unit with Lock-Off Unit	Conditional	**2.2.5**

";

(d) in section 2.2.4, strikes out "Development on any site" and substitutes "In the C-2A district, development on any site";

(e) in section 2.2.5, strikes out "multiple dwelling or";

(f) in section 3.1.1:

(i) renumbers sections 3.1.1.1 through 3.1.1.3 as sections 3.1.1.2 through 3.1.1.4, respectively,

(ii) adds a new section 3.1.1.1 as follows:

"3.1.1.1 Developments requiring below-market rental dwelling units or social housing are subject to Schedule J: Affordable Housing Schedule.",

(iii) strikes section 3.1.1.2 and replaces it with the following:

"3.1.1.2 In the C-2A and C-2D districts, for mixed-use residential building:

(a) if the form of tenure for the residential floor area:

(i) is secured as 100% residential rental tenure, the maximum floor space ratio is 3.50 provided that in the C-2A district, at least 35% of the total dwelling units have 2 or more bedrooms, or

(ii) includes any tenure other than residential rental tenure, the maximum floor space ratio is 2.50; and

b) the floor space ratio for non-dwelling uses on the first storey facing the street must be at least 0.35.",

(iv) renumbers sections 3.1.1.3 and 3.1.1.4 as sections 3.1.1.4 and 3.1.1.5, respectively,

(v) adds a new section 3.1.1.3 as follows:

"3.1.1.3 In the C-2E district, for mixed-use residential building:

(a) if the form of tenure for the residential floor area:

(A) is secured as 100% residential rental tenure, the maximum floor space ratio is:

(i) 2.50, or

(ii) 3.50 provided that a minimum of 20% of the residential floor area is secured as below-market rental dwelling units, or

(B) includes any tenure other than residential rental tenure:

(i) the maximum floor space ratio is 2.50, and

(ii) if the site consists of 1 or more lots on record in the Land Title Office prior to [force and effect date] where any of the lots have an area of 623 m^2 or more and a frontage of 17.1 m or more, a minimum of 3% of the residential floor area must be developed as social housing or a cash in lieu payment may be provided; and

(b) the floor space ratio for non-dwelling uses on the first storey facing the street must be at least 0.35.",

(vi) in section 3.1.1.5, strikes out "sections 3.1.1.1(a) and 3.1.1.2(a)" and substitutes "sections 3.1.1.2(a)(i), 3.1.1.3(a)(i)(B) and 3.1.1.4(a)",

(vii) in the heading of Column 2 in the Table in section 3.1.2, Council strikes out "C-2A" and substitutes "C-2A, C-2D and C-2E"; and

(g) in section 5.1, strikes out "sections 2.2.3, 3.1.1.1(a)(i) and 3.1.1.1(b)" and substitutes "sections 2.2.3, 3.1.1.2(a)(i) and 3.1.1.2(b)".

9. 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 Schedules A, B, C and D to this by-law, and incorporates Schedules A, B, C and D into Schedule D of By-law No. 3575.

10. The areas shown within the heavy black outlines on Schedule A to this by-law are rezoned and moved to the R3-1 district

11. The areas shown within the heavy black outlines on Schedule B to this by-law are rezoned and moved to the R3-4 district.

12. The areas shown within the heavy black outlines on Schedule C to this by-law are rezoned and moved to the C-2D district.

13. The areas shown within the heavy black outlines on Schedule D to this by-law are rezoned and moved to the C-2E district.

14. In Schedule J, Council:

(a) in the Table in section 3.1.1:

(i) adds a line above the line for R3-1, R3-2 and R3-3 as follows:

"

C-2E	10%

", and

(ii) strikes out "R3-1, R3-2 and R3-3" and substitutes "R3-1, R3-2, R3-3 and R3-4"; and

(b) in the Table in section 8.1.1:

(i) adds a line above the line for FC-2 (Sub-Area E) as follows:

"

C-2E	\$5,920 per m^2

"; and

(ii) adds a line above the line for RM-8A as follows:

"

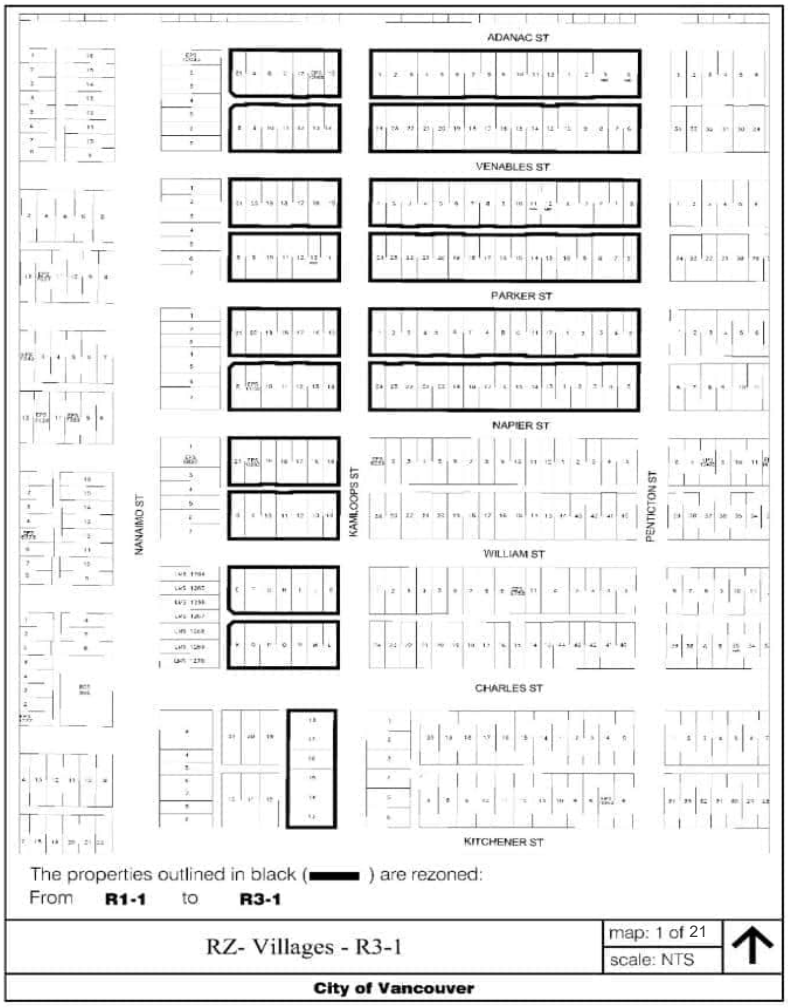
R3-4	\$5,920 per m^2

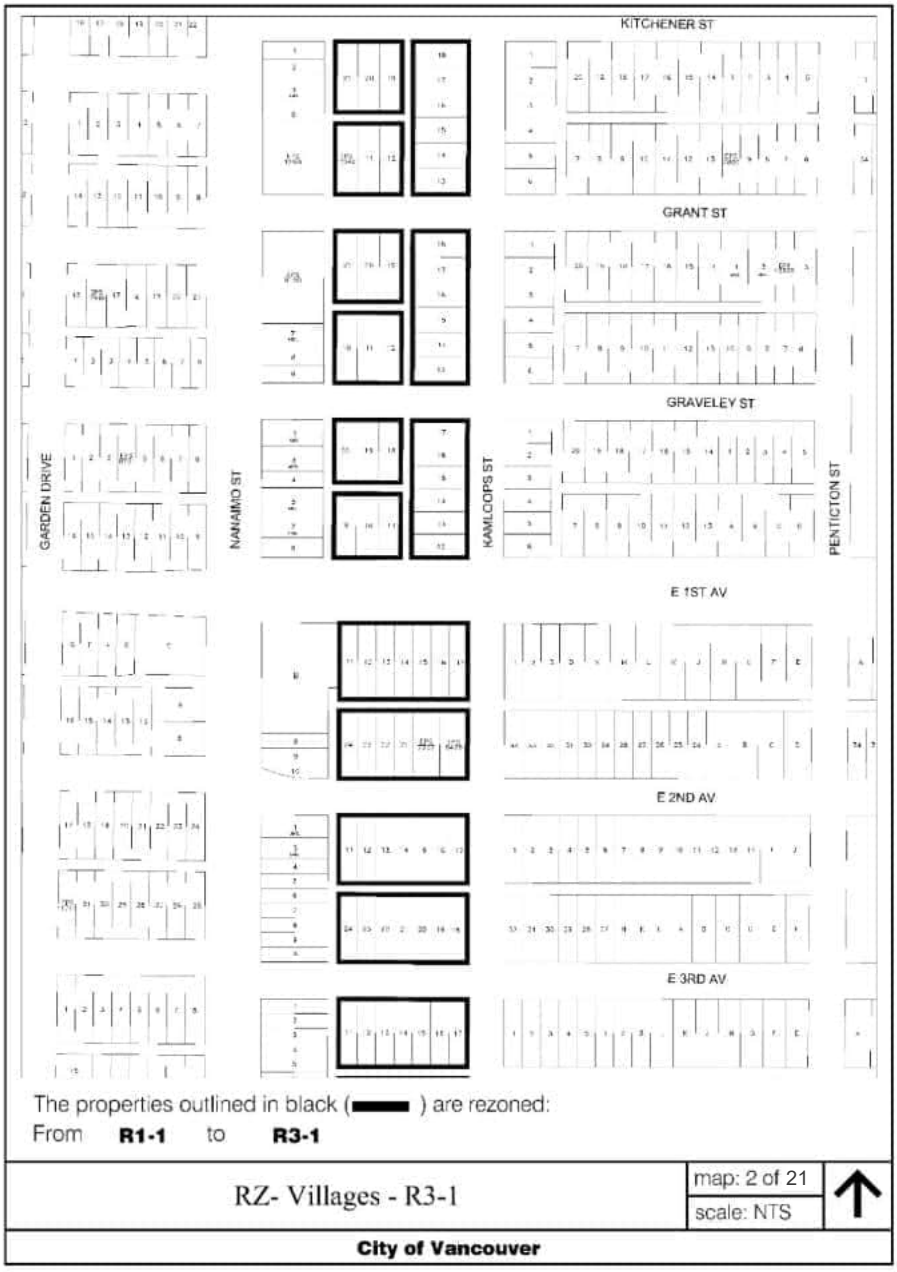
".

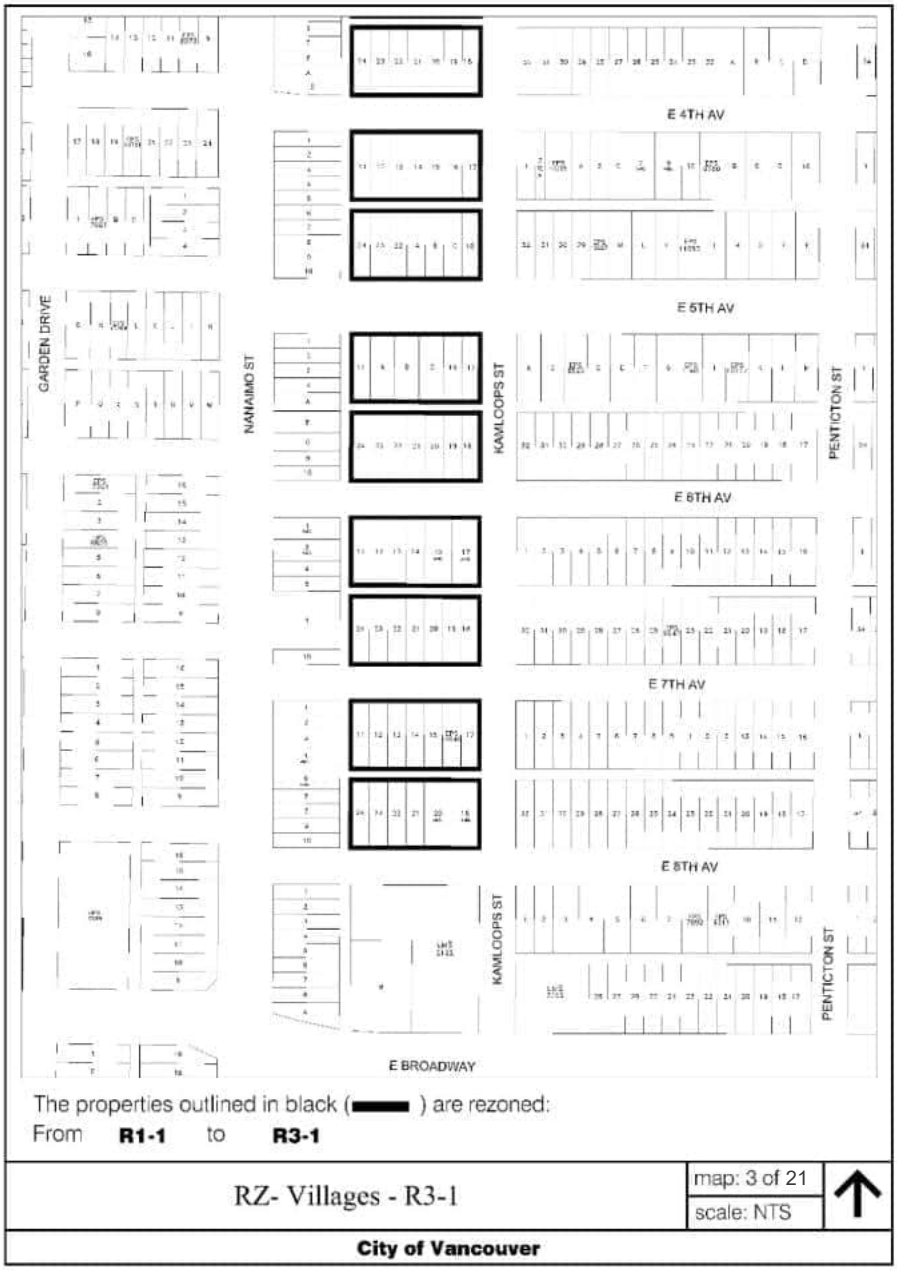
15. This by-law is to come into force and take effect on [force and effect date], except that sections 2 through 14 do not come into force or take effect and the Zoning and Development By-law existing on [day before the force and effect date] remains in force and effect with regard to any

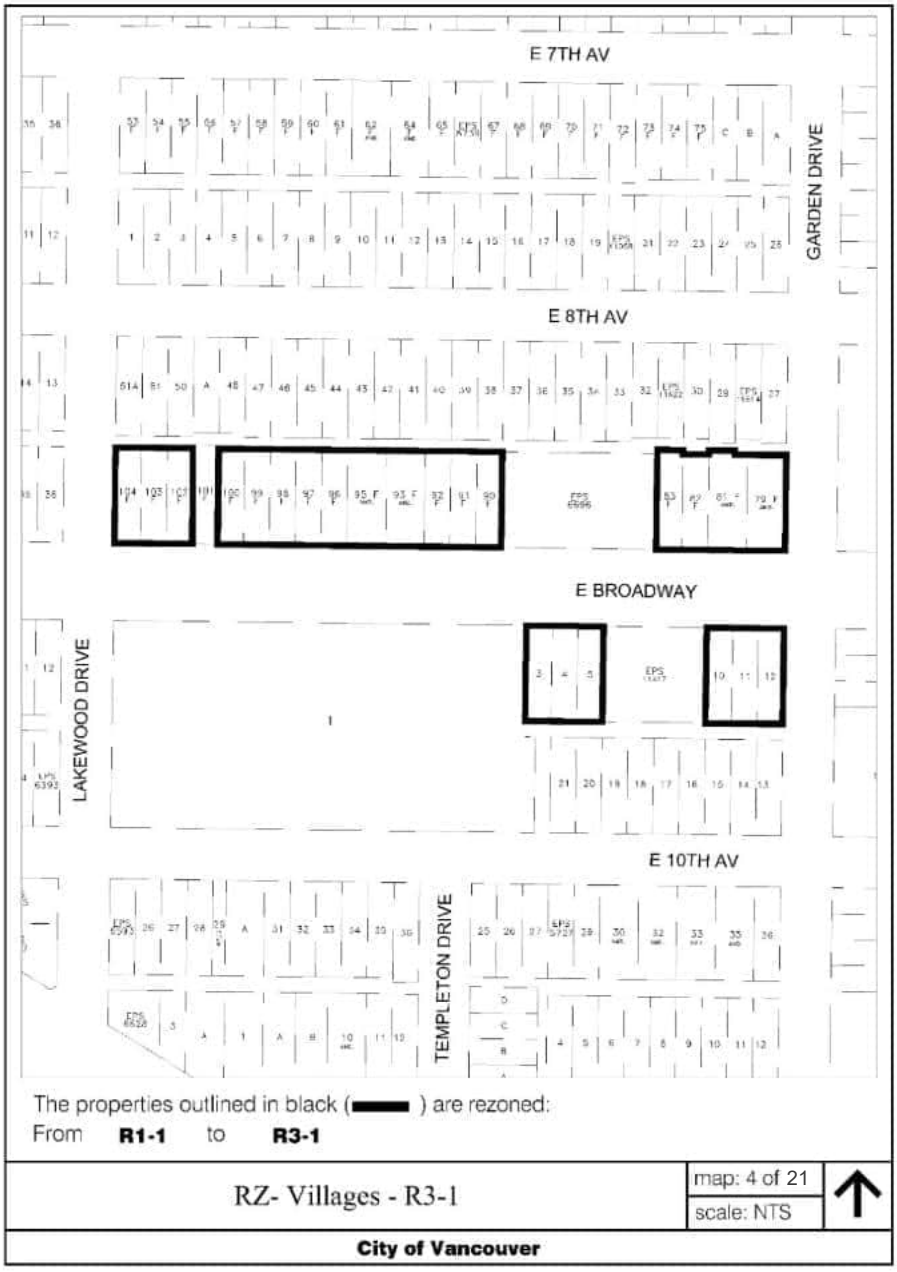
complete development permit applications accepted on or before [force and effect date] for sites within the heavy black outlines on Schedules A through D.

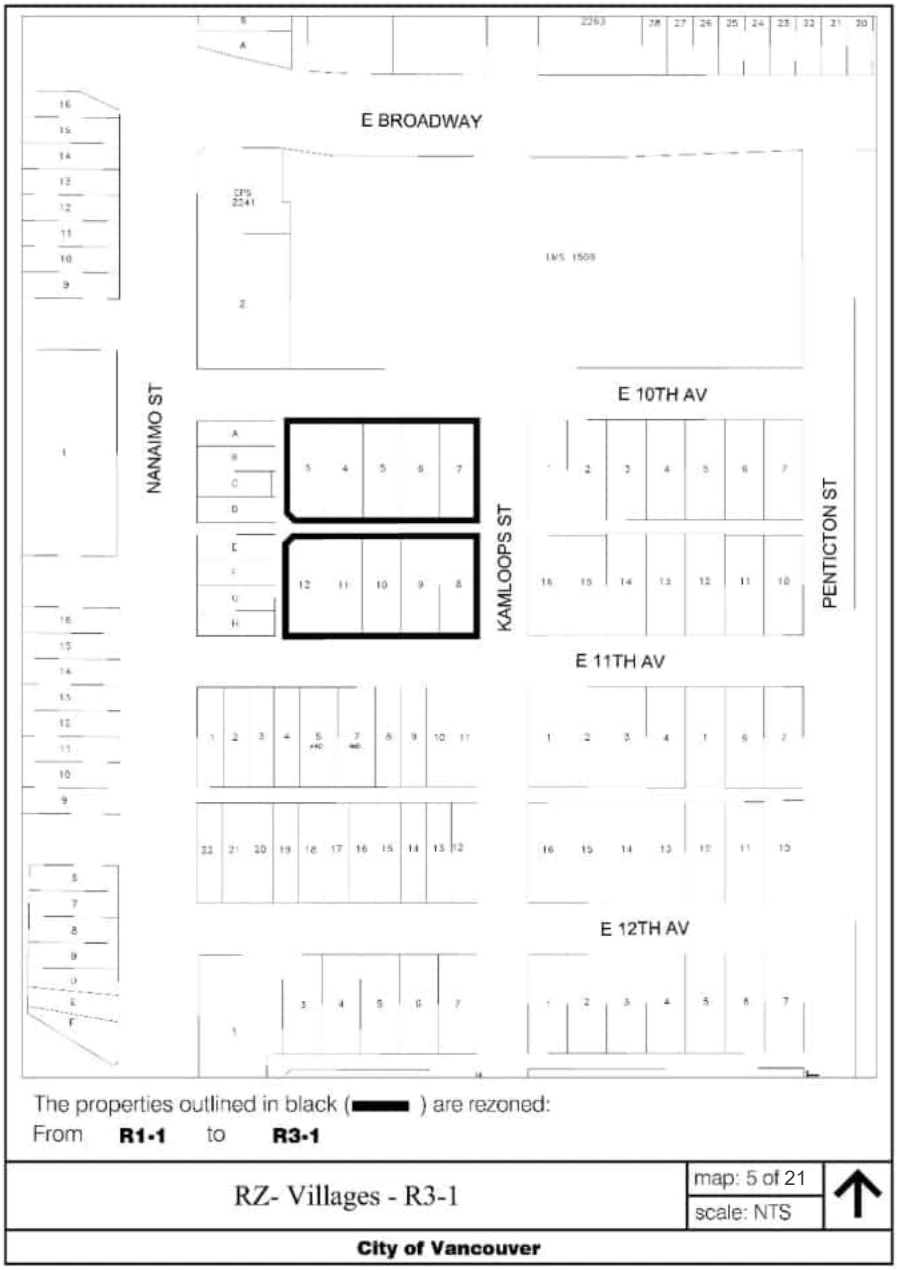
Schedule A

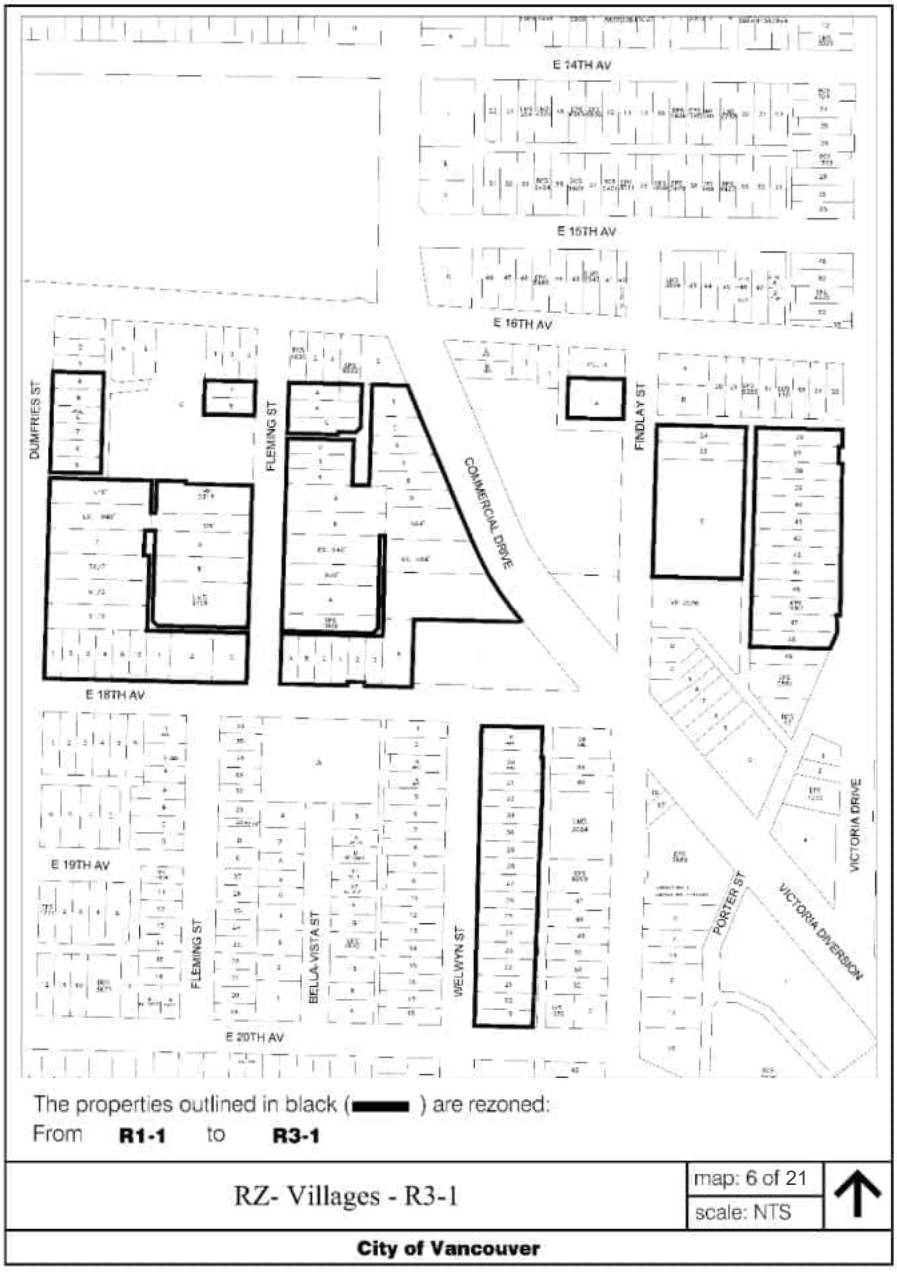

ADANAC ST
VENABLES ST
PARKER ST
NAPIER ST
NANAIMO ST
KAMLOOPS ST
PENTICTON ST
WILLIAM ST
CHARLES ST
KITCHENER ST
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-1
RZ- Villages - R3-1
map: 1 of 21
scale: NTS
City of Vancouver

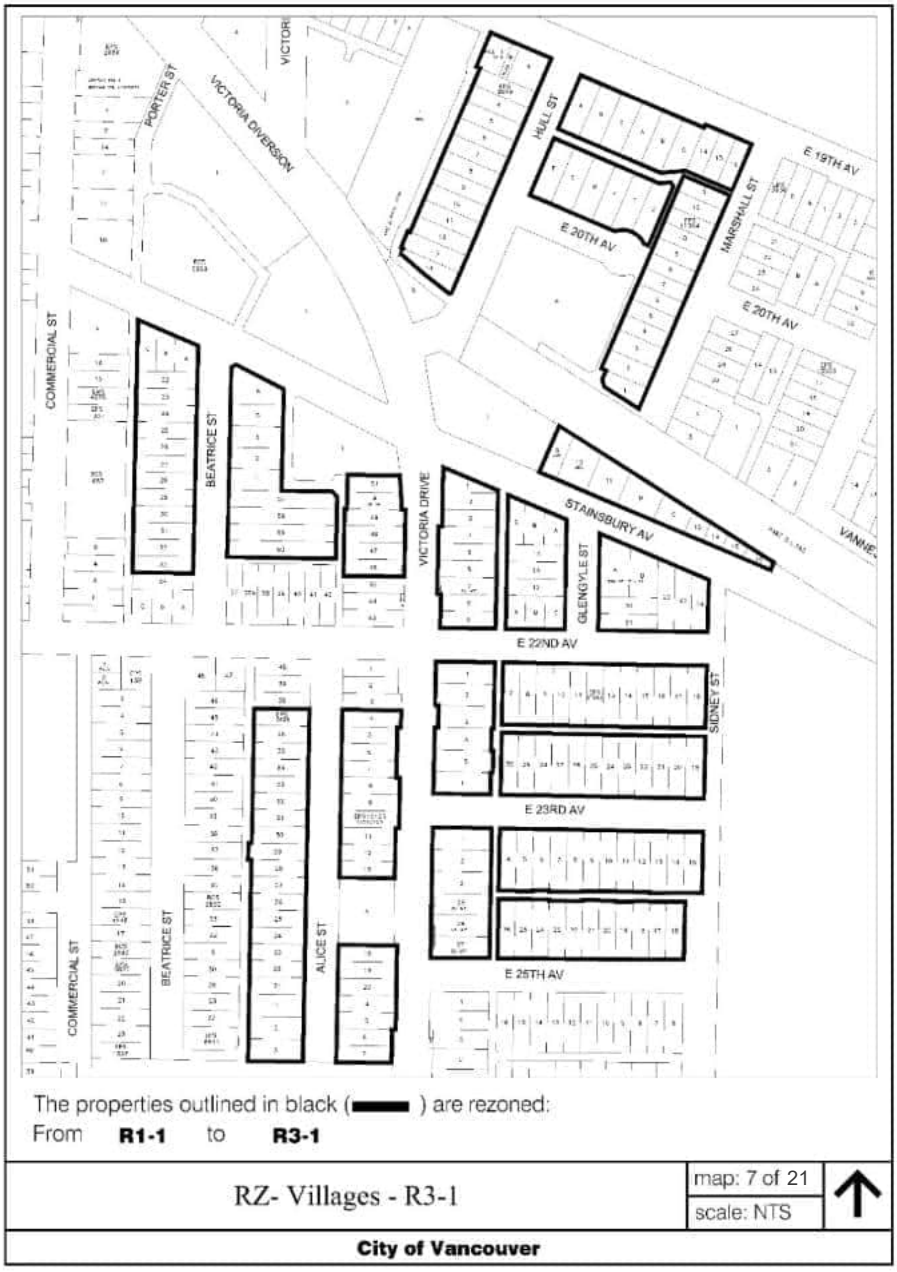

KITCHENER ST
GRANT ST
GRAVELEY ST
E 1ST AV
E 2ND AV
E 3RD AV
GARDEN DRIVE
NANAIMO ST
KAMLOOPS ST
PENTICTON ST
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-1
RZ- Villages - R3-1
map: 2 of 21
scale: NTS
City of Vancouver

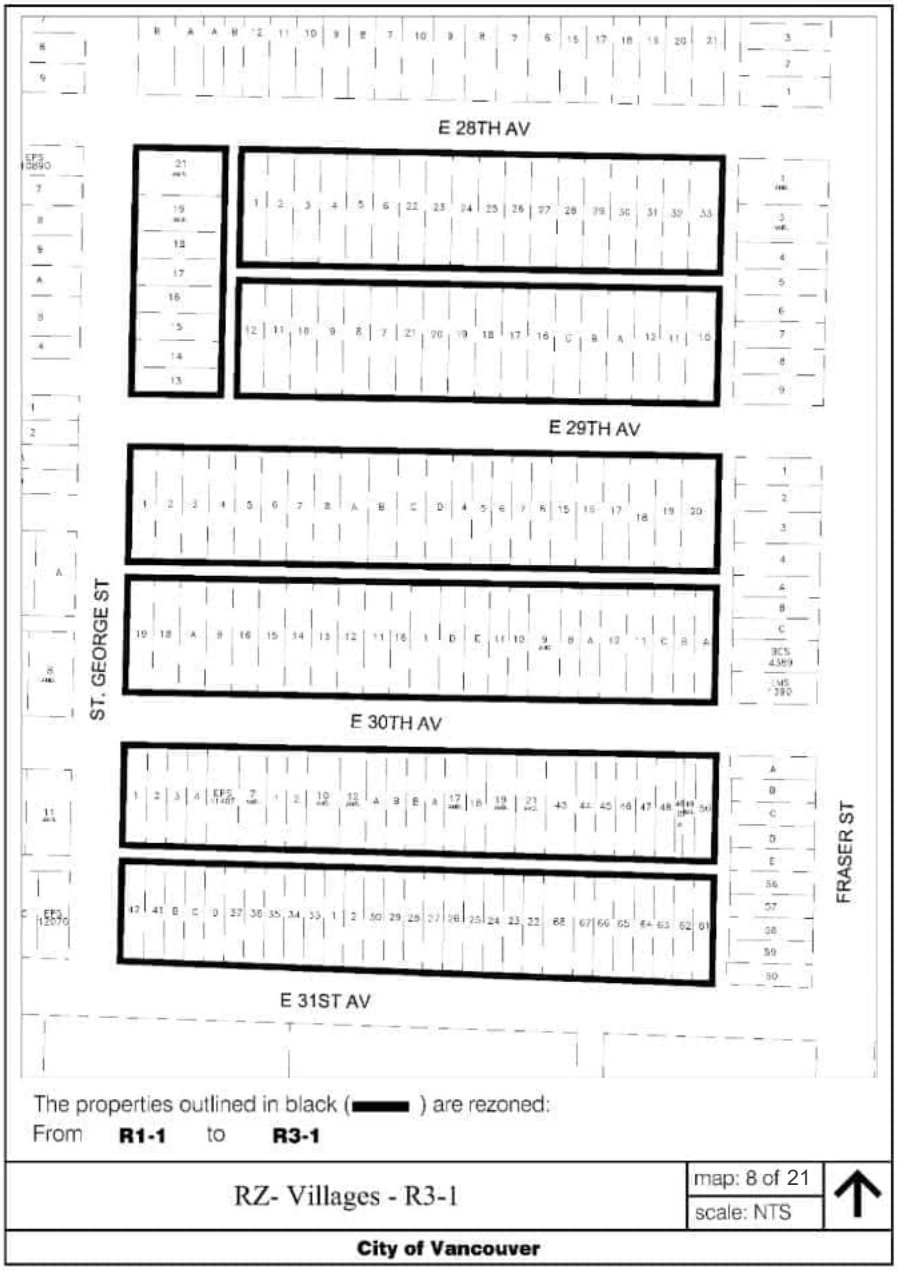

E 4TH AV
E 5TH AV
E 6TH AV
E 7TH AV
E 8TH AV
E BROADWAY
GARDEN DRIVE
NANAIMO ST
KAMLOOPS ST
PENTICTON ST
KAMLOOPS ST
PENTICTON ST
The properties outlined in black (▬) are rezoned:
From **R1-1** to **R3-1**
RZ- Villages - R3-1
map: 3 of 21
scale: NTS
City of Vancouver

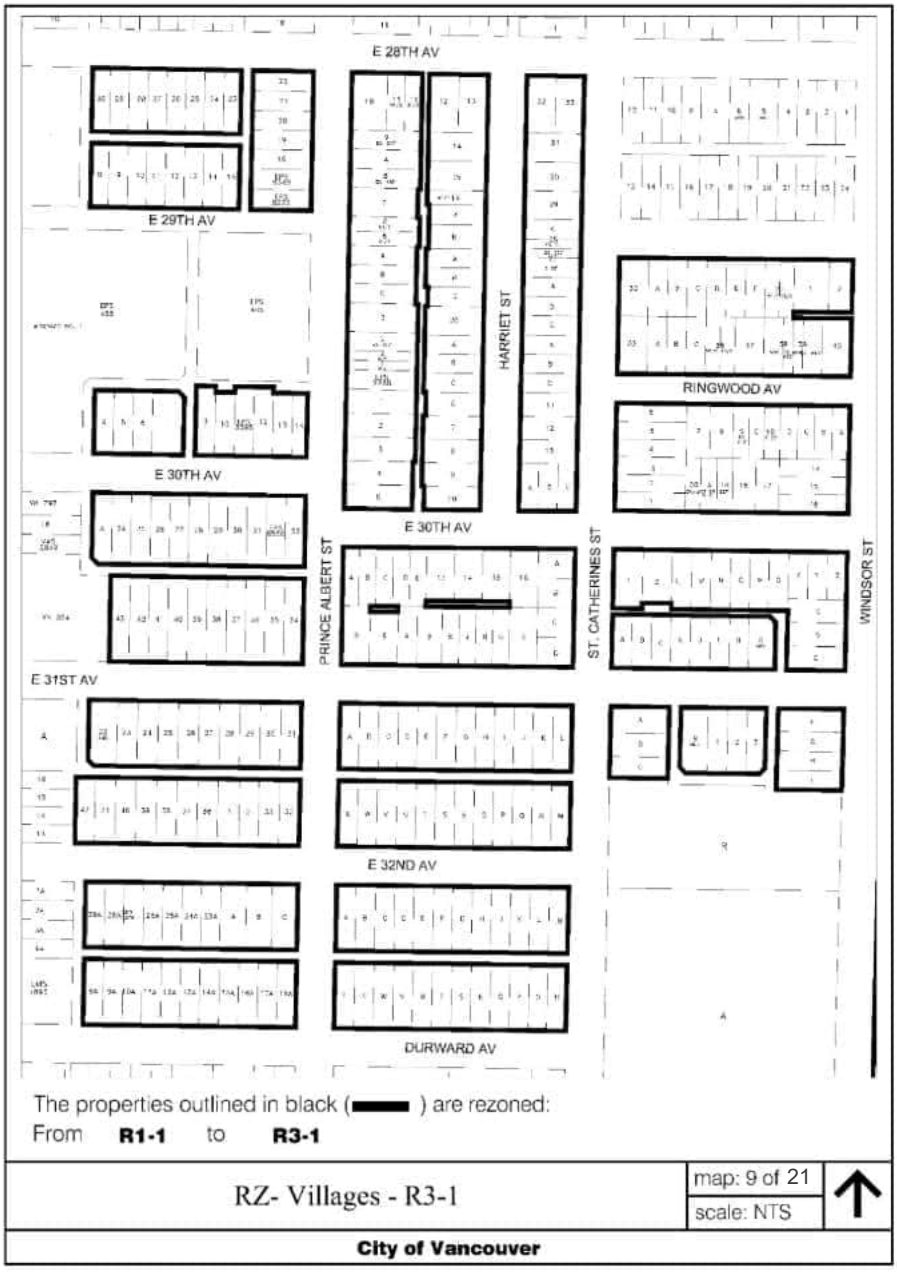

E 7TH AV
GARDEN DRIVE
E 8TH AV
E BROADWAY
LAKEWOOD DRIVE
E 10TH AV
TEMPLETON DRIVE
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-1
RZ- Villages - R3-1
map: 4 of 21
scale: NTS
City of Vancouver

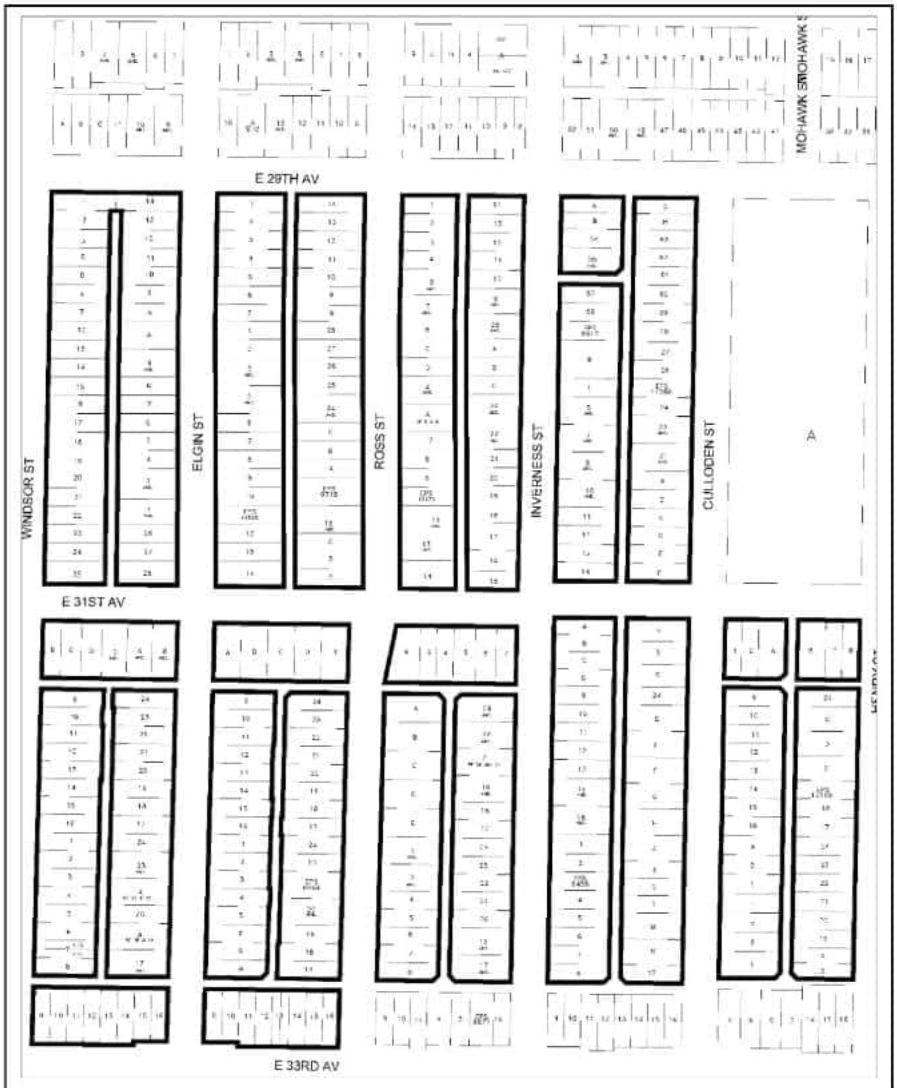

E BROADWAY
E 10TH AV
E 11TH AV
E 12TH AV
NANAIMO ST
KAMLOOPS ST
PENTICTON ST
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-1
RZ- Villages - R3-1
map: 5 of 21
scale: NTS
City of Vancouver

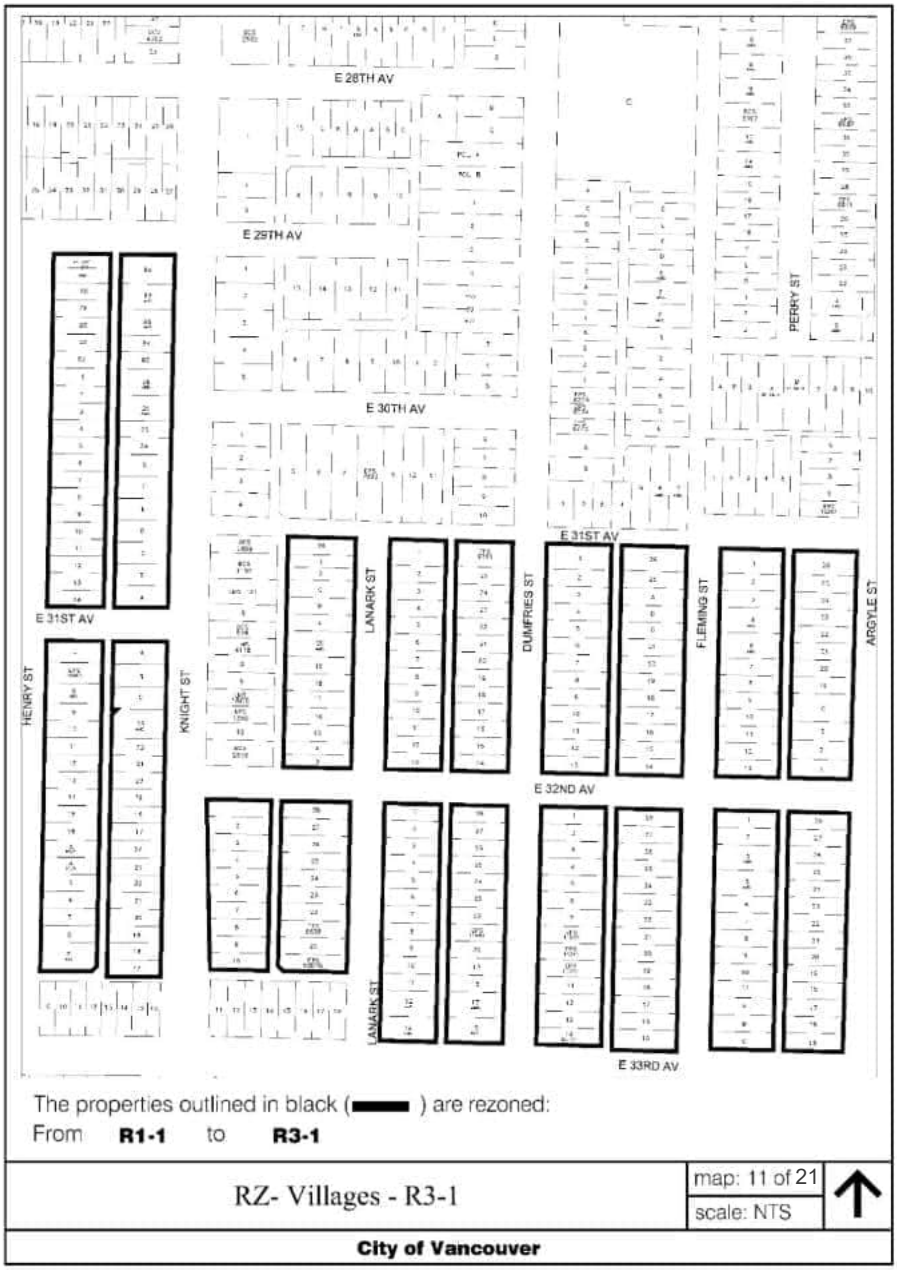

E 14TH AV
E 15TH AV
E 16TH AV
DUMFRIES ST
FLEMING ST
COMMERCIAL DRIVE
FINDLAY ST
E 18TH AV
E 19TH AV
FLEMING ST
BELLA VISTA ST
WELWYN ST
E 20TH AV
VICTORIA DRIVE
PORTER ST
VICTORIA DIVERSION
The properties outlined in black ( ) are rezoned:
From **R1-1** to **R3-1**
RZ- Villages - R3-1
map: 6 of 21
scale: NTS
City of Vancouver

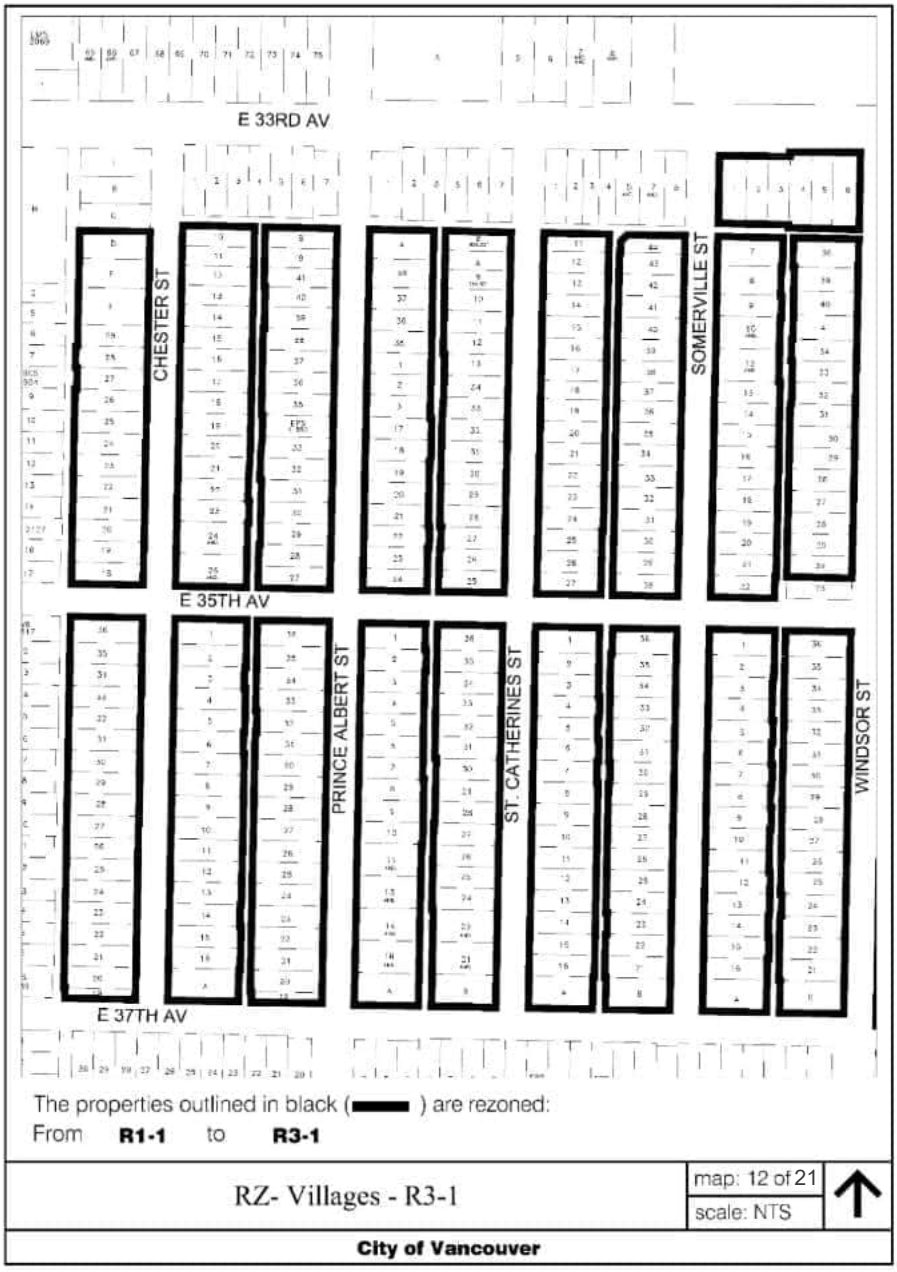

PORTER ST
VICTORIA DIVERSION
HULL ST
E 19TH AV
E 20TH AV
MARSHALL ST
E 20TH AV
COMMERCIAL ST
BEATRICE ST
VICTORIA DRIVE
STAINSBURY AV
GLENGYLE ST
E 22ND AV
SIDNEY ST
E 23RD AV
E 25TH AV
ALICE ST
COMMERCIAL ST
BEATRICE ST
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-1
RZ- Villages - R3-1
map: 7 of 21
scale: NTS
City of Vancouver

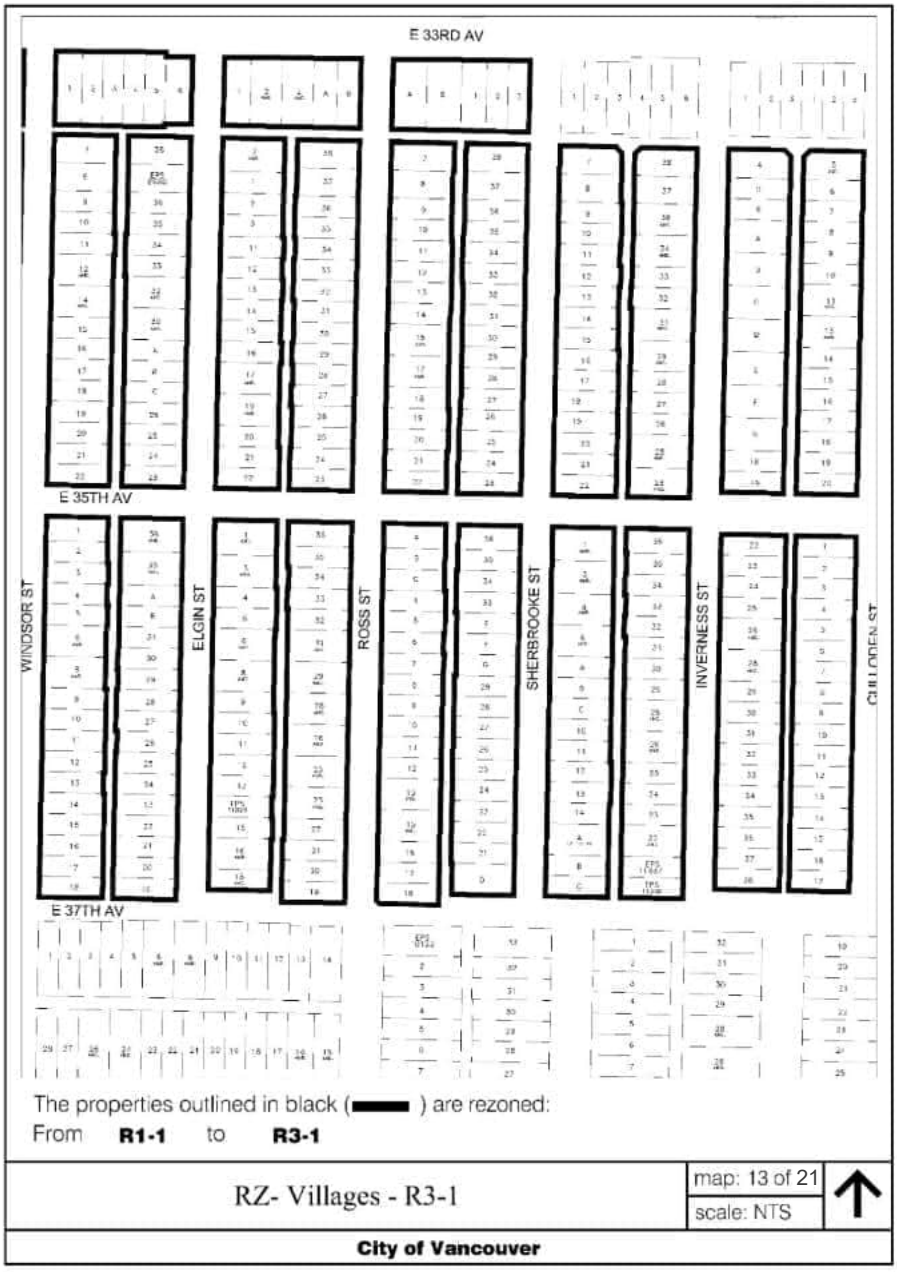

E 28TH AV
E 29TH AV
E 30TH AV
E 31ST AV
ST. GEORGE ST
FRASER ST
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-1
RZ- Villages - R3-1
map: 8 of 21
scale: NTS
City of Vancouver

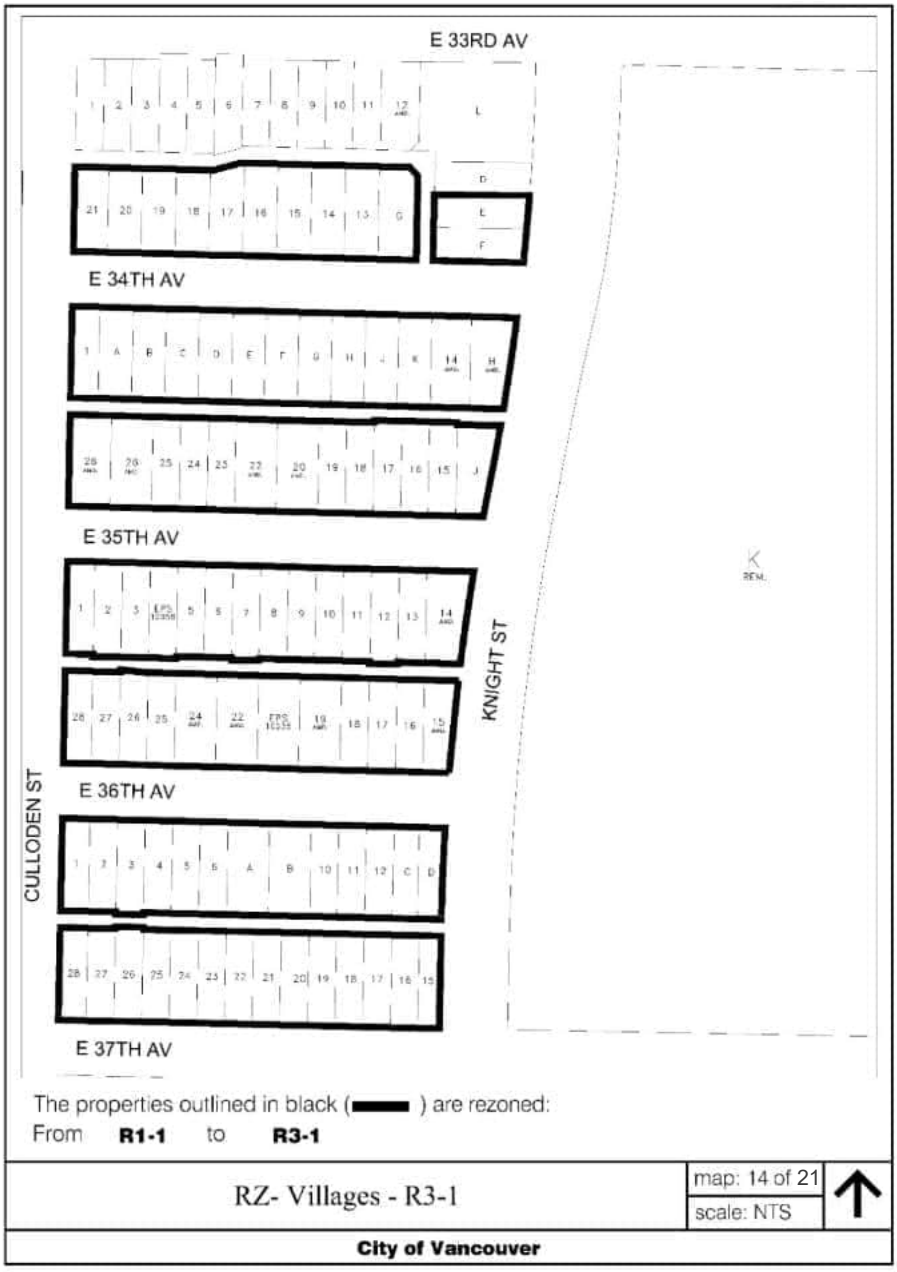

E 28TH AV
E 29TH AV
HARRIET ST
RINGWOOD AV
E 30TH AV
E 30TH AV
PRINCE ALBERT ST
ST. CATHERINES ST
WINDSOR ST
E 31ST AV
E 32ND AV
DURWARD AV
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-1
RZ- Villages - R3-1
map: 9 of 21
scale: NTS
City of Vancouver

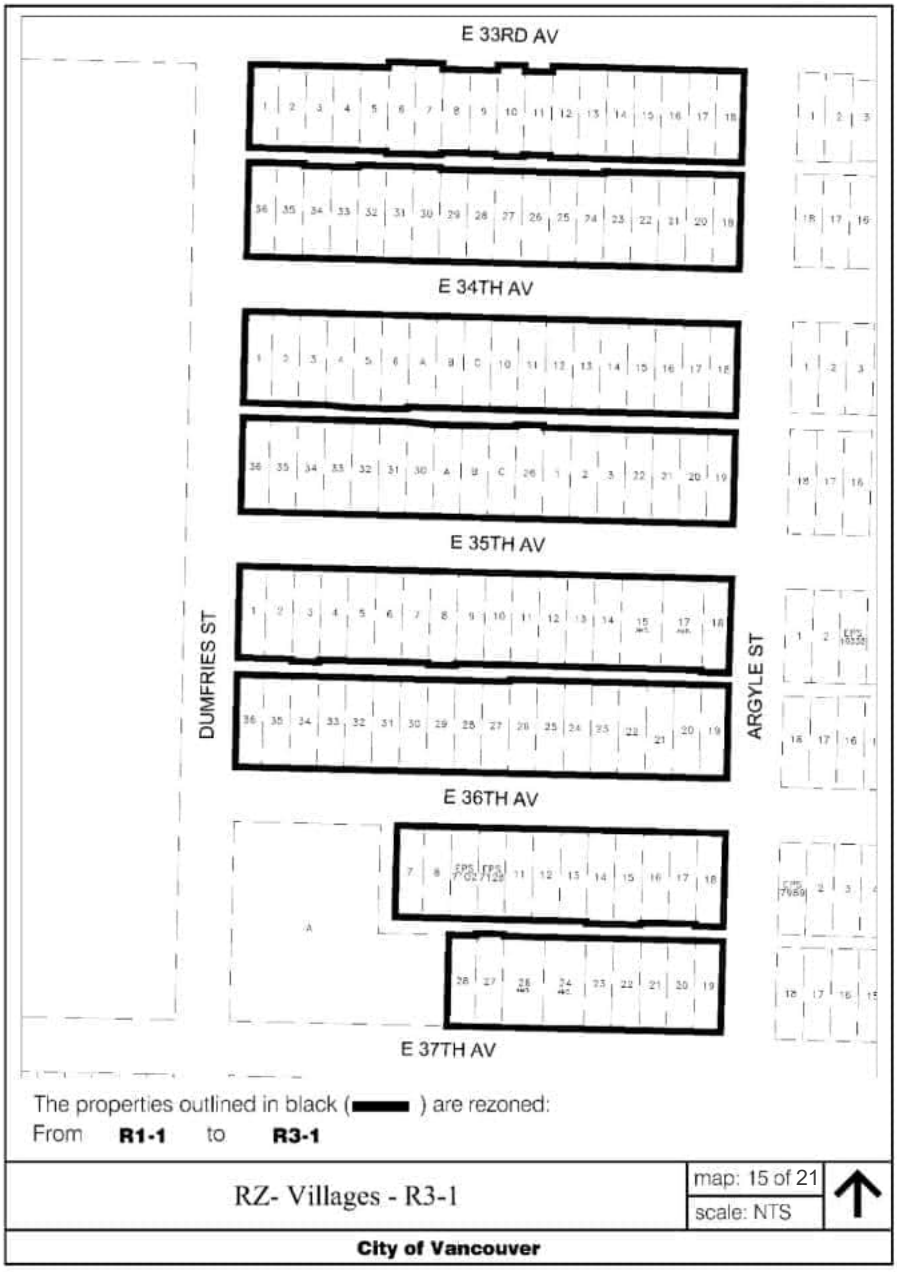

E 29TH AV
WINDSOR ST
ELGIN ST
ROSS ST
INVERNESS ST
CULLODEN ST
A
E 31ST AV
E 33RD AV
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-1
RZ- Villages - R3-1
map: 10 of 21
scale: NTS
City of Vancouver

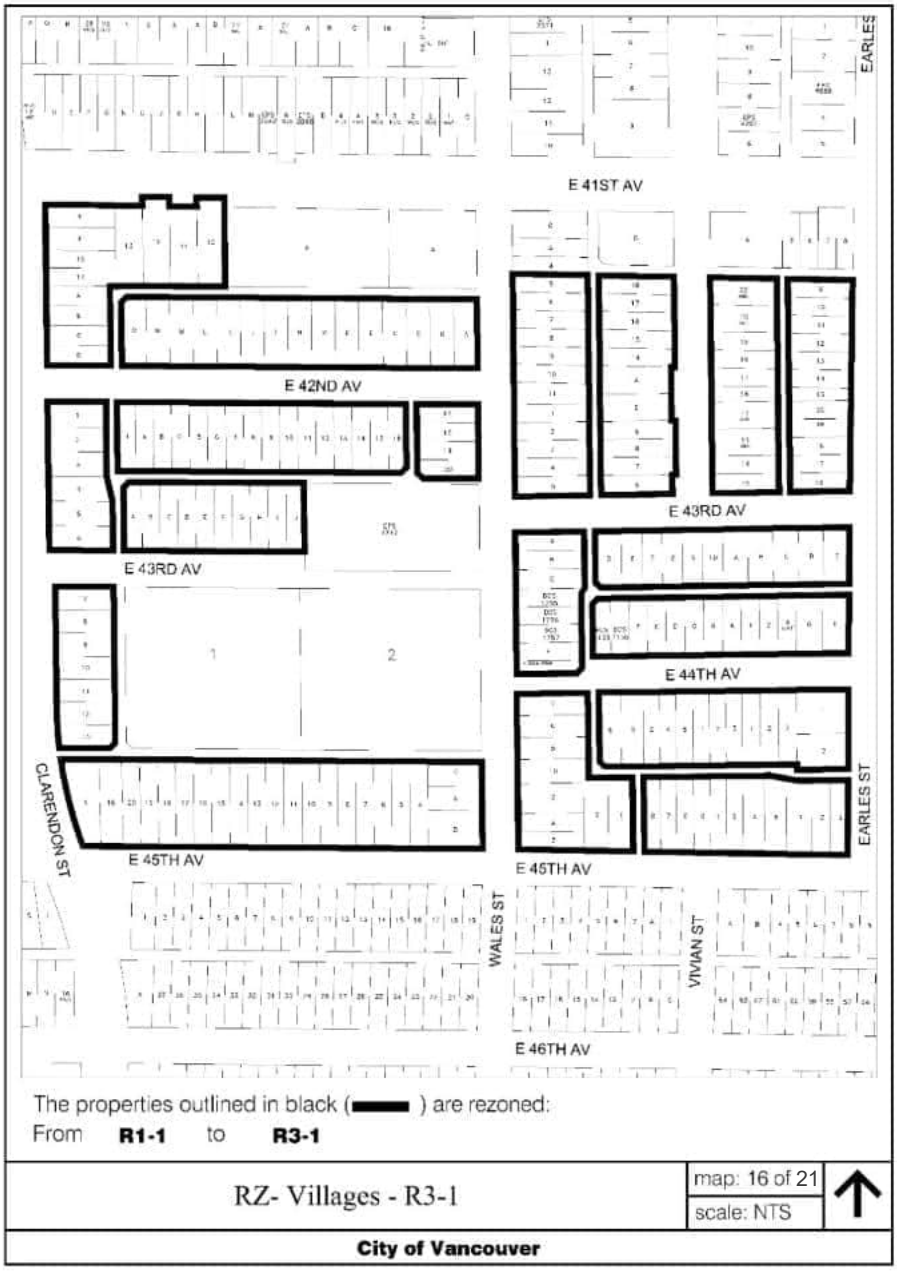

E 28TH AV
E 29TH AV
E 30TH AV
E 31ST AV
E 31ST AV
E 32ND AV
E 33RD AV
HENRY ST
KNIGHT ST
LANARK ST
LANARK ST
DUMFRIES ST
FLEMING ST
ARGYLE ST
PERRY ST
The properties outlined in black (▬) are rezoned:
From R1-1 to R3-1
RZ- Villages - R3-1
map: 11 of 21
scale: NTS
City of Vancouver


E 33RD AV
CHESTER ST
SOMERVILLE ST
E 35TH AV
PRINCE ALBERT ST
ST. CATHERINES ST
WINDSOR ST
E 37TH AV
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-1
RZ- Villages - R3-1
map: 12 of 21
scale: NTS
City of Vancouver

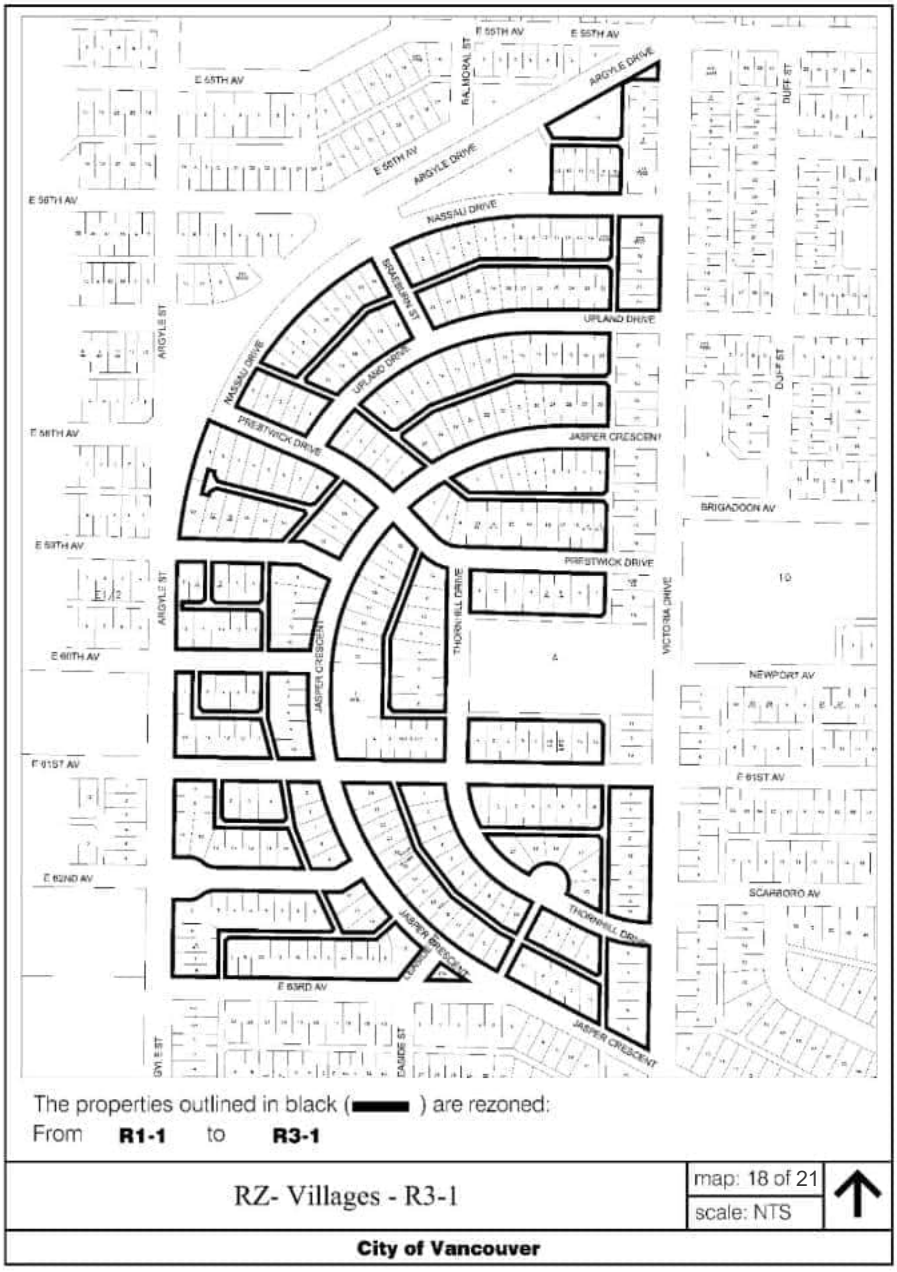

E 33RD AV
E 35TH AV
E 37TH AV
WINDSOR ST
ELGIN ST
ROSS ST
SHERBROOKE ST
INVERNESS ST
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-1
RZ- Villages - R3-1
map: 13 of 21
scale: NTS
City of Vancouver

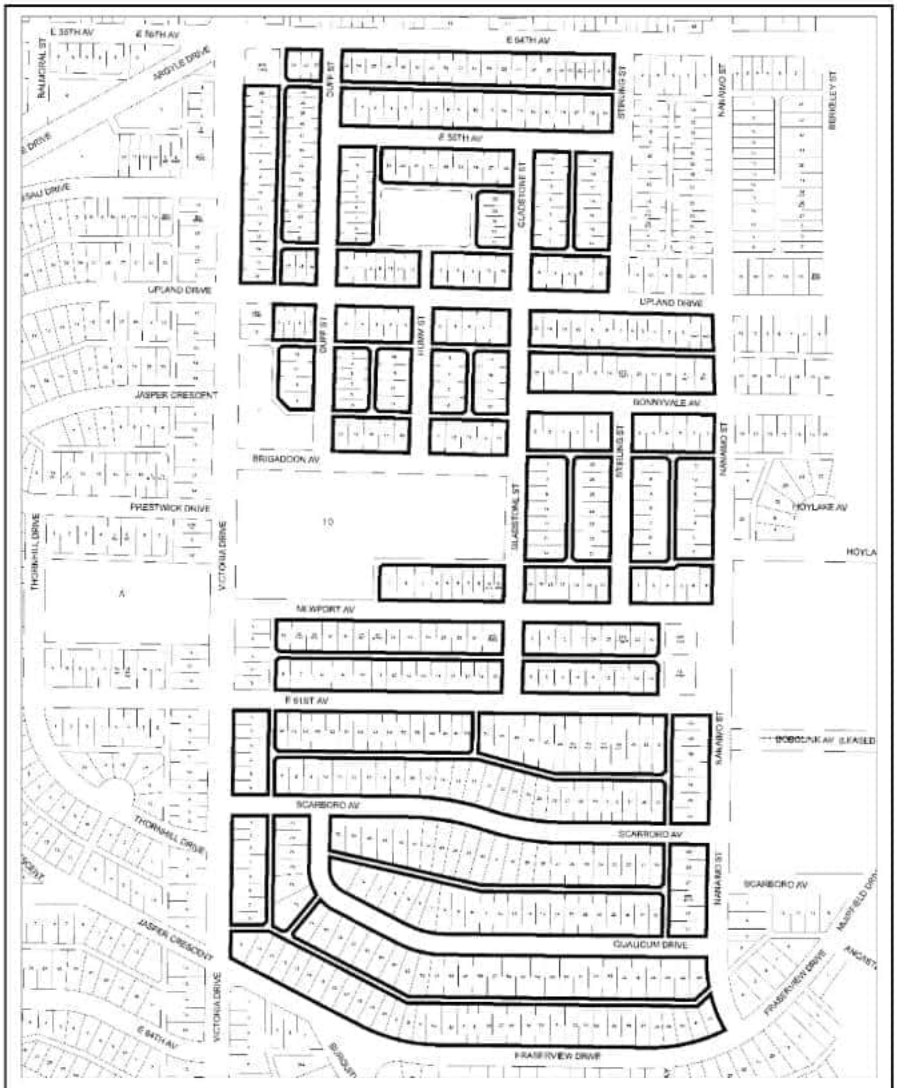

E 33RD AV
E 34TH AV
E 35TH AV
E 36TH AV
E 37TH AV
KNIGHT ST
CULLODEN ST
K
REM.
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-1
RZ- Villages - R3-1
map: 14 of 21
scale: NTS
City of Vancouver


E 33RD AV
E 34TH AV
E 35TH AV
E 36TH AV
E 37TH AV
DUMFRIES ST
ARGYLE ST
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-1
RZ- Villages - R3-1
map: 15 of 21
scale: NTS
City of Vancouver


EARLES
E 41ST AV
E 42ND AV
E 43RD AV
E 43RD AV
E 44TH AV
CLARENDON ST
E 45TH AV
E 45TH AV
EARLES ST
WALES ST
VIVIAN ST
E 46TH AV
1
2
The properties outlined in black ( ) are rezoned:
From **R1-1** to **R3-1**
RZ- Villages - R3-1
map: 16 of 21
scale: NTS
City of Vancouver


E 41ST AV
E 42ND AV
E 42ND AV
E 43RD AV
E 44TH AV
E 44TH AV
EARLES ST
KILLARNEY ST
RUPERT ST
E 45TH AV
KILLARNEY ST
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-1
RZ- Villages - R3-1
map: 17 of 21
scale: NTS
City of Vancouver

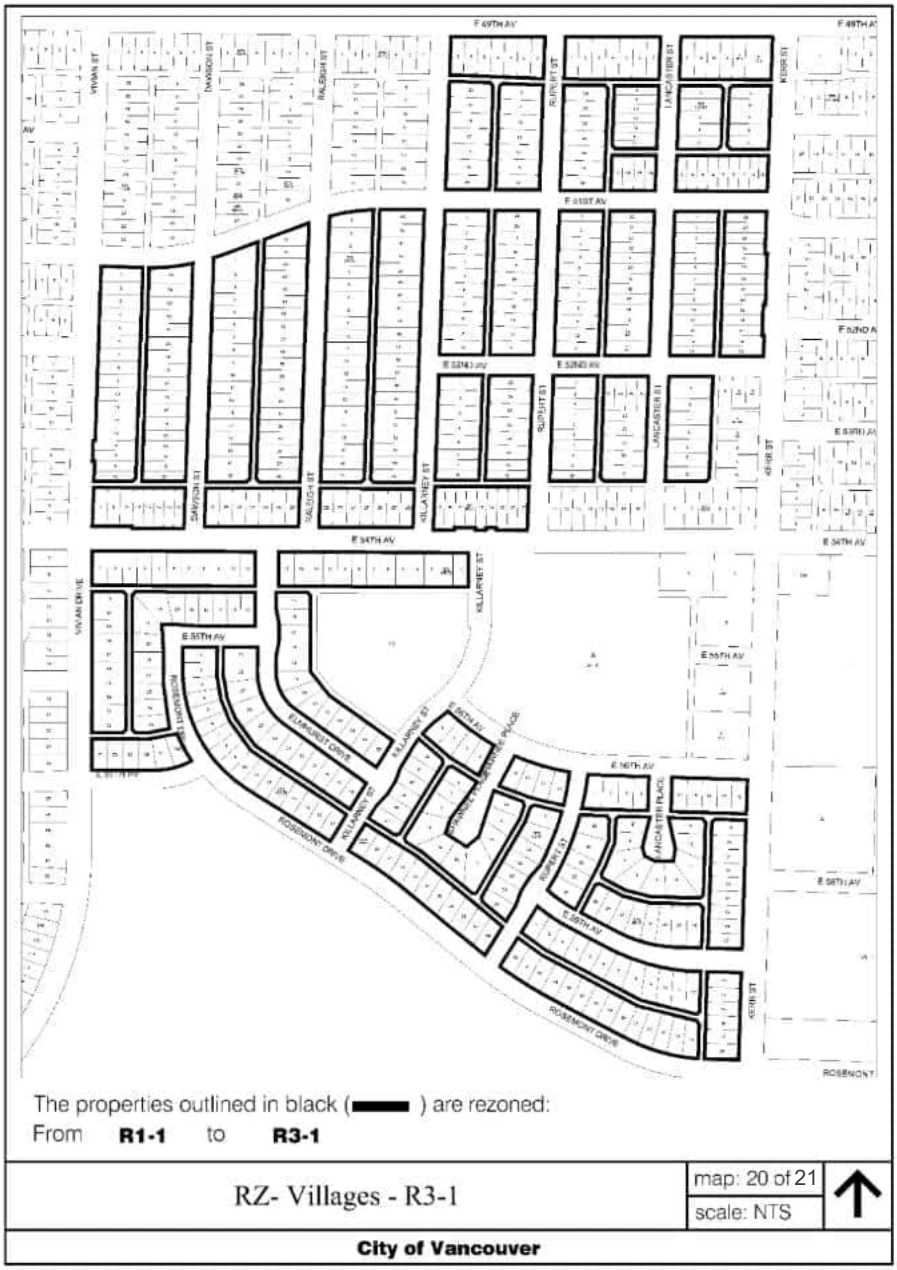

E 55TH AV
E 56TH AV
E 57TH AV
E 58TH AV
E 59TH AV
E 60TH AV
E 61ST AV
E 62ND AV
E 63RD AV
ARGYLE DRIVE
NASSAU DRIVE
UPLAND DRIVE
PRESTWICK DRIVE
JASPER CRESCENT
THORNHILL DRIVE
VICTORIA DRIVE
ARGYLE ST
DUFF ST
BRIGADOON AV
NEWPORT AV
SCARBORO AV
The properties outlined in black ( ) are rezoned:
From **R1-1** to **R3-1**
RZ- Villages - R3-1
map: 18 of 21
scale: NTS
City of Vancouver

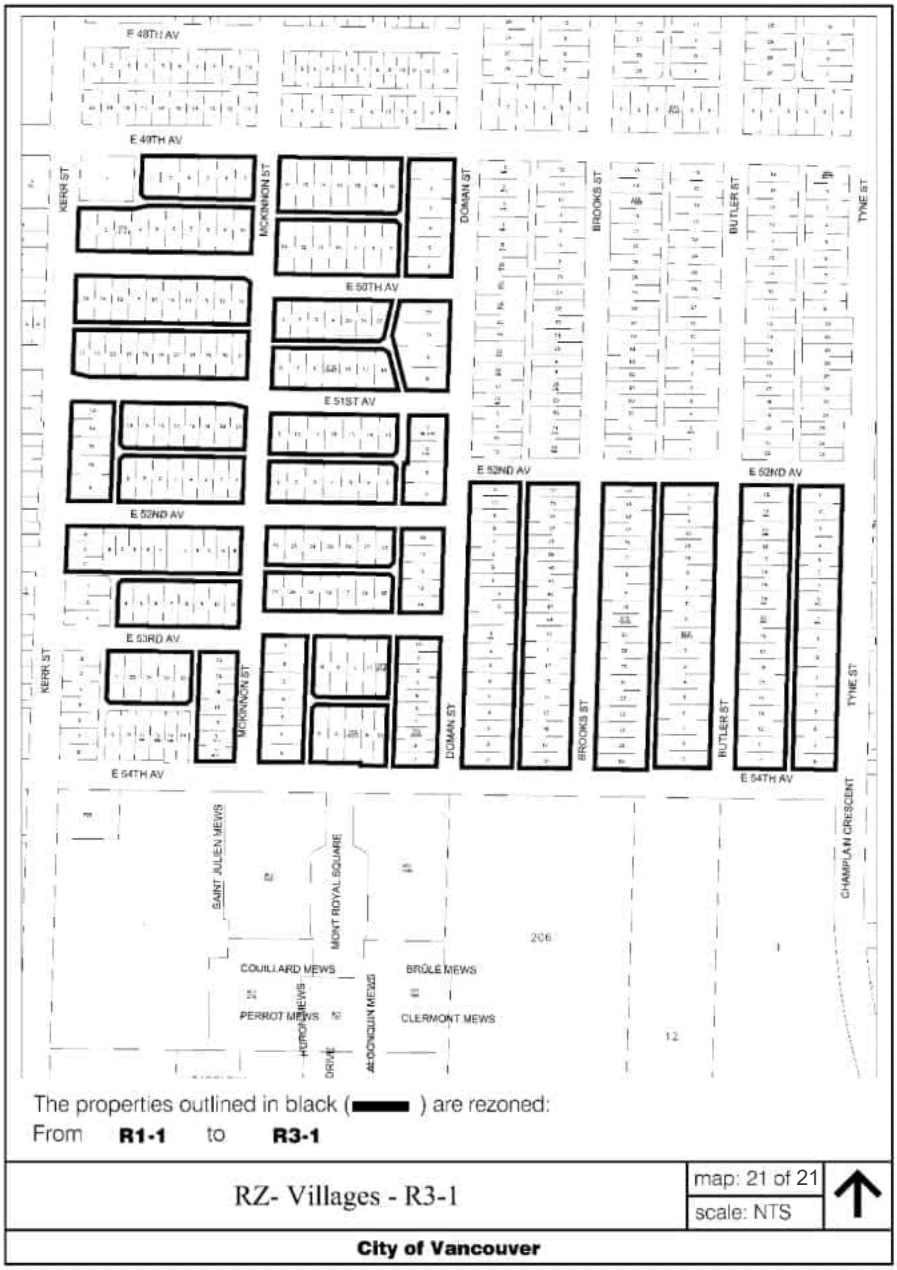


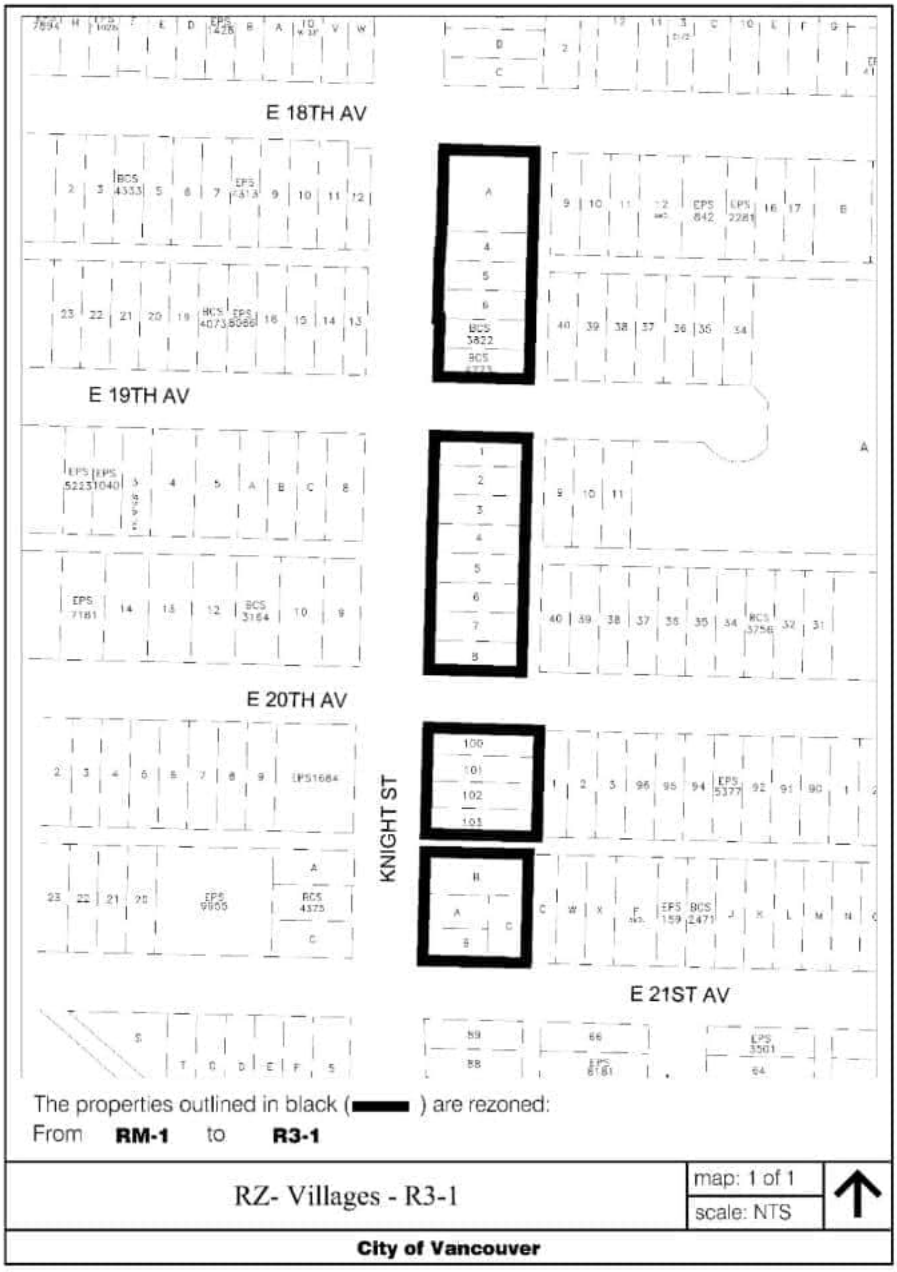
The properties outlined in black (▬) are rezoned:
From **R1-1** to **R3-1**

RZ- Villages - R3-1	map: 19 of 21 scale: NTS	↑

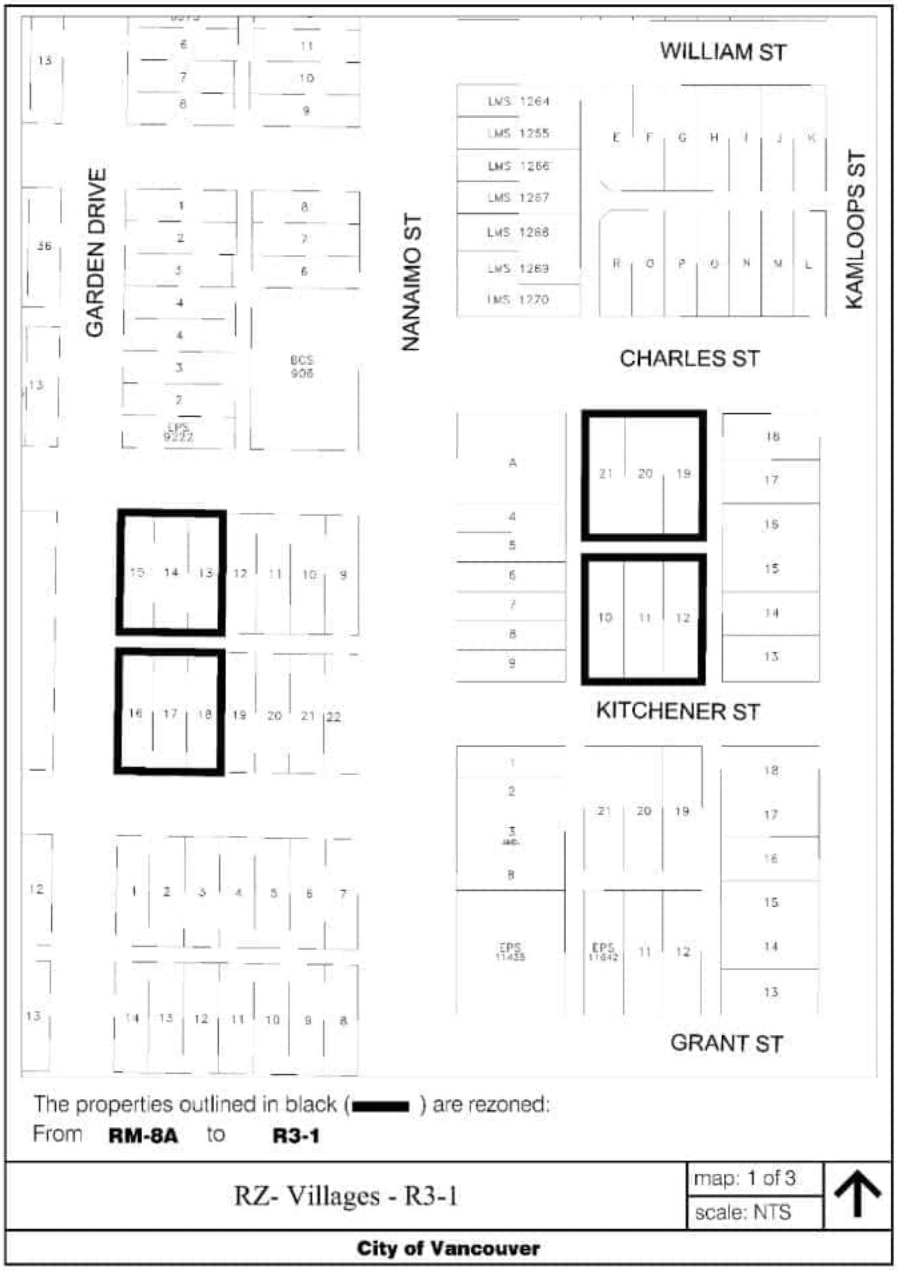
City of Vancouver

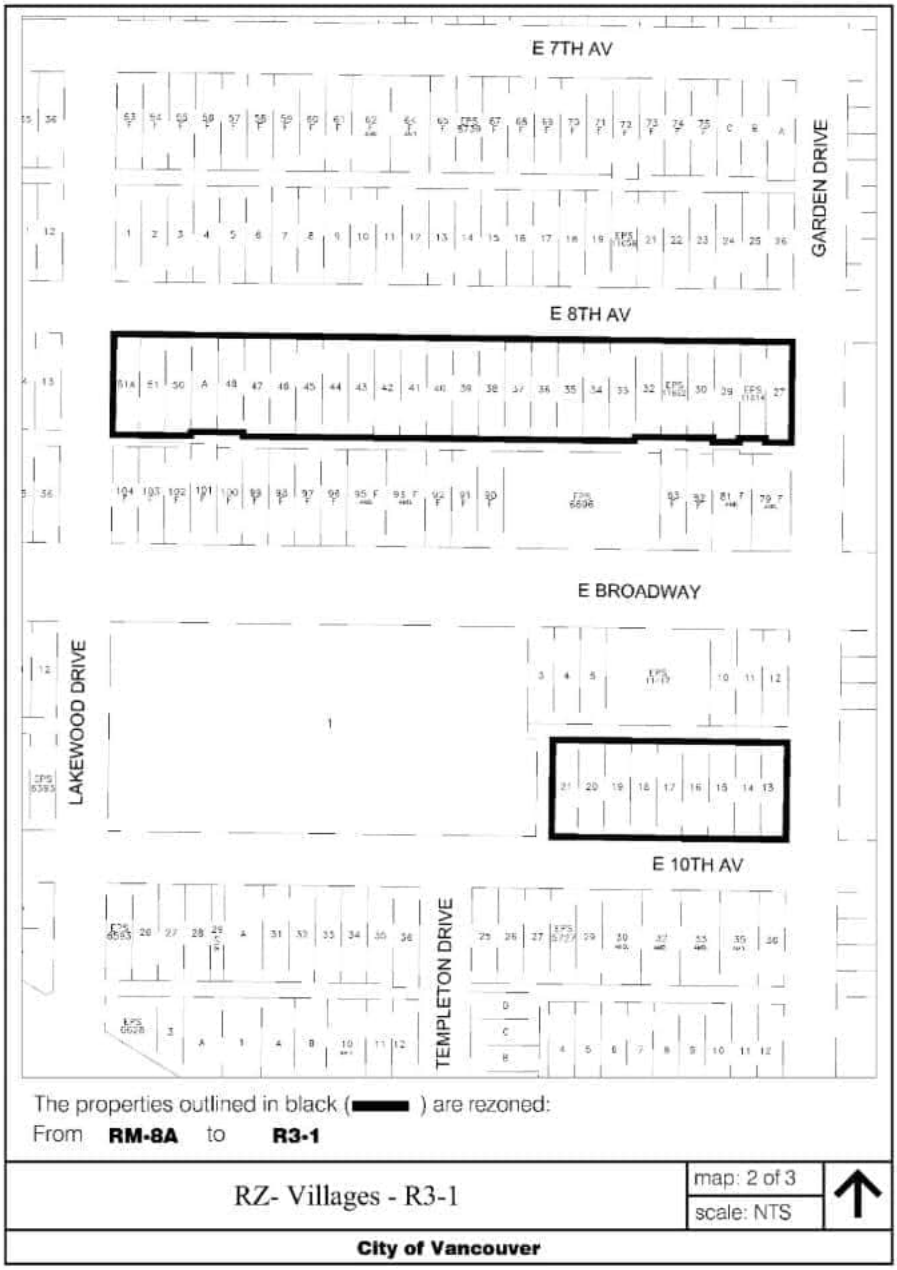

The properties outlined in black (▬) are rezoned:
From **R1-1** to **R3-1**
RZ- Villages - R3-1
map: 20 of 21
scale: NTS
City of Vancouver

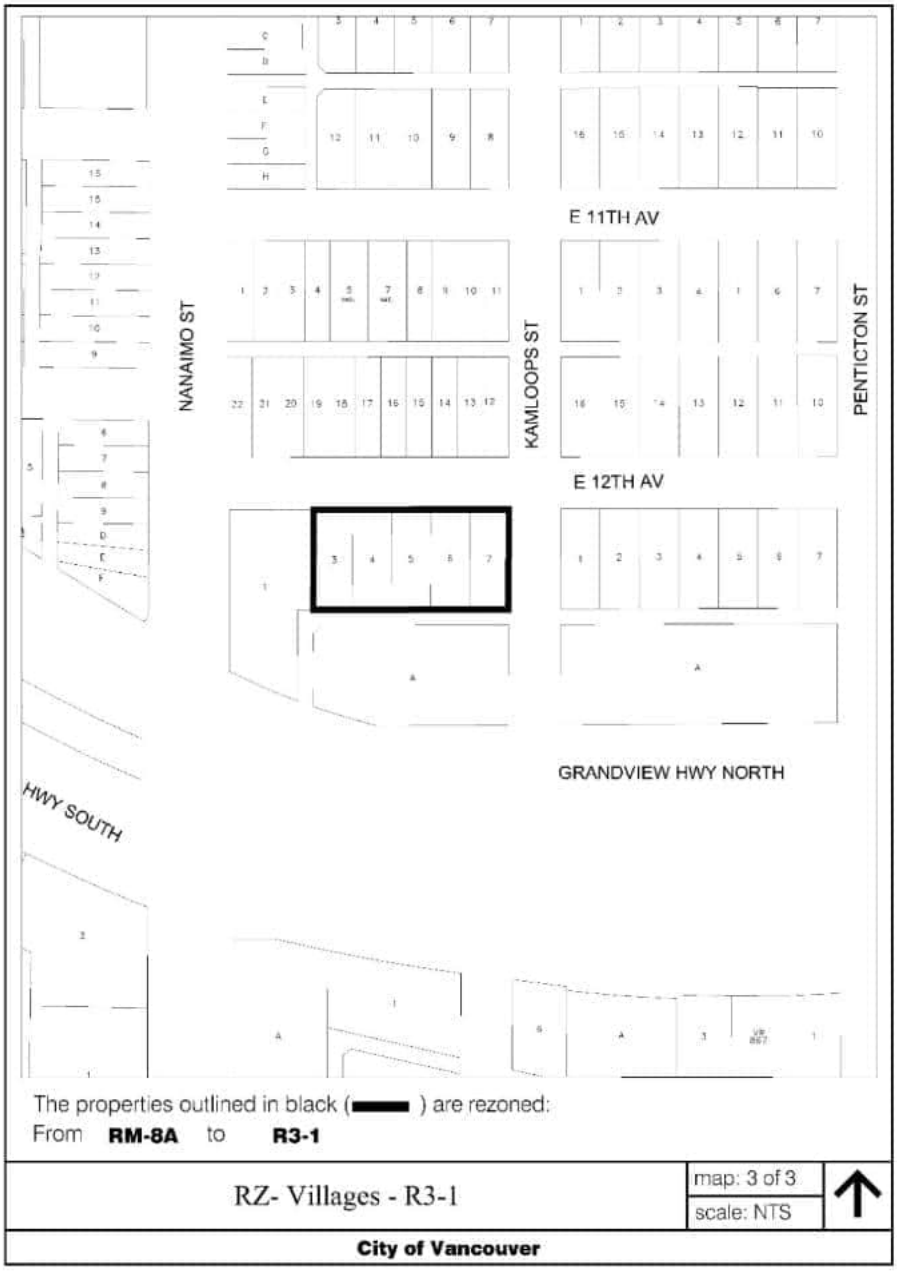

E 48TH AV
E 49TH AV
KERR ST
MCKINNON ST
DOMAN ST
BROOKS ST
BUTLER ST
TYNE ST
E 50TH AV
E 51ST AV
E 52ND AV
E 53RD AV
E 54TH AV
SAINT JULIEN MEWS
MONT ROYAL SQUARE
CHAMPLAIN CRESCENT
COUILLARD MEWS
BRÛLÉ MEWS
PERROT MEWS
CLERMONT MEWS
HUDSON DRIVE
ALGONQUIN MEWS
206
12
The properties outlined in black ( ) are rezoned:
From **R1-1** to **R3-1**
RZ- Villages - R3-1
map: 21 of 21
scale: NTS
City of Vancouver


E 18TH AV
E 19TH AV
E 20TH AV
E 21ST AV
KNIGHT ST
The properties outlined in black ( ) are rezoned:
From **RM-1** to **R3-1**
RZ- Villages - R3-1
map: 1 of 1
scale: NTS
City of Vancouver

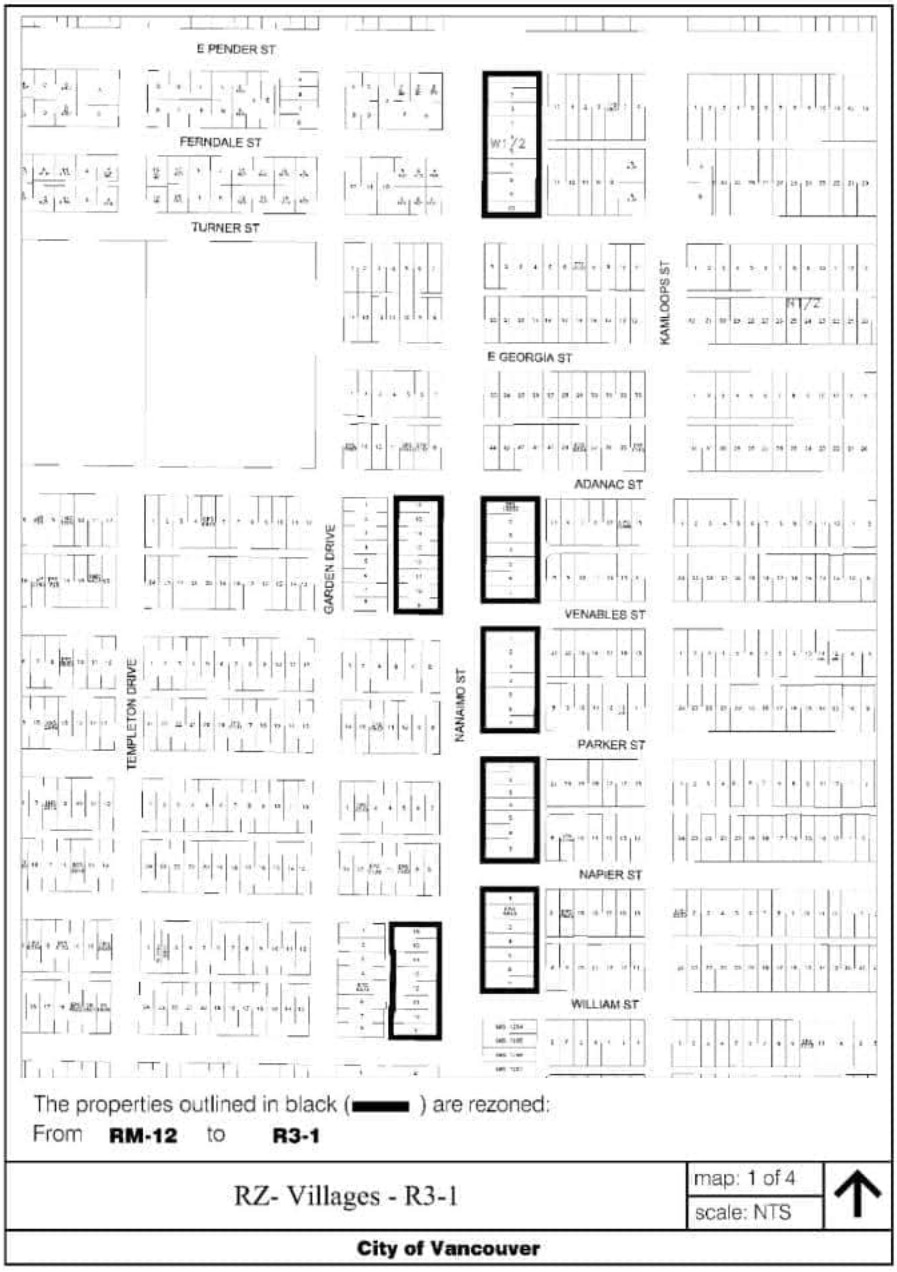

EARLES ST
E 38TH AV
CHAMBERS ST
WALES ST
RHODES ST
E 40TH AV
The properties outlined in black (▬) are rezoned:
From **RM-7** to **R3-1**
RZ- Villages - R3-1
map: 1 of 1
scale: NTS
City of Vancouver

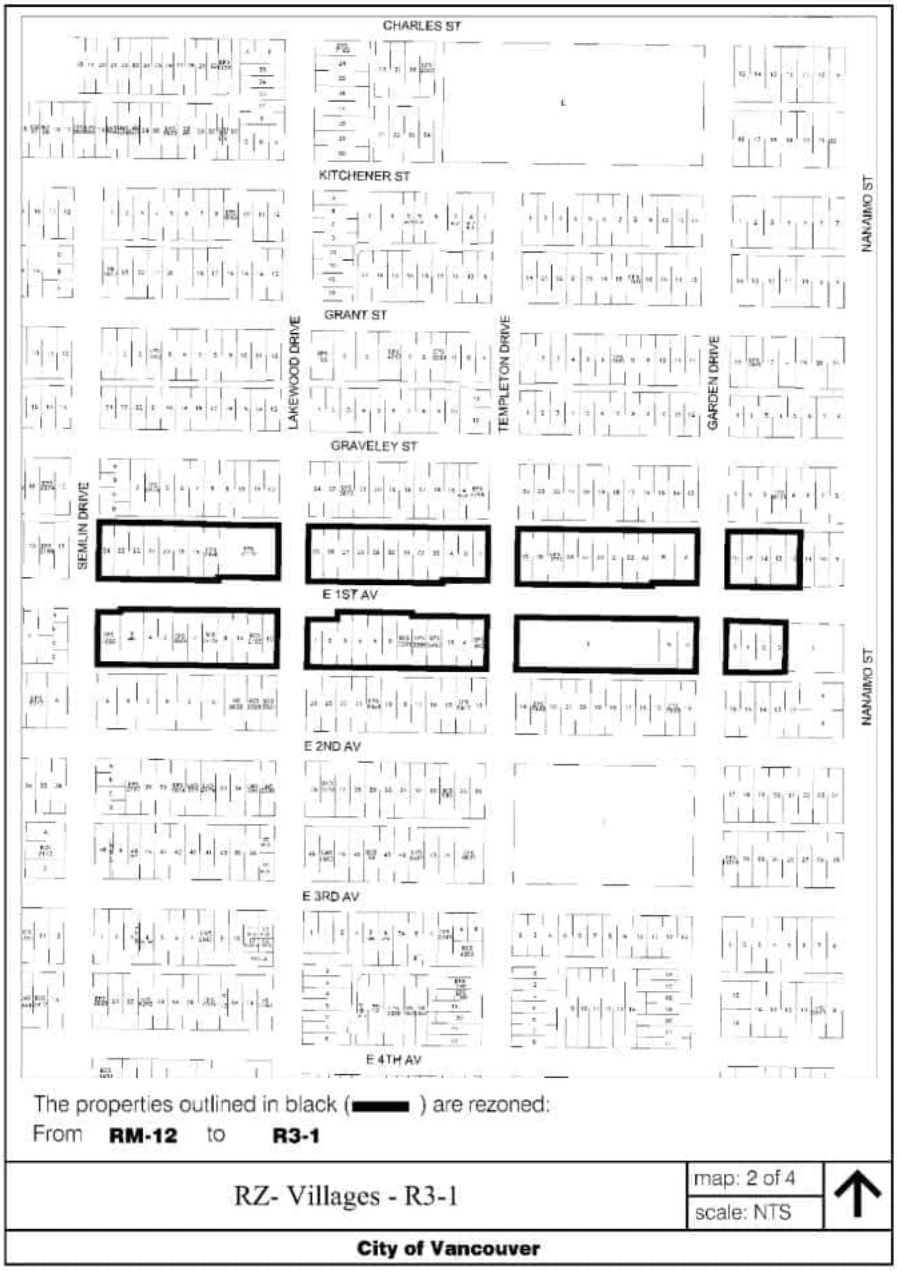

WILLIAM ST
GARDEN DRIVE
NANAIMO ST
KAMLOOPS ST
CHARLES ST
KITCHENER ST
GRANT ST
LMS 1264
LMS 1265
LMS 1266
LMS 1267
LMS 1268
LMS 1269
LMS 1270
BCS 906
The properties outlined in black (▬) are rezoned:
From **RM-8A** to **R3-1**
RZ- Villages - R3-1
map: 1 of 3
scale: NTS
City of Vancouver

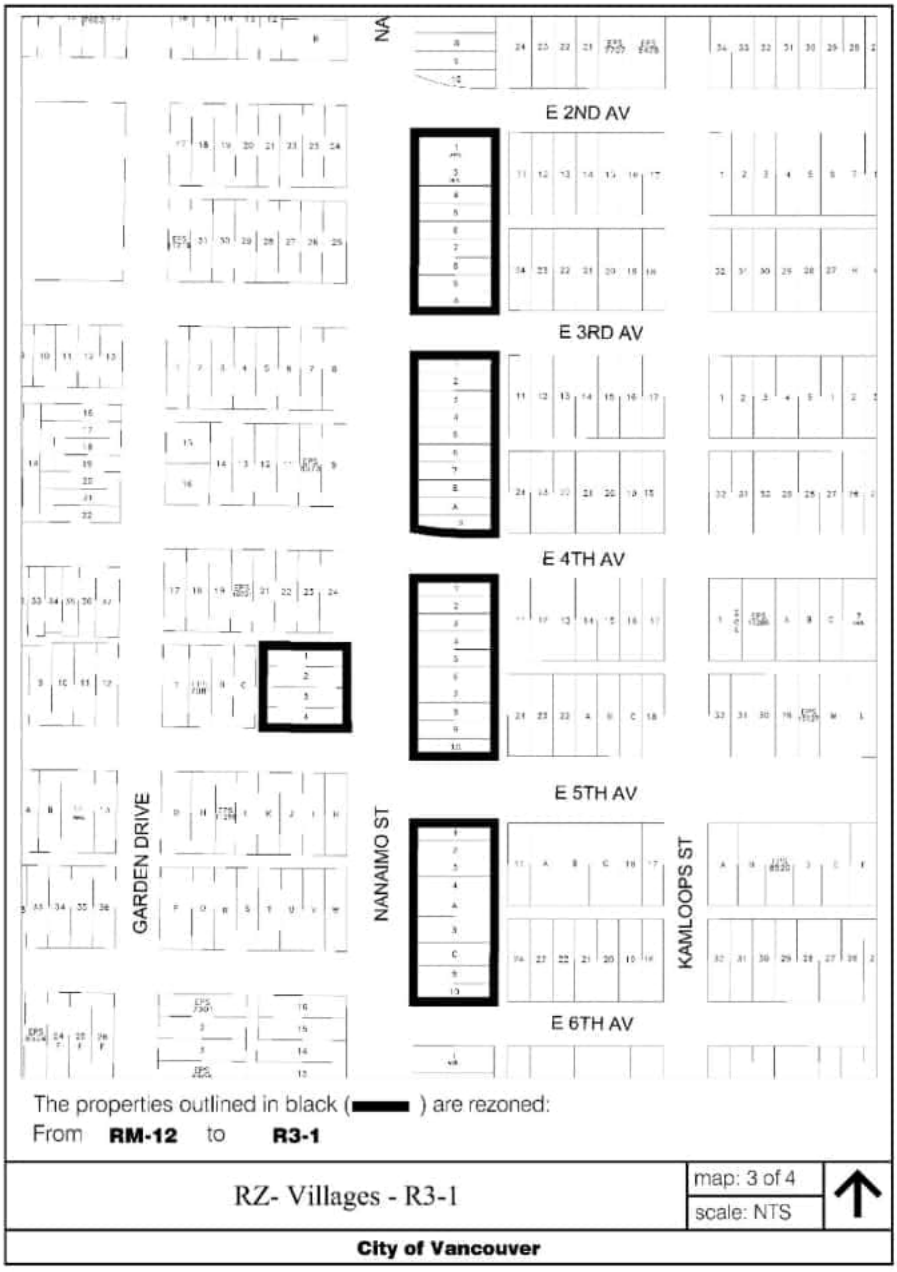

E 7TH AV
GARDEN DRIVE
E 8TH AV
E BROADWAY
LAKEWOOD DRIVE
E 10TH AV
TEMPLETON DRIVE
The properties outlined in black (▬) are rezoned:
From **RM-8A** to **R3-1**
RZ- Villages - R3-1
map: 2 of 3
scale: NTS
City of Vancouver

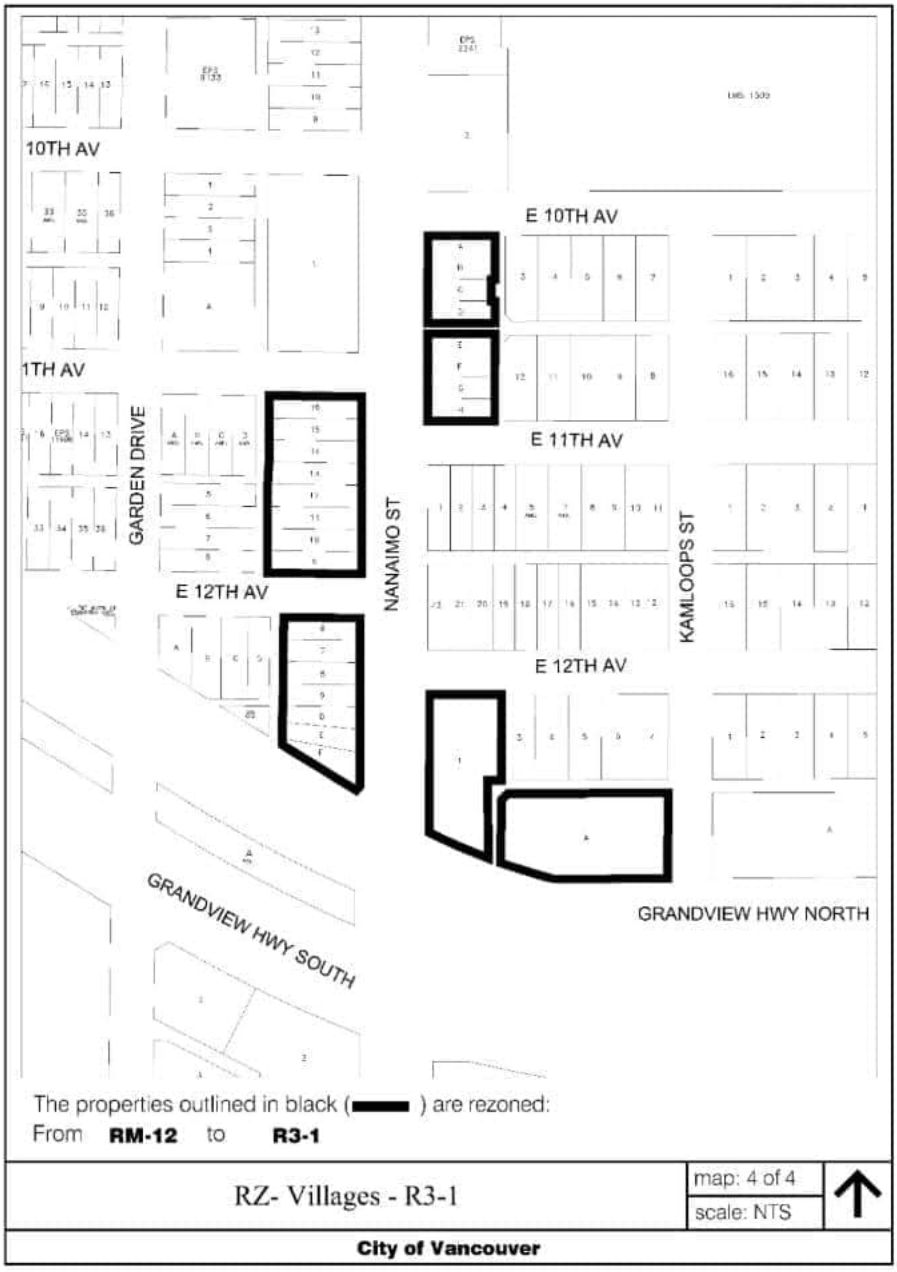

E 11TH AV
NANAIMO ST
KAMLOOPS ST
PENTICTON ST
E 12TH AV
GRANDVIEW HWY NORTH
HWY SOUTH
The properties outlined in black ( ) are rezoned:
From RM-8A to R3-1
RZ- Villages - R3-1
map: 3 of 3
scale: NTS
City of Vancouver


E 7TH AV
GARDEN DRIVE
NANAIMO ST
E 8TH AV
E BROADWAY
E 10TH AV
TEMPLETON DRIVE
E 11TH AV
The properties outlined in black ( ) are rezoned:
From RM-11 to R3-1
RZ- Villages - R3-1
map: 1 of 1
scale: NTS
City of Vancouver

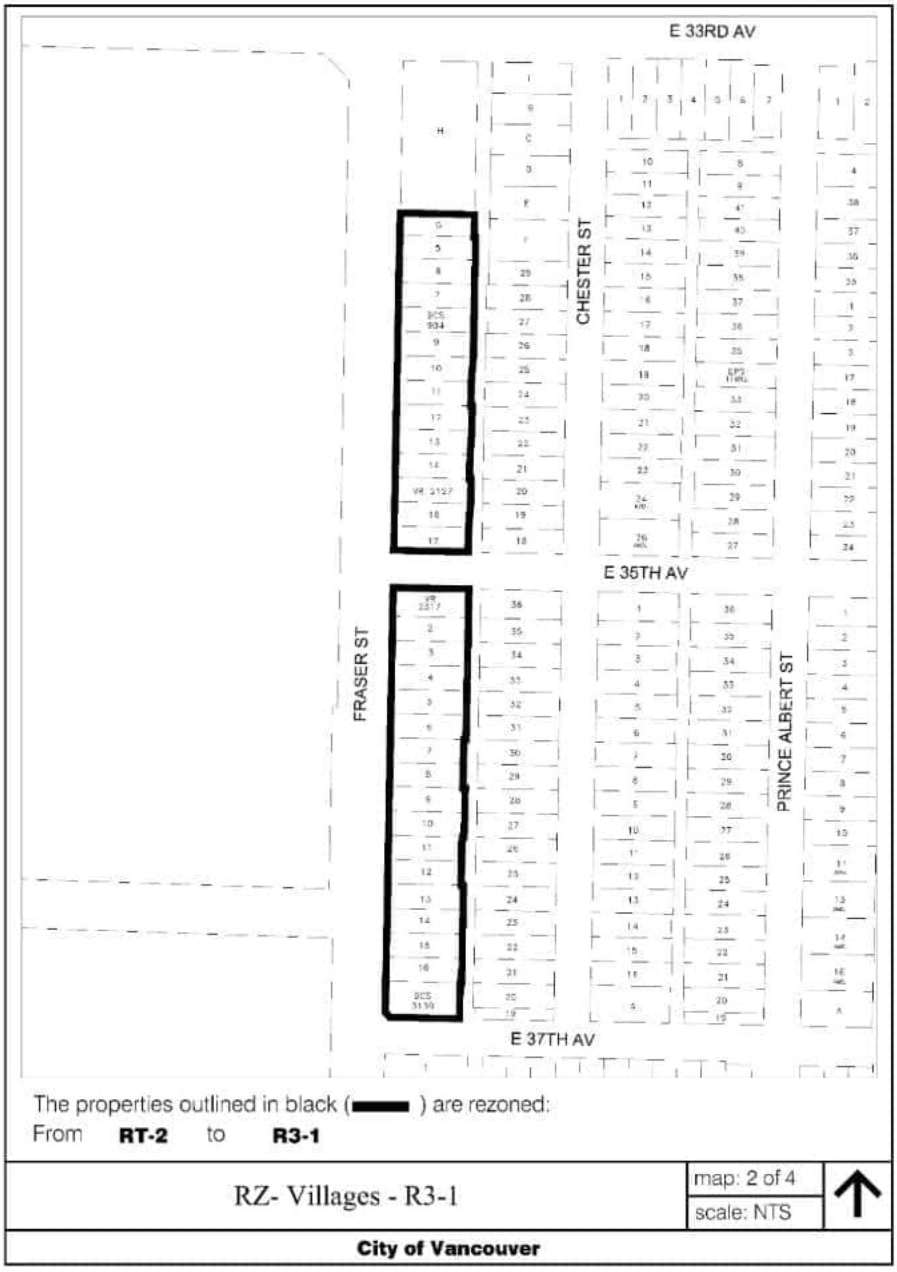

E PENDER ST
FERNDALE ST
TURNER ST
E GEORGIA ST
ADANAC ST
VENABLES ST
PARKER ST
NAPIER ST
WILLIAM ST
GARDEN DRIVE
TEMPLETON DRIVE
NANAIMO ST
KAMLOOPS ST
W 1/2
R 1/2
The properties outlined in black ( ) are rezoned:
From **RM-12** to **R3-1**
RZ- Villages - R3-1
map: 1 of 4
scale: NTS
City of Vancouver

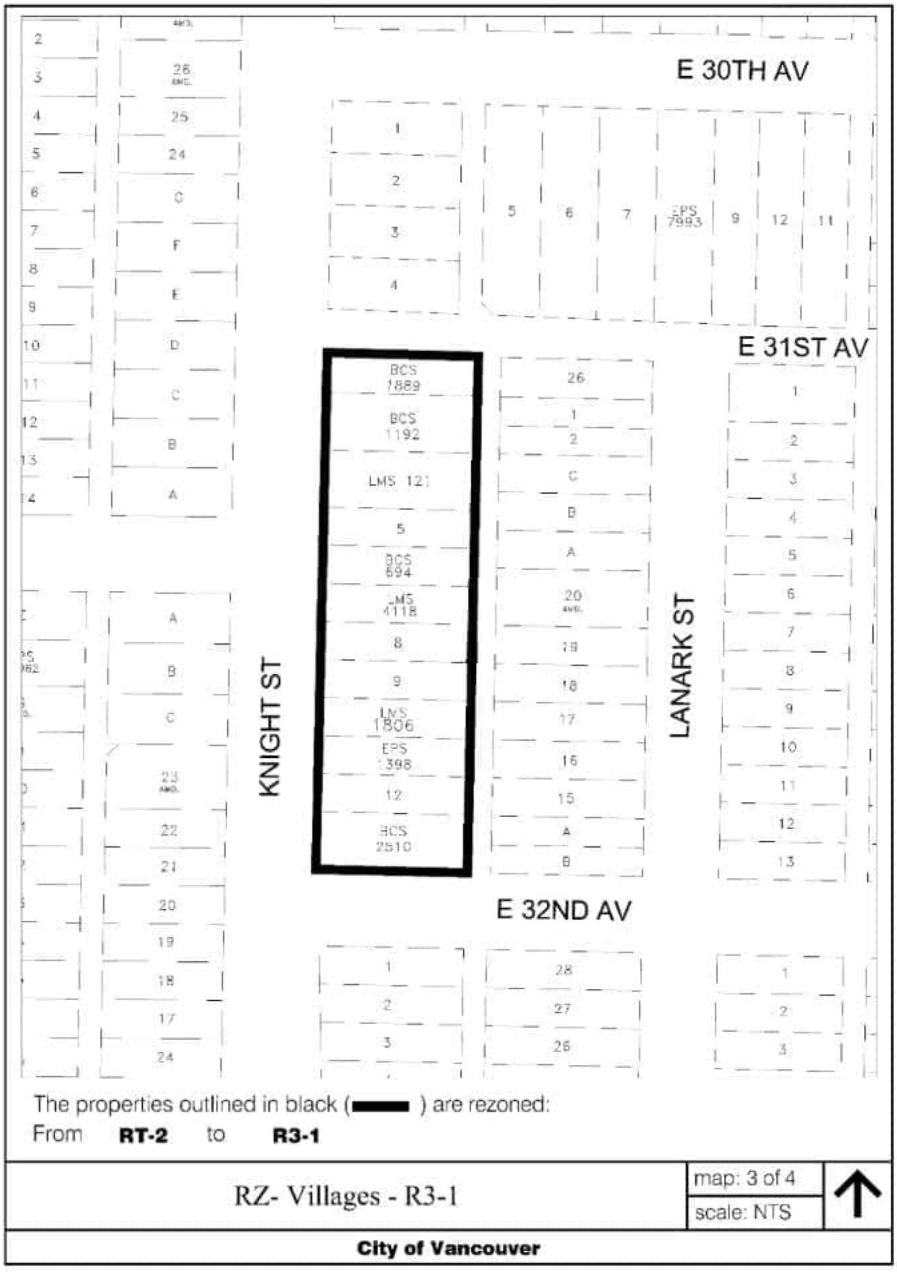

CHARLES ST
KITCHENER ST
GRANT ST
GRAVELEY ST
E 1ST AV
E 2ND AV
E 3RD AV
E 4TH AV
LAKEWOOD DRIVE
TEMPLETON DRIVE
GARDEN DRIVE
SEMLIN DRIVE
NANAIMO ST
NANAIMO ST
The properties outlined in black ( ) are rezoned:
From **RM-12** to **R3-1**
RZ- Villages - R3-1
map: 2 of 4
scale: NTS
City of Vancouver

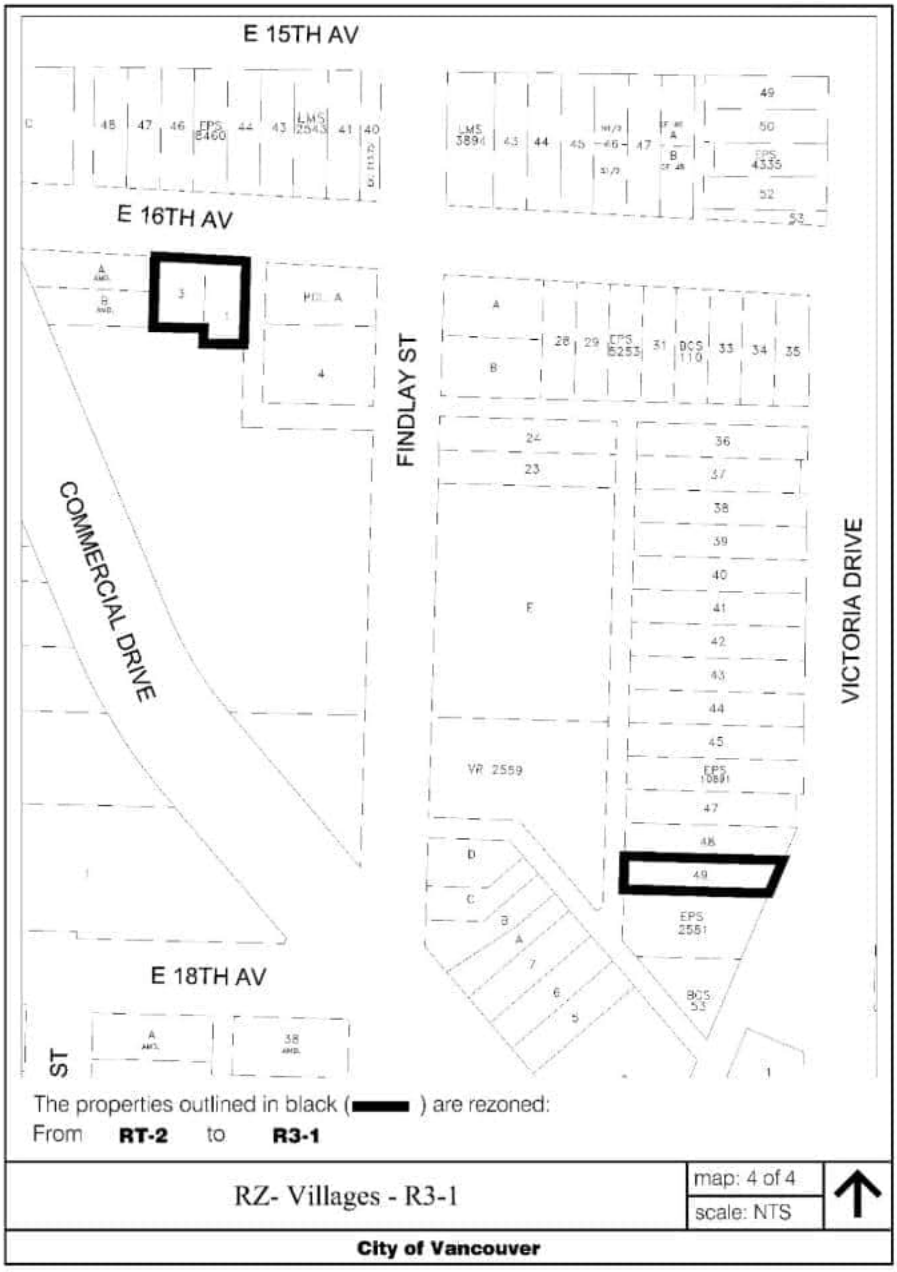

E 2ND AV
E 3RD AV
E 4TH AV
E 5TH AV
E 6TH AV
GARDEN DRIVE
NANAIMO ST
KAMLOOPS ST
The properties outlined in black ( ) are rezoned:
From **RM-12** to **R3-1**
RZ- Villages - R3-1
map: 3 of 4
scale: NTS
City of Vancouver

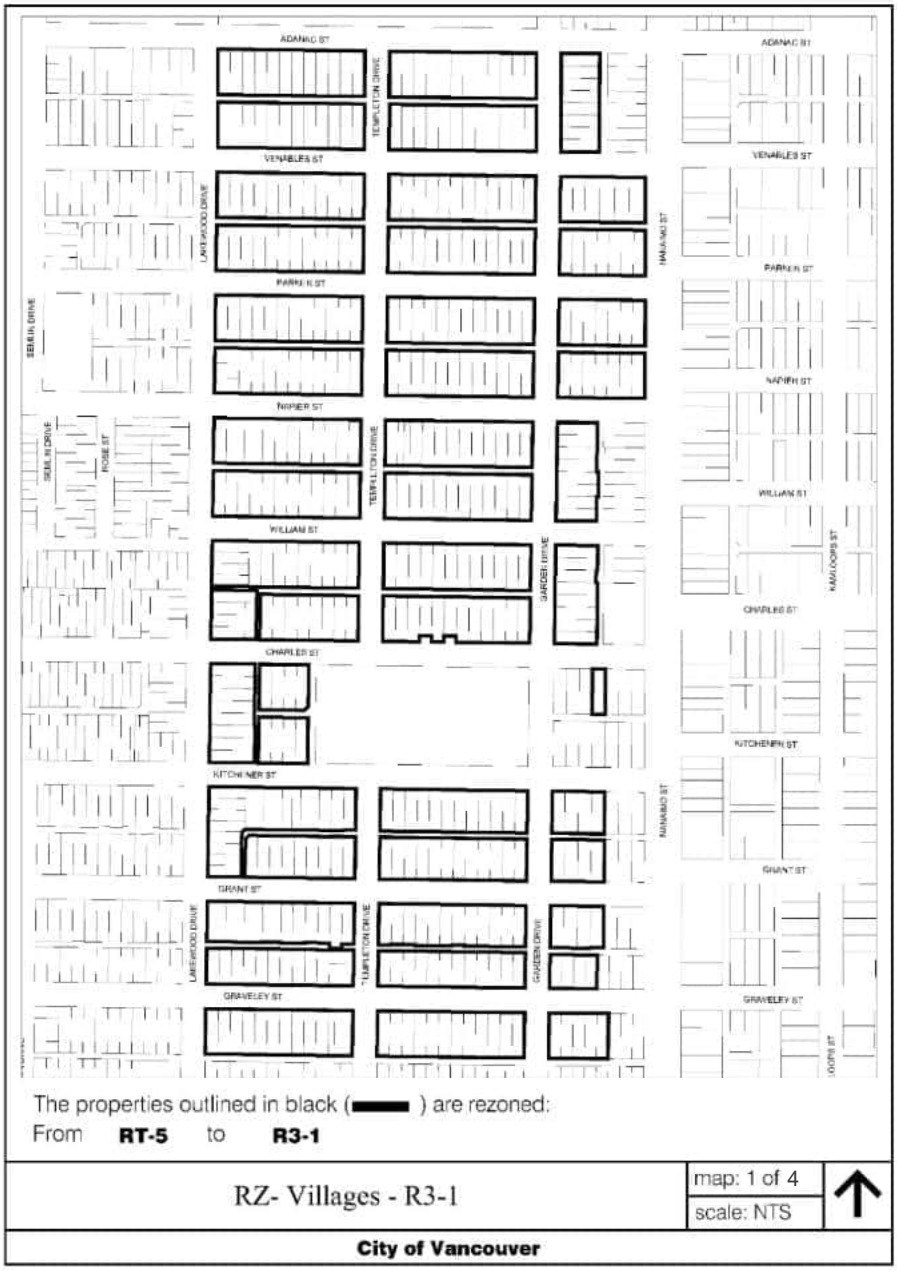

10TH AV
1TH AV
GARDEN DRIVE
E 12TH AV
NANAIMO ST
E 10TH AV
E 11TH AV
KAMLOOPS ST
E 12TH AV
GRANDVIEW HWY SOUTH
GRANDVIEW HWY NORTH
The properties outlined in black ( ) are rezoned:
From **RM-12** to **R3-1**
RZ- Villages - R3-1
map: 4 of 4
scale: NTS
City of Vancouver

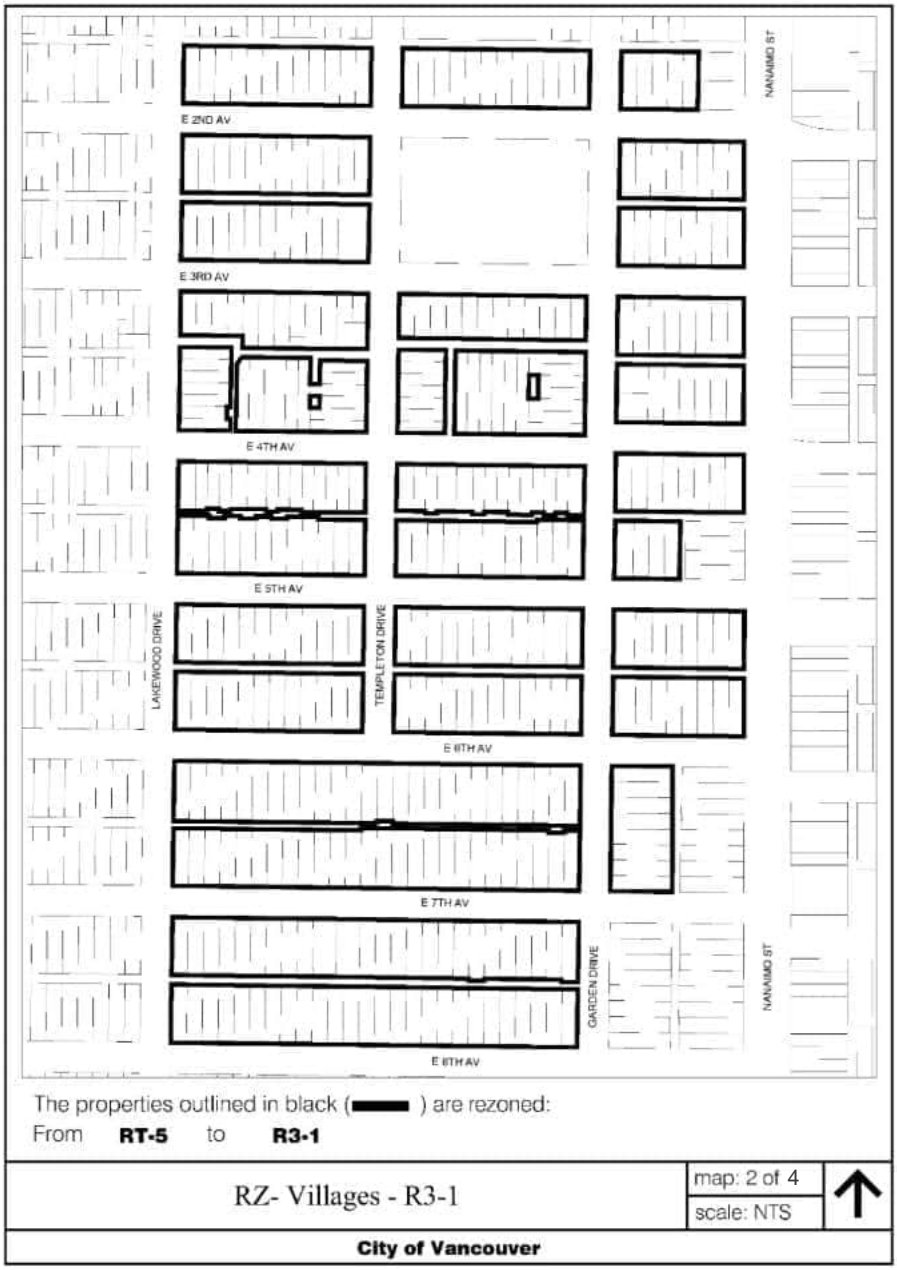

E 30TH AV
E 31ST AV
E 32ND AV
FRASER ST
PRINCE ALBERT ST
DURWARD AV
The properties outlined in black ( ) are rezoned:
From **RT-2** to **R3-1**
RZ- Villages - R3-1
map: 1 of 4
scale: NTS
City of Vancouver

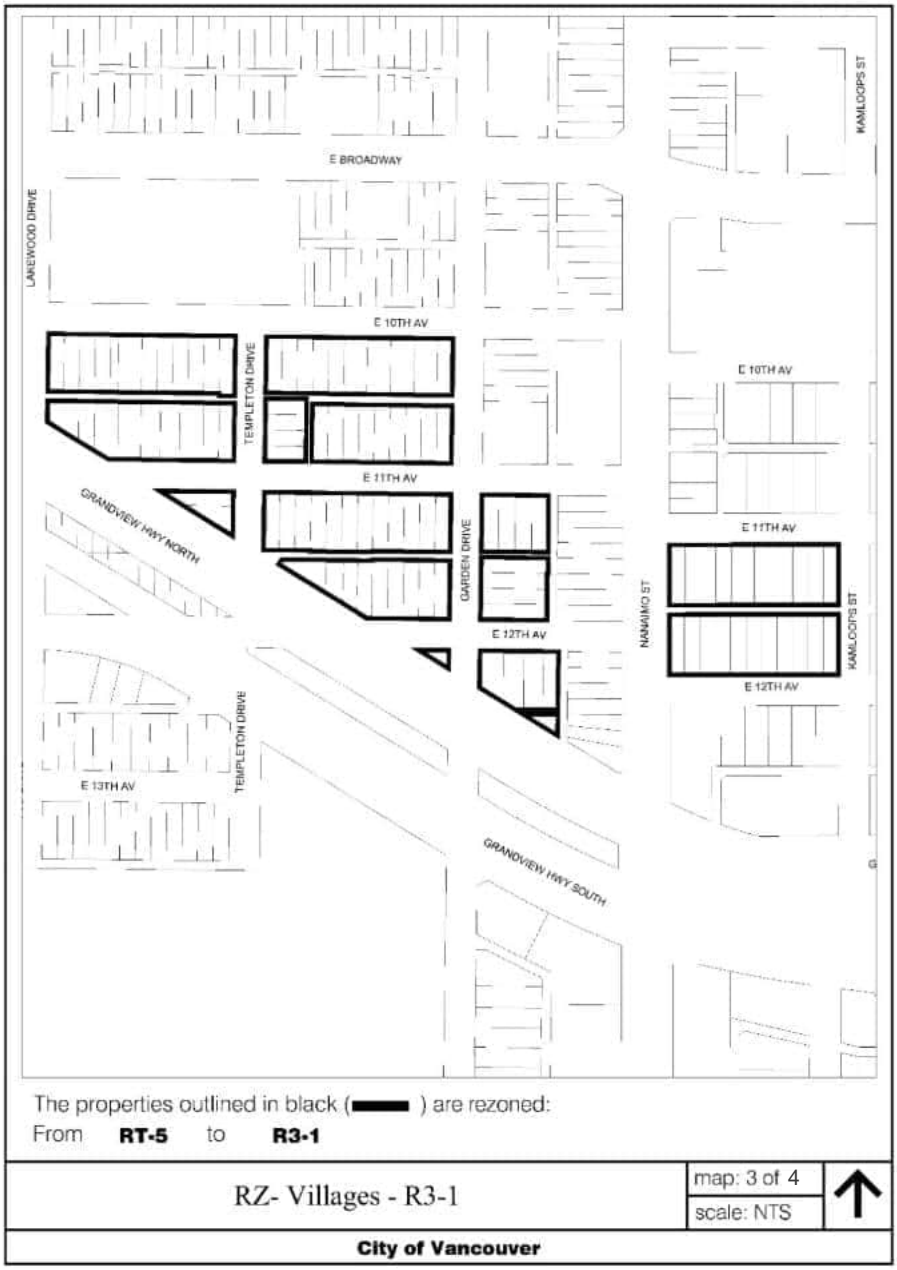

E 33RD AV
CHESTER ST
E 35TH AV
FRASER ST
PRINCE ALBERT ST
E 37TH AV
The properties outlined in black ( ) are rezoned:
From RT-2 to R3-1
RZ- Villages - R3-1
map: 2 of 4
scale: NTS
City of Vancouver


E 30TH AV
E 31ST AV
E 32ND AV
KNIGHT ST
LANARK ST
BCS 1889
BCS 1192
LMS 121
BCS 694
LMS 4118
LMS 1806
EPS 398
BCS 2510
The properties outlined in black ( ) are rezoned:
From RT-2 to R3-1
RZ- Villages - R3-1
map: 3 of 4
scale: NTS
City of Vancouver

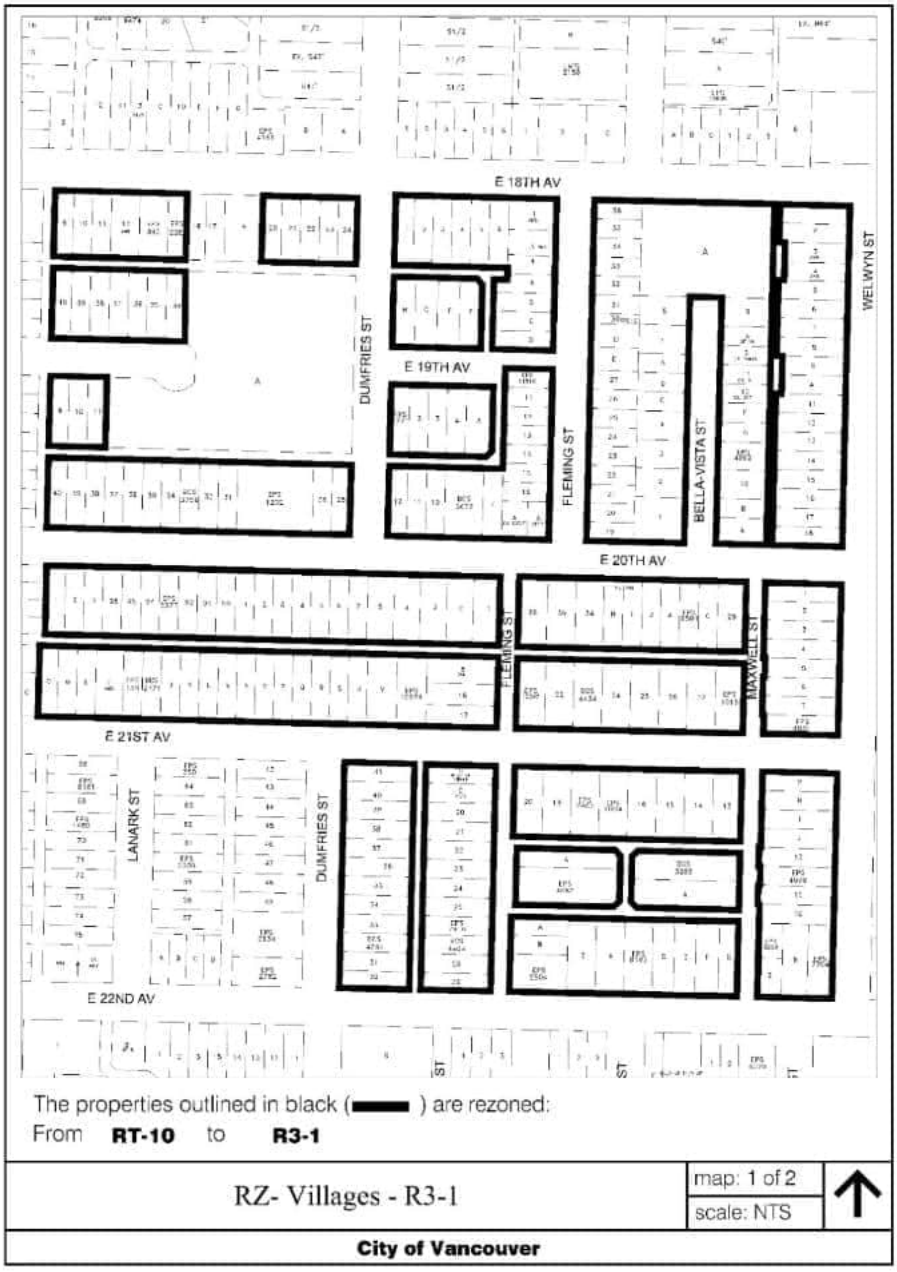

E 15TH AV
E 16TH AV
E 18TH AV
FINDLAY ST
COMMERCIAL DRIVE
VICTORIA DRIVE
ST
The properties outlined in black ( ) are rezoned:
From RT-2 to R3-1
RZ- Villages - R3-1
map: 4 of 4
scale: NTS
City of Vancouver

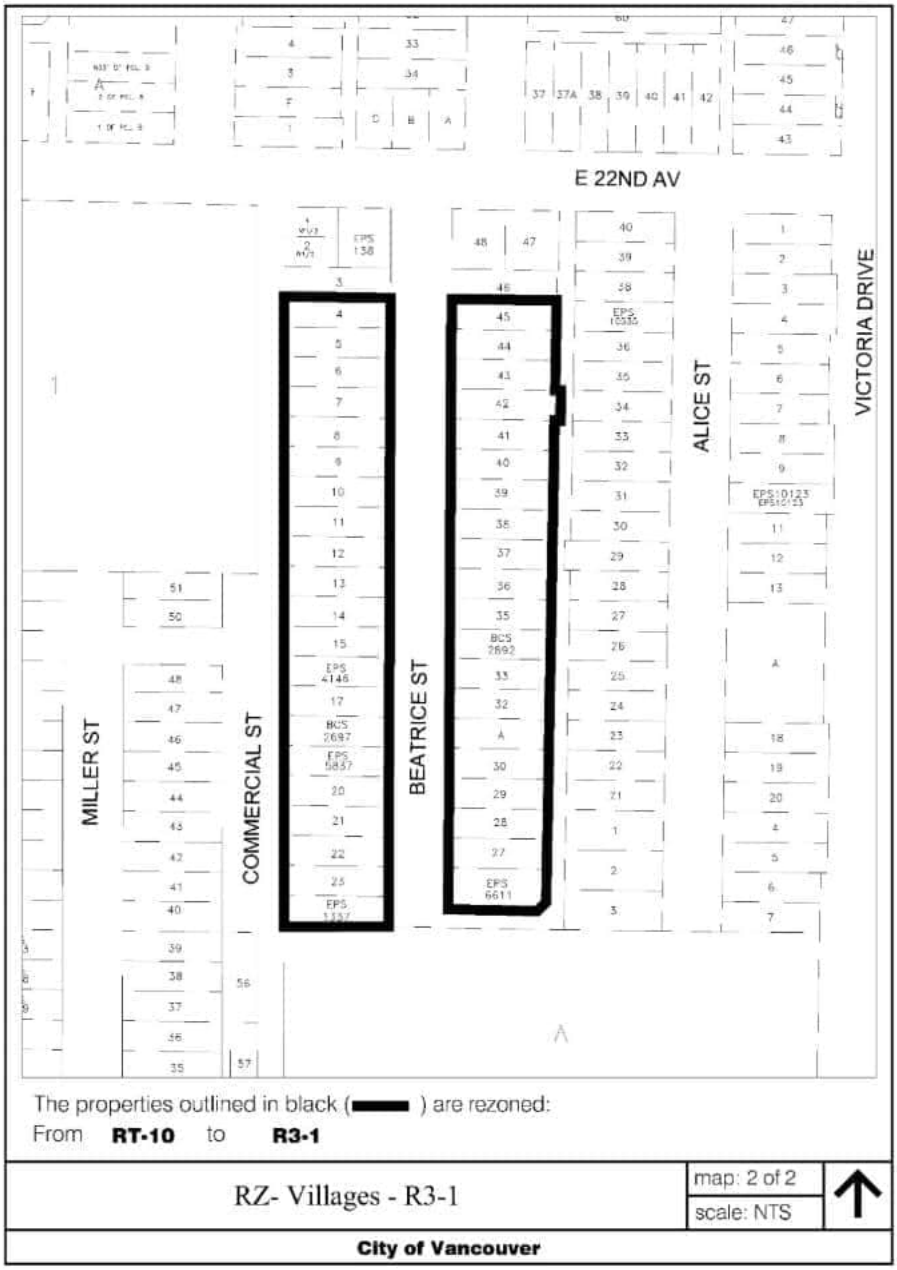

ADANAC ST
VENABLES ST
PARKER ST
NAPIER ST
WILLIAM ST
CHARLES ST
KITCHENER ST
GRANT ST
GRAVELEY ST
TEMPLETON DRIVE
LAKEWOOD DRIVE
SEMLIN DRIVE
ROSE ST
JARDEN DRIVE
HANAMO ST
KAMLOOPS ST
The properties outlined in black (▬) are rezoned:
From **RT-5** to **R3-1**
RZ- Villages - R3-1
map: 1 of 4
scale: NTS
City of Vancouver

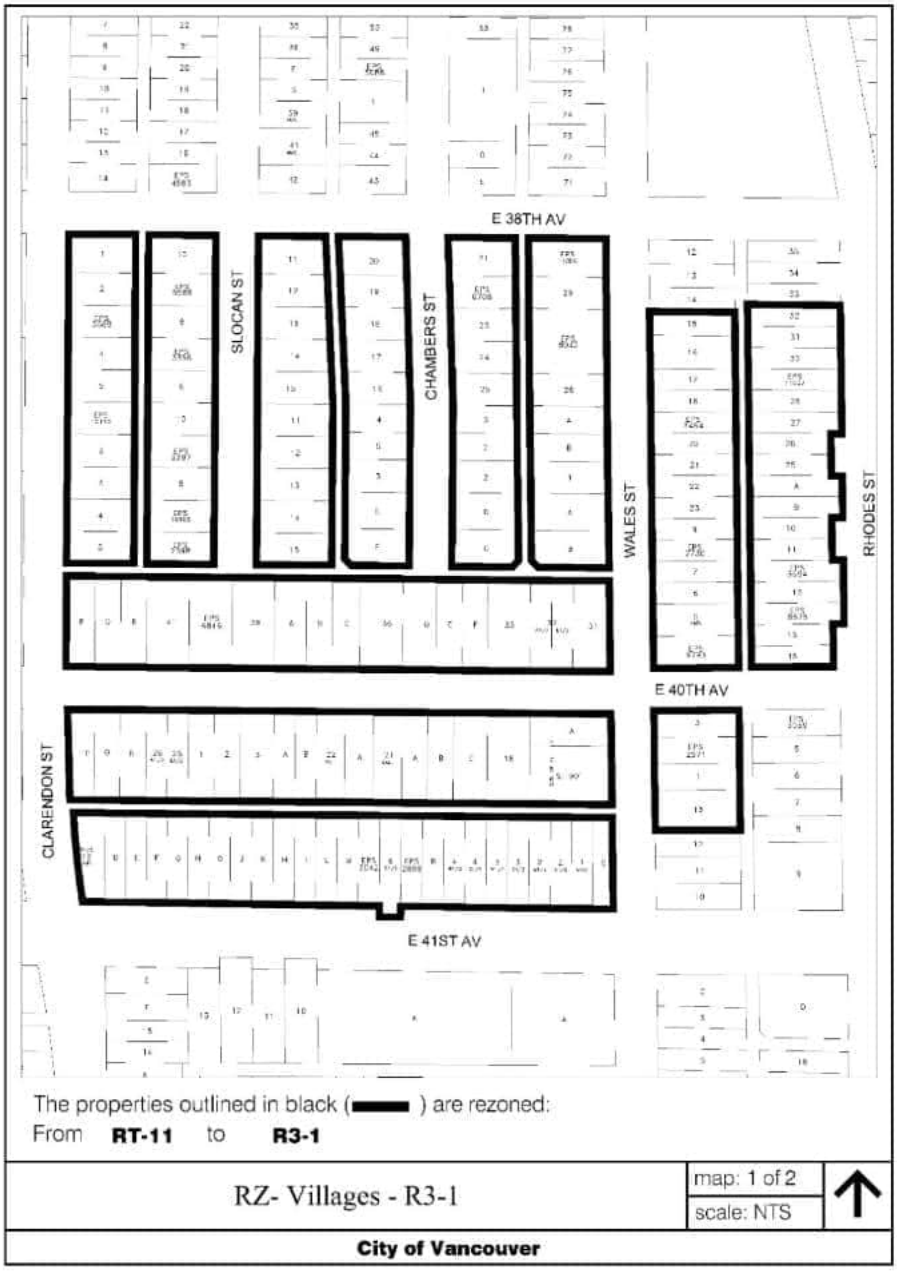

E 2ND AV
E 3RD AV
E 4TH AV
E 5TH AV
E 6TH AV
E 7TH AV
E 8TH AV
LAKEWOOD DRIVE
TEMPLETON DRIVE
GARDEN DRIVE
NANAIMO ST
NANAIMO ST
The properties outlined in black ( ) are rezoned:
From **RT-5** to **R3-1**
RZ- Villages - R3-1
map: 2 of 4
scale: NTS
City of Vancouver

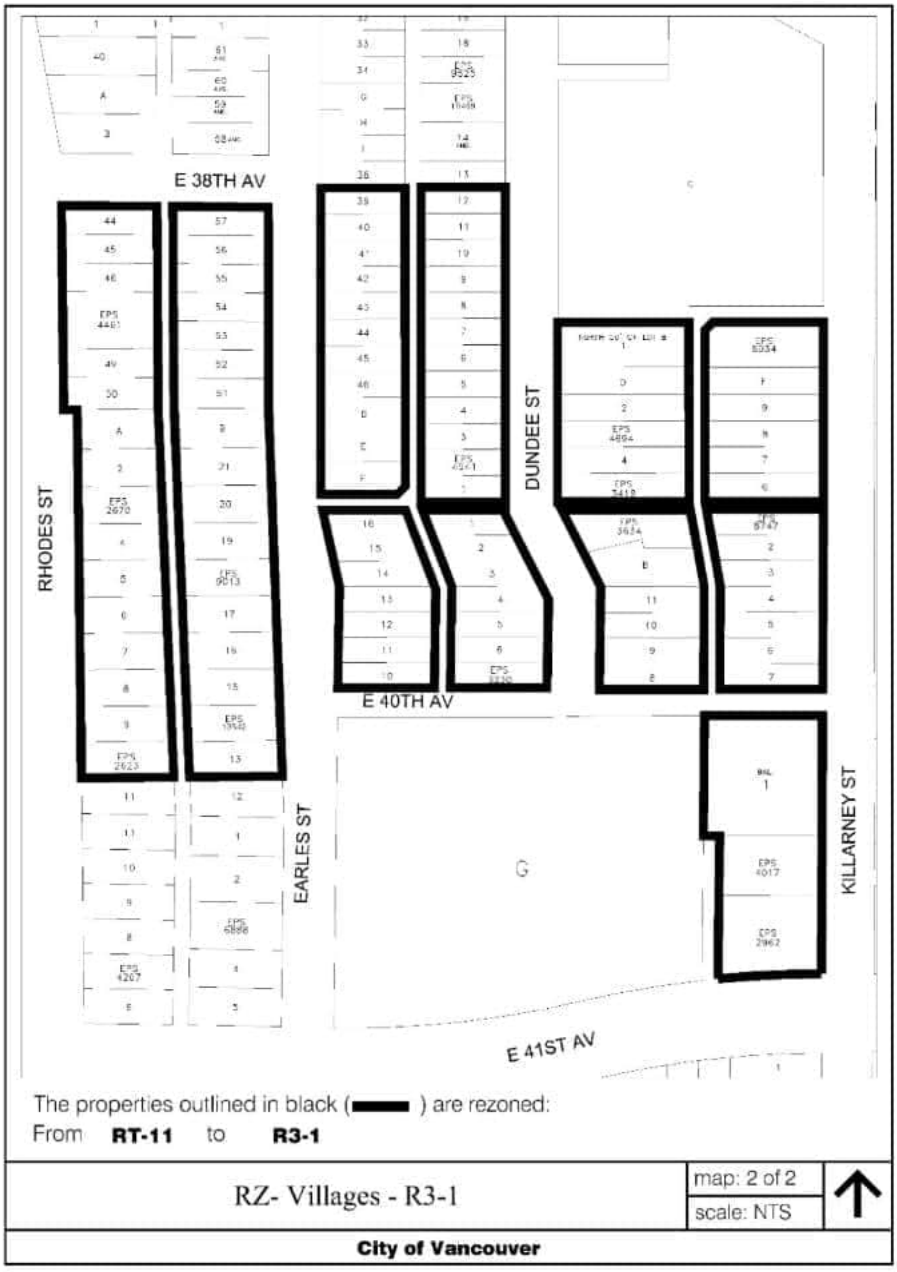

E BROADWAY
LAKEWOOD DRIVE
E 10TH AV
TEMPLETON DRIVE
E 11TH AV
GRANDVIEW HWY NORTH
GARDEN DRIVE
E 12TH AV
E 13TH AV
TEMPLETON DRIVE
GRANDVIEW HWY SOUTH
KAMLOOPS ST
E 10TH AV
E 11TH AV
NANAIMO ST
KAMLOOPS ST
E 12TH AV
The properties outlined in black ( ) are rezoned:
From **RT-5** to **R3-1**
RZ- Villages - R3-1
map: 3 of 4
scale: NTS
City of Vancouver


E 14TH AV
E 15TH AV
E 16TH AV
E 16TH AV
DUMFRIES ST
FLEMING ST
COMMERCIAL DRIVE
FINDLAY ST
VICTORIA DRIVE
E 18TH AV
E 19TH AV
E 19TH AV
WELWYN ST
FLEMING ST
BELLA VISTA ST
PORTER ST
VICTORIA DRIVE
VICTORIA DIVERSION
E 20TH AV
The properties outlined in black ( ) are rezoned:
From **RT-5** to **R3-1**
RZ- Villages - R3-1
map: 4 of 4
scale: NTS
City of Vancouver

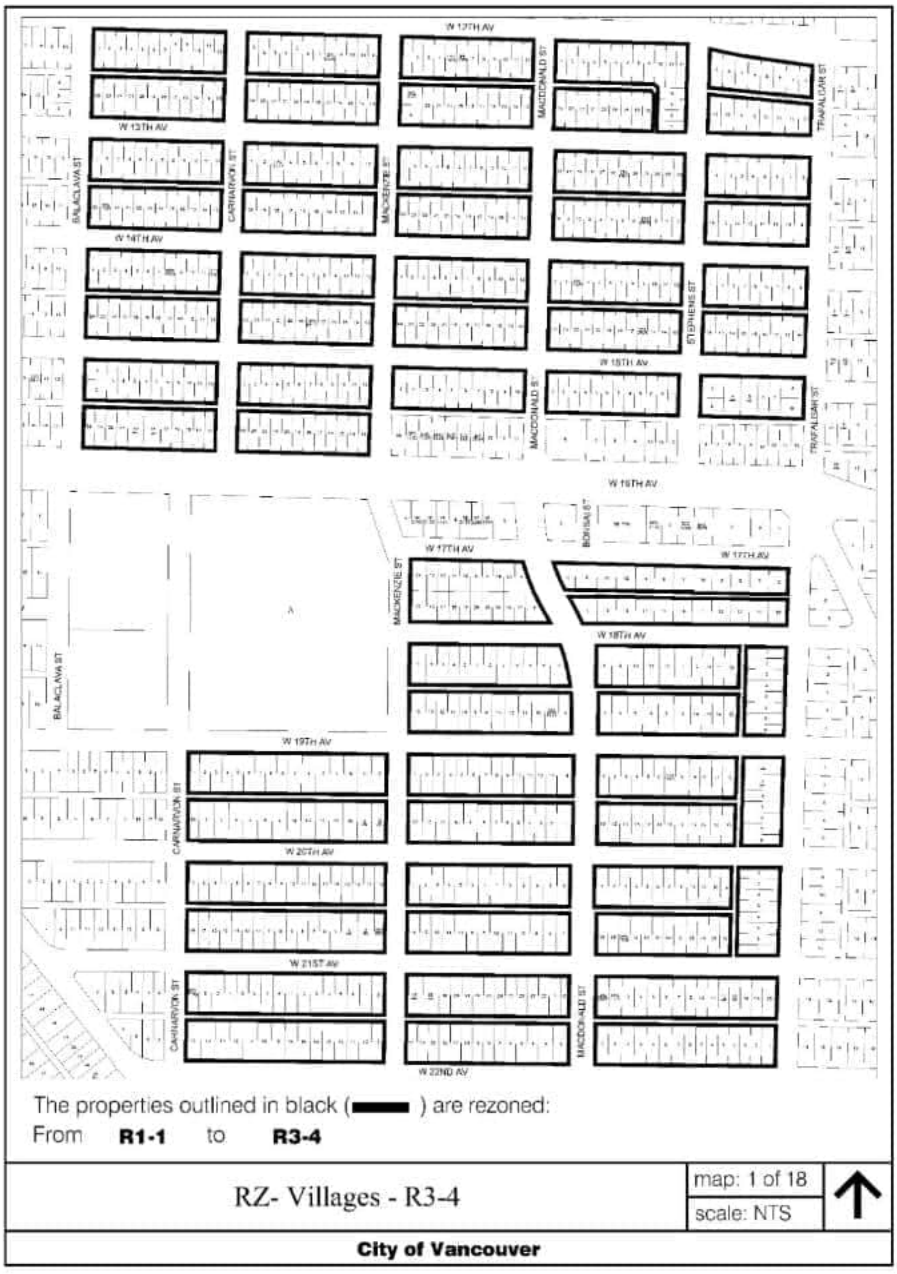

E 18TH AV
E 19TH AV
E 20TH AV
E 21ST AV
E 22ND AV
DUMFRIES ST
FLEMING ST
BELLA-VISTA ST
WELWYN ST
MAXWELL ST
LANARK ST
The properties outlined in black ( ) are rezoned:
From RT-10 to R3-1
RZ- Villages - R3-1
map: 1 of 2
scale: NTS
City of Vancouver

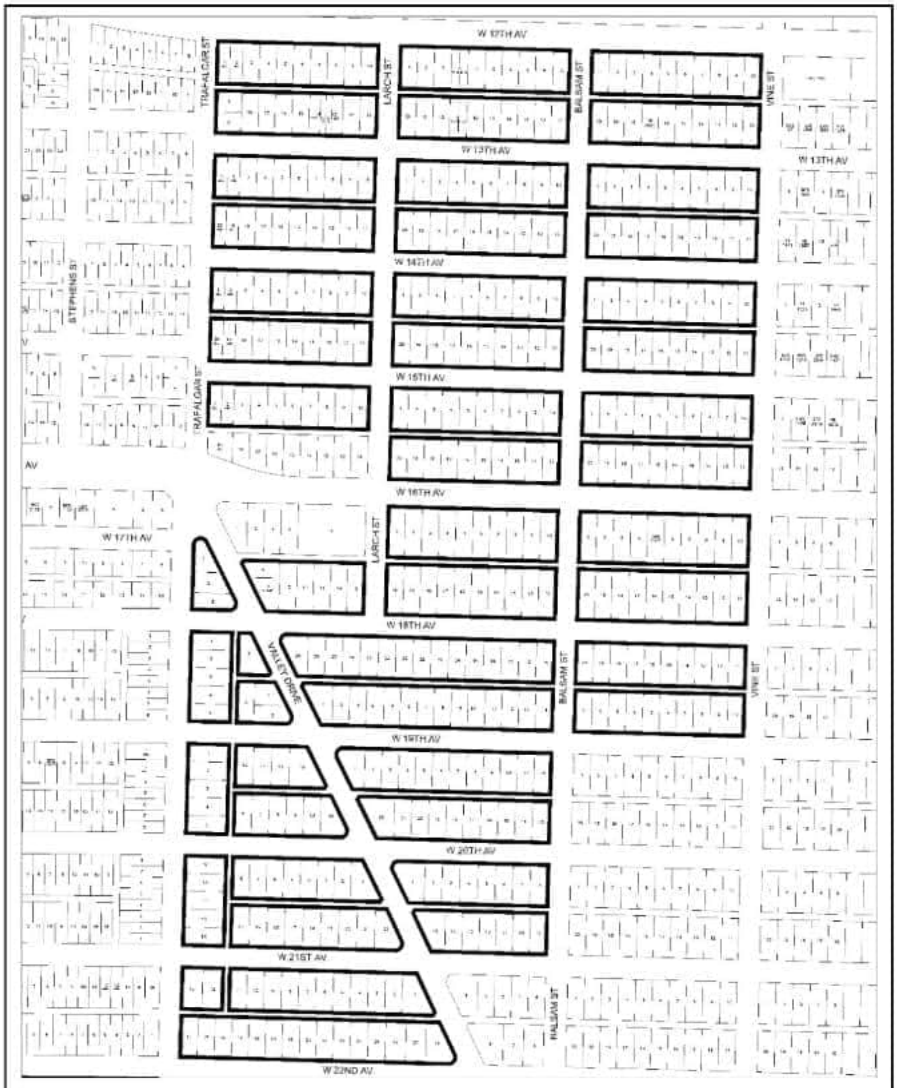

E 22ND AV
VICTORIA DRIVE
ALICE ST
BEATRICE ST
COMMERCIAL ST
MILLER ST
The properties outlined in black ( ) are rezoned:
From RT-10 to R3-1
RZ- Villages - R3-1
map: 2 of 2
scale: NTS
City of Vancouver

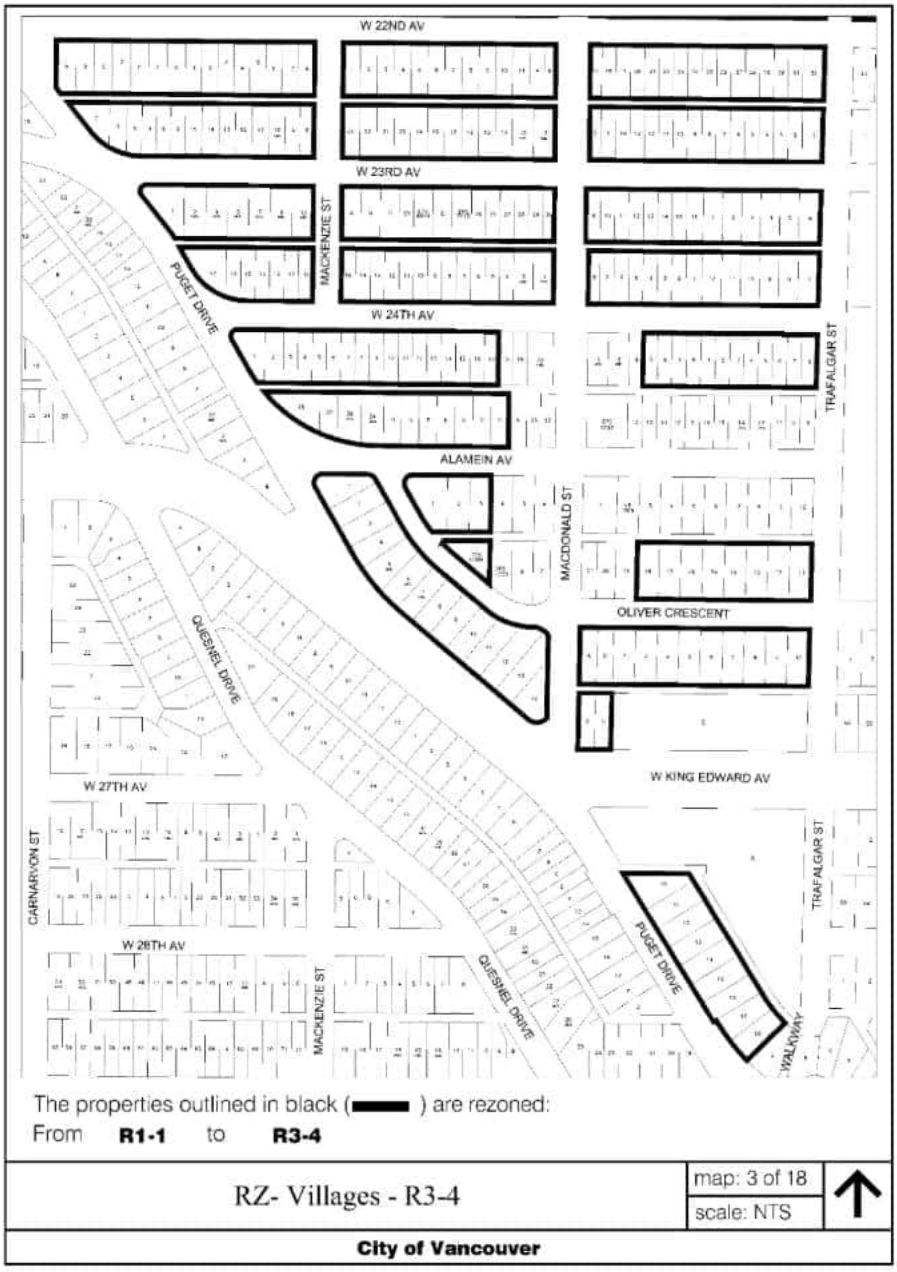

E 38TH AV
SLOCAN ST
CHAMBERS ST
WALES ST
RHODES ST
E 40TH AV
CLARENDON ST
E 41ST AV
The properties outlined in black ( ) are rezoned:
From RT-11 to R3-1
RZ- Villages - R3-1
map: 1 of 2
scale: NTS
City of Vancouver

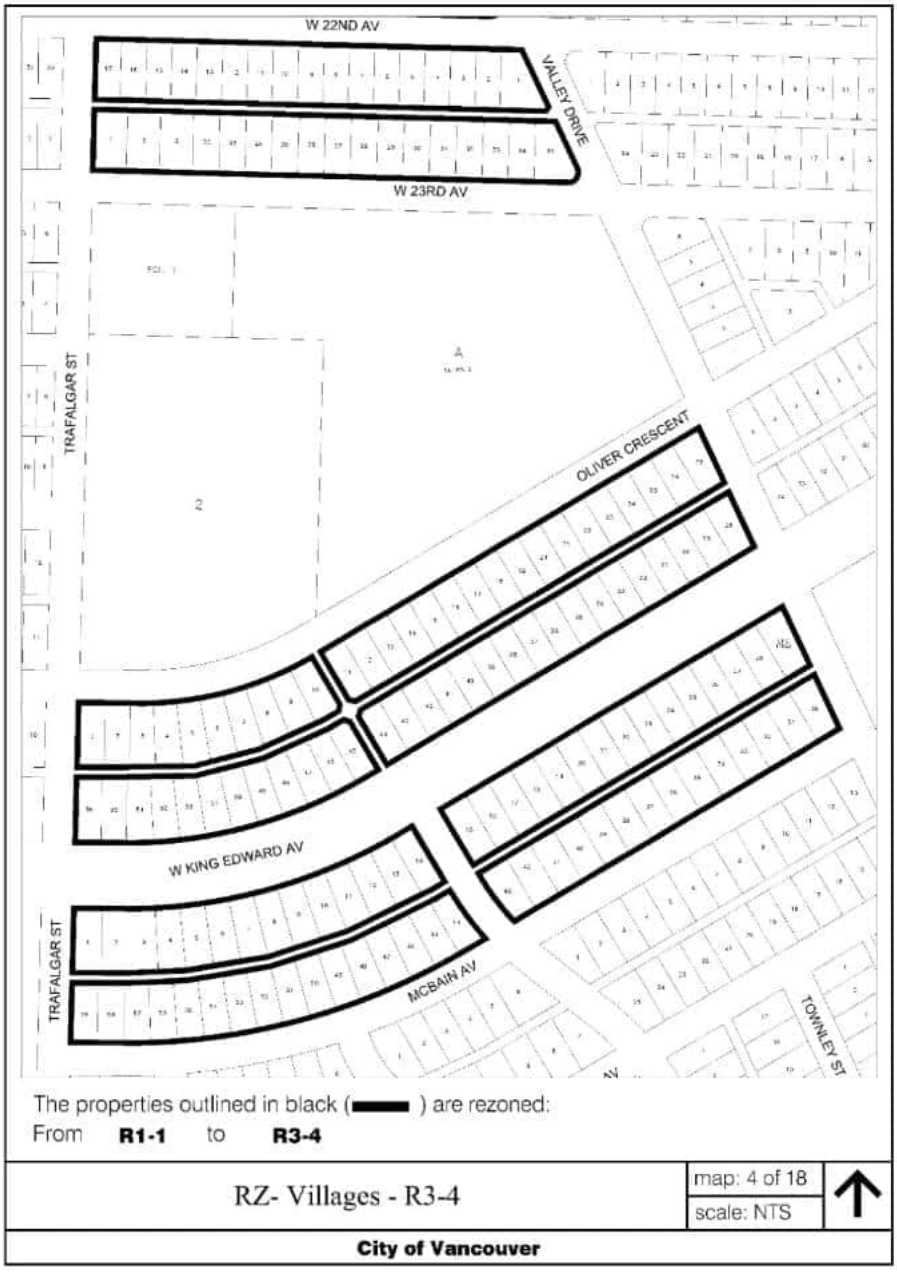

E 38TH AV
RHODES ST
EARLES ST
DUNDEE ST
E 40TH AV
KILLARNEY ST
E 41ST AV
The properties outlined in black ( ) are rezoned:
From RT-11 to R3-1
RZ- Villages - R3-1
map: 2 of 2
scale: NTS
City of Vancouver

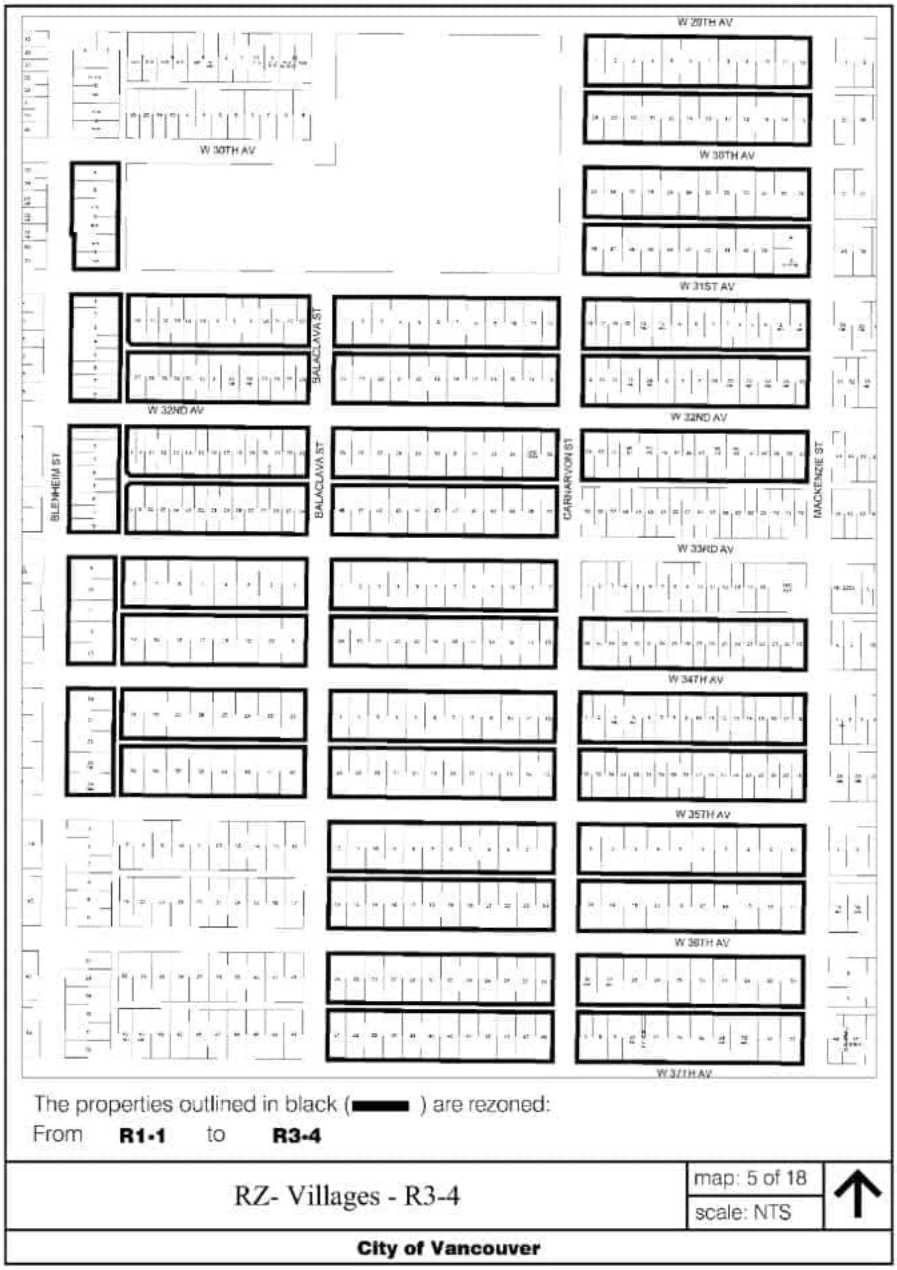
Schedule B

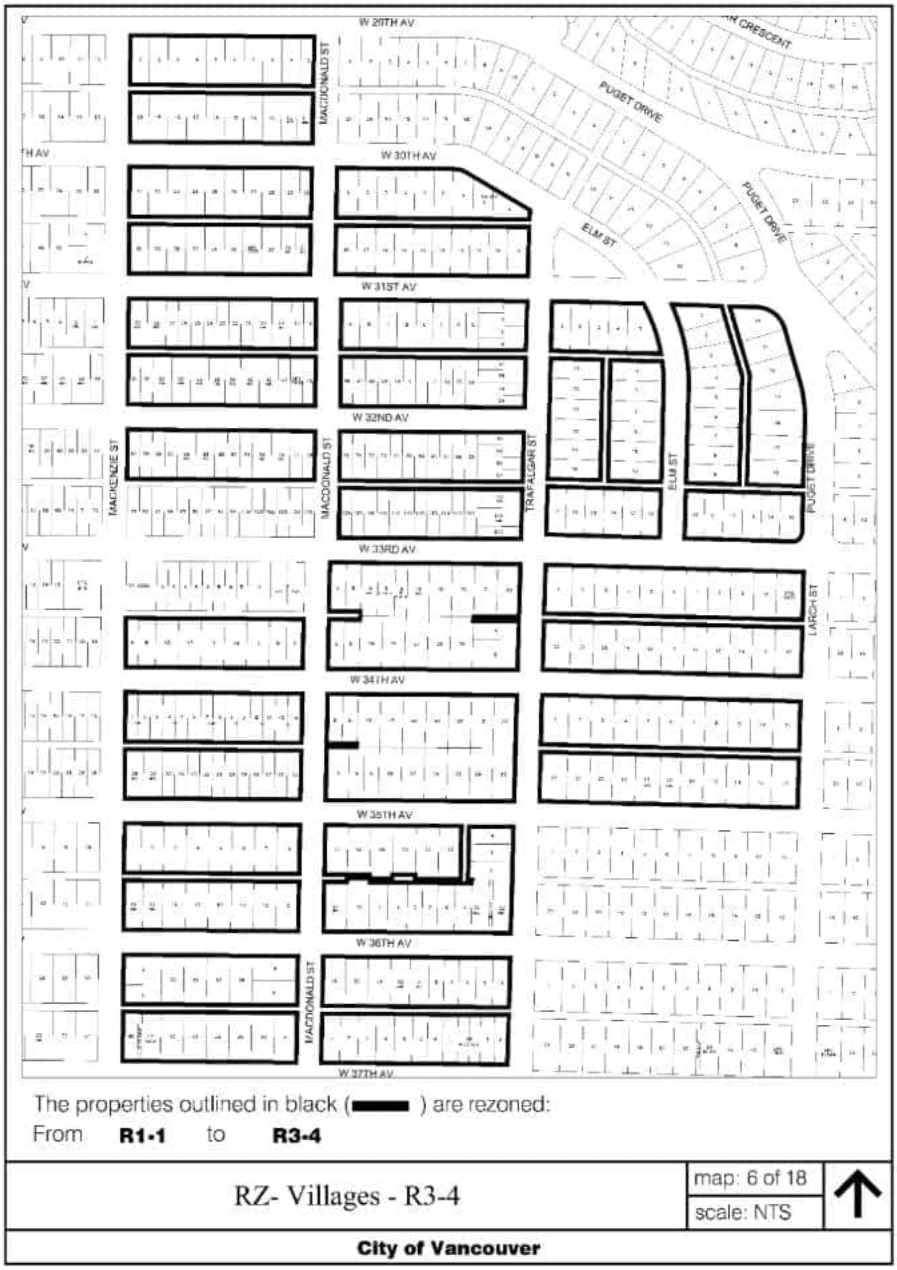

W 12TH AV
W 13TH AV
W 14TH AV
W 15TH AV
W 16TH AV
W 17TH AV
W 18TH AV
W 19TH AV
W 20TH AV
W 21ST AV
W 22ND AV
MACDONALD ST
TRAFALGAR ST
BALACLAVA ST
CARNARVON ST
MACKENZIE ST
STEPHENS ST
BOWSER ST
A
The properties outlined in black (▬) are rezoned:
From **R1-1** to **R3-4**
RZ- Villages - R3-4
map: 1 of 18
scale: NTS
City of Vancouver

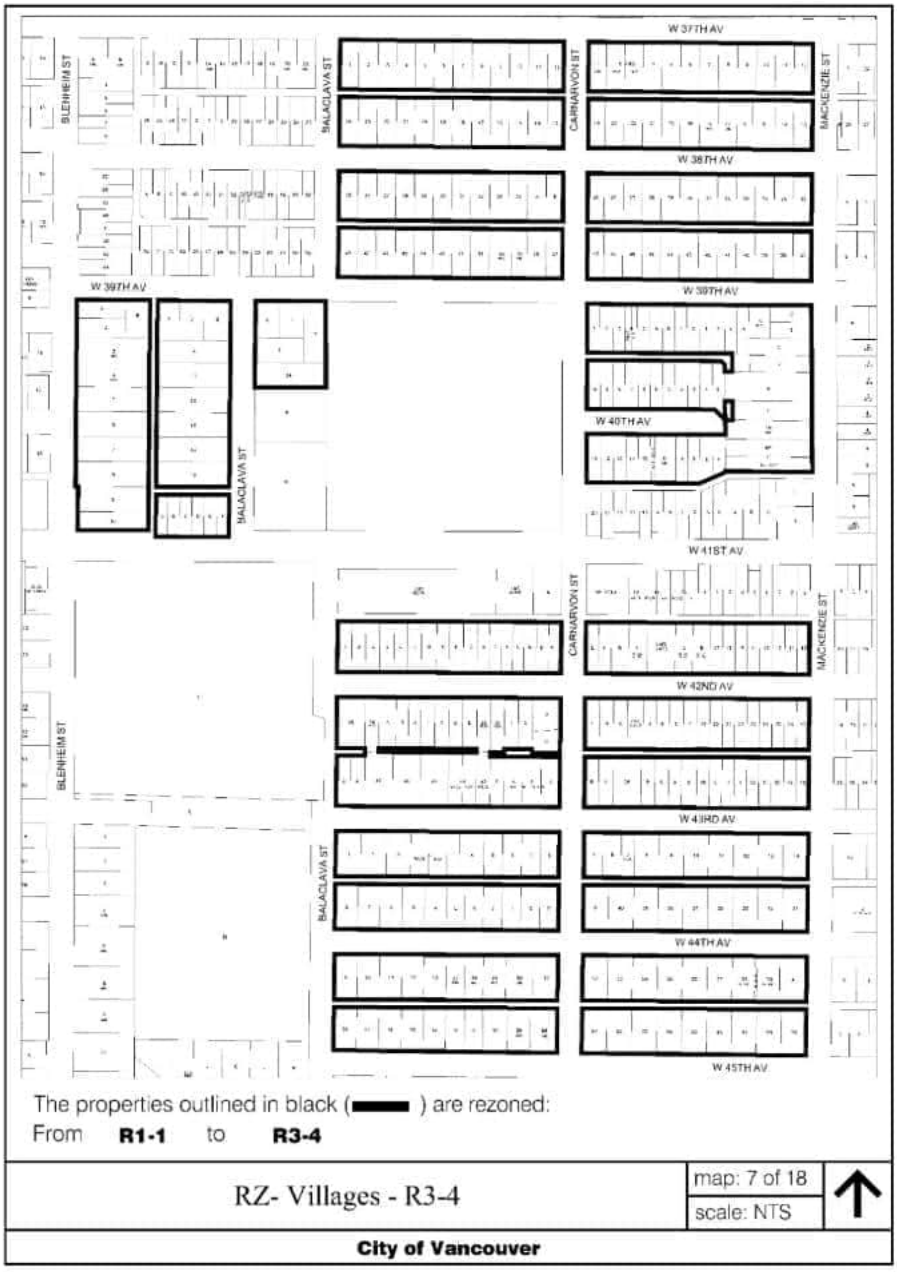

W 12TH AV
TRAFALGAR ST
LARCH ST
BALSAM ST
VINE ST
W 13TH AV
W 14TH AV
STEPHENS ST
RAFALGAR ST
W 15TH AV
W 16TH AV
W 17TH AV
LARCH ST
W 18TH AV
YEW ST
BALSAM ST
VINE ST
W 19TH AV
W 20TH AV
W 21ST AV
BALSAM ST
W 22ND AV
The properties outlined in black (▬) are rezoned:
From **R1-1** to **R3-4**
RZ- Villages - R3-4
map: 2 of 18
scale: NTS
City of Vancouver

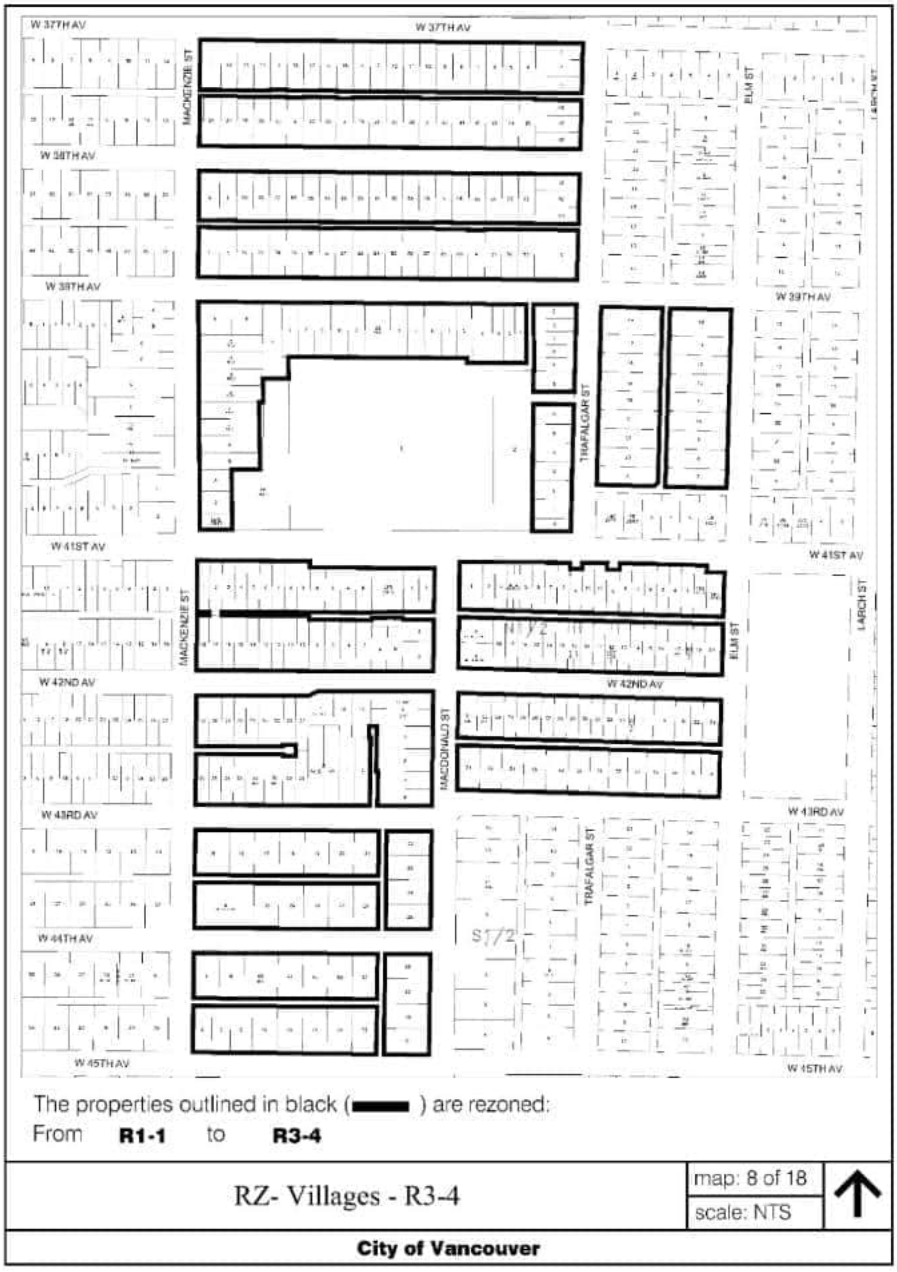

W 22ND AV
W 23RD AV
MACKENZIE ST
PUGET DRIVE
W 24TH AV
TRAFALGAR ST
ALAMEIN AV
MACDONALD ST
OLIVER CRESCENT
QUESNEL DRIVE
W KING EDWARD AV
W 27TH AV
CARNARVON ST
W 28TH AV
MACKENZIE ST
QUESNEL DRIVE
PUGET DRIVE
TRAFALGAR ST
WALKWAY
The properties outlined in black ( ) are rezoned:
From **R1-1** to **R3-4**
RZ- Villages - R3-4
map: 3 of 18
scale: NTS
City of Vancouver

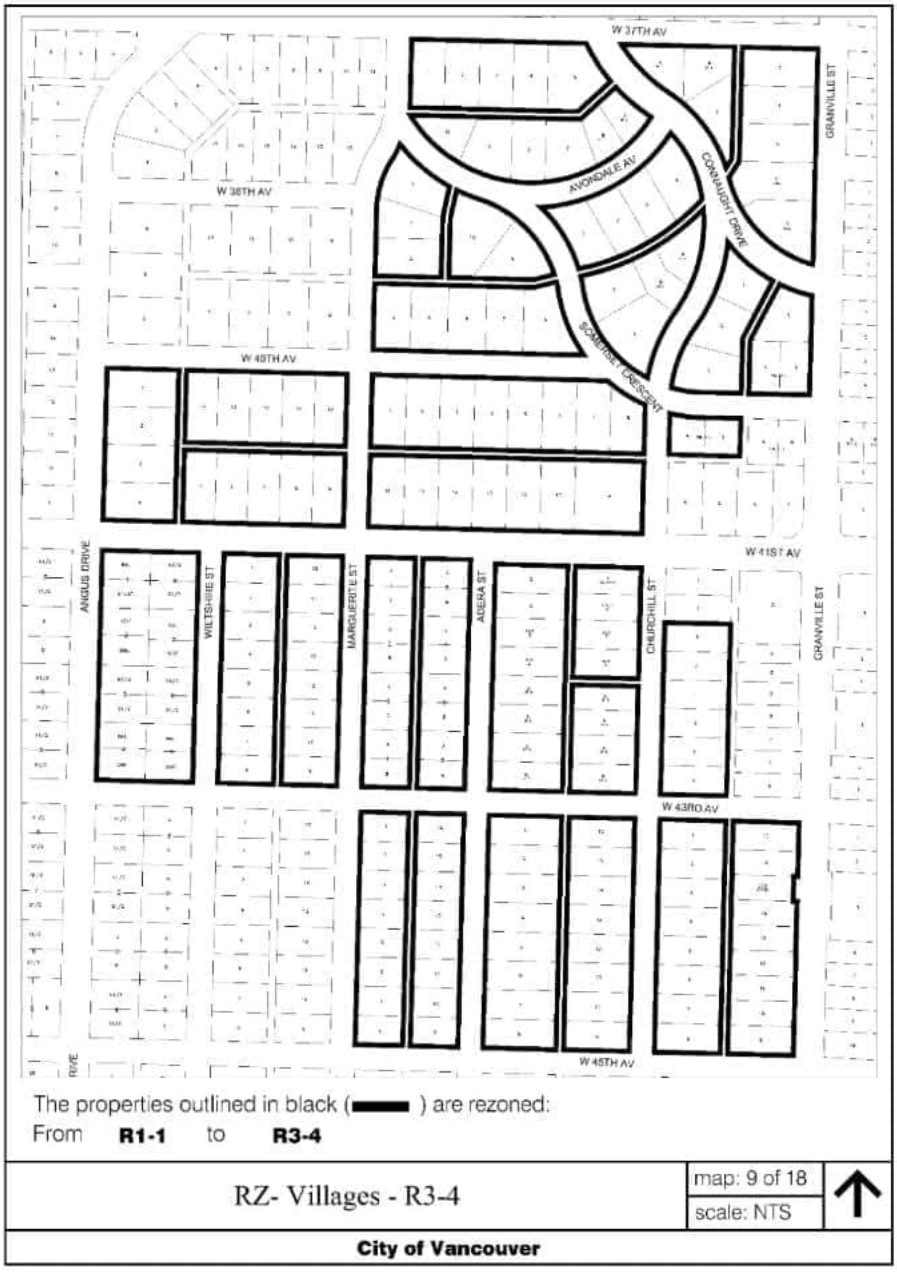

W 22ND AV
VALLEY DRIVE
W 23RD AV
TRAFALGAR ST
OLIVER CRESCENT
W KING EDWARD AV
TRAFALGAR ST
MCBAIN AV
TOWNLEY ST
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-4
RZ- Villages - R3-4
map: 4 of 18
scale: NTS
City of Vancouver

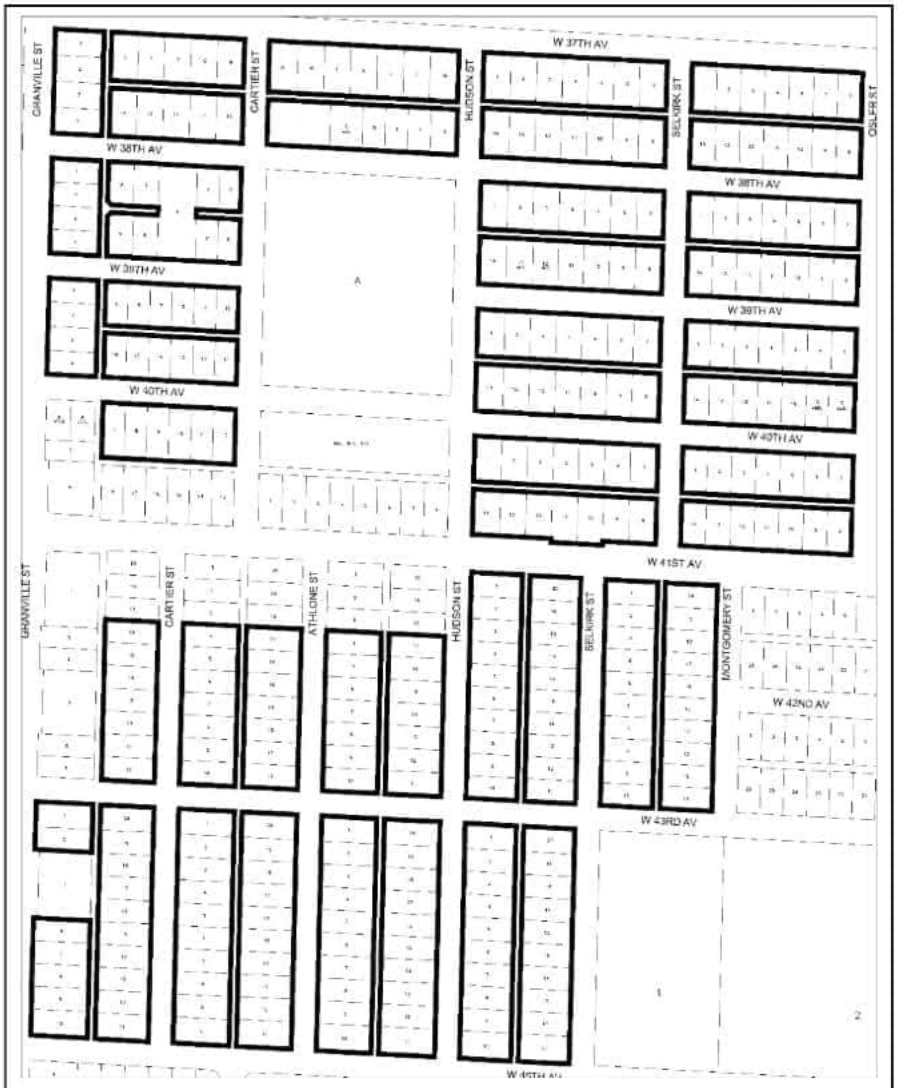

W 29TH AV
W 30TH AV
W 30TH AV
W 31ST AV
W 32ND AV
W 32ND AV
W 33RD AV
W 34TH AV
W 35TH AV
W 36TH AV
W 37TH AV
BLENHEIM ST
BALACLAVA ST
BALACLAVA ST
CARNARVON ST
MACKENZIE ST
The properties outlined in black (▬) are rezoned:
From **R1-1** to **R3-4**
RZ- Villages - R3-4
map: 5 of 18
scale: NTS
City of Vancouver

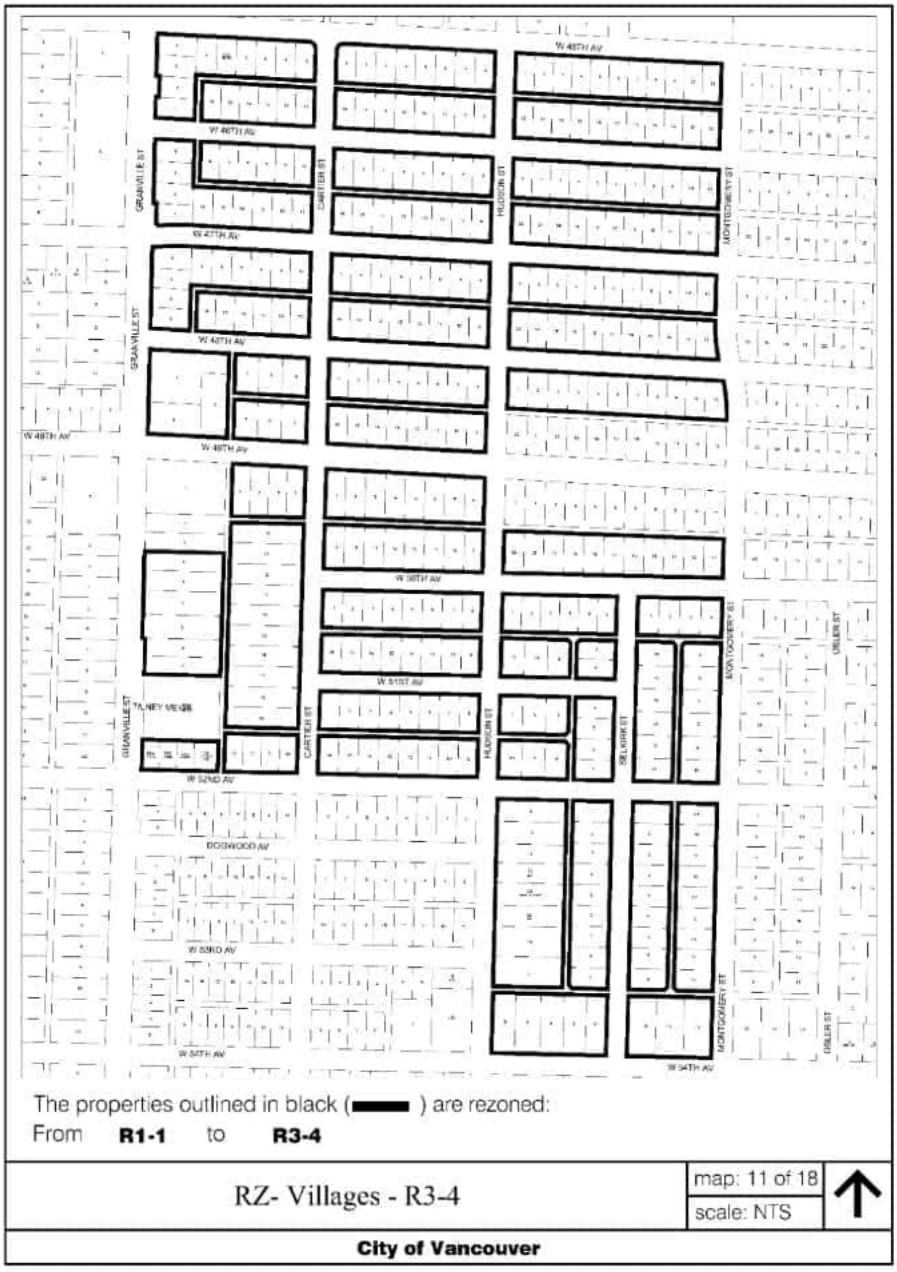

W 29TH AV
MACDONALD ST
PUGET DRIVE
W 30TH AV
ELM ST
W 31ST AV
W 32ND AV
MACKENZIE ST
TRAFALGAR ST
W 33RD AV
LARCH ST
W 34TH AV
W 35TH AV
W 36TH AV
W 37TH AV
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-4
RZ- Villages - R3-4
map: 6 of 18
scale: NTS
City of Vancouver

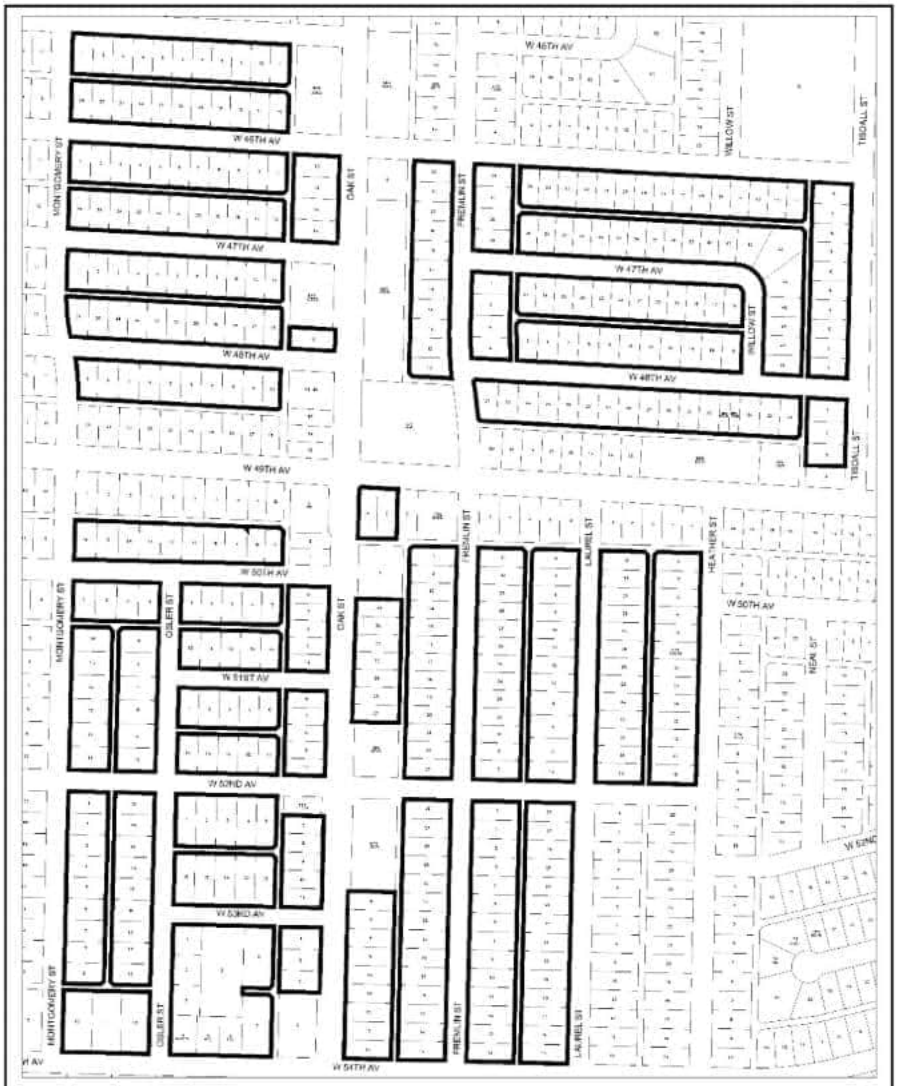

W 37TH AV
BLENHEIM ST
MALACLAVA ST
CARNARVON ST
MACKENZIE ST
W 38TH AV
W 39TH AV
W 40TH AV
W 41ST AV
W 42ND AV
W 43RD AV
W 44TH AV
W 45TH AV
The properties outlined in black ( ) are rezoned:
From **R1-1** to **R3-4**
RZ- Villages - R3-4
map: 7 of 18
scale: NTS
City of Vancouver

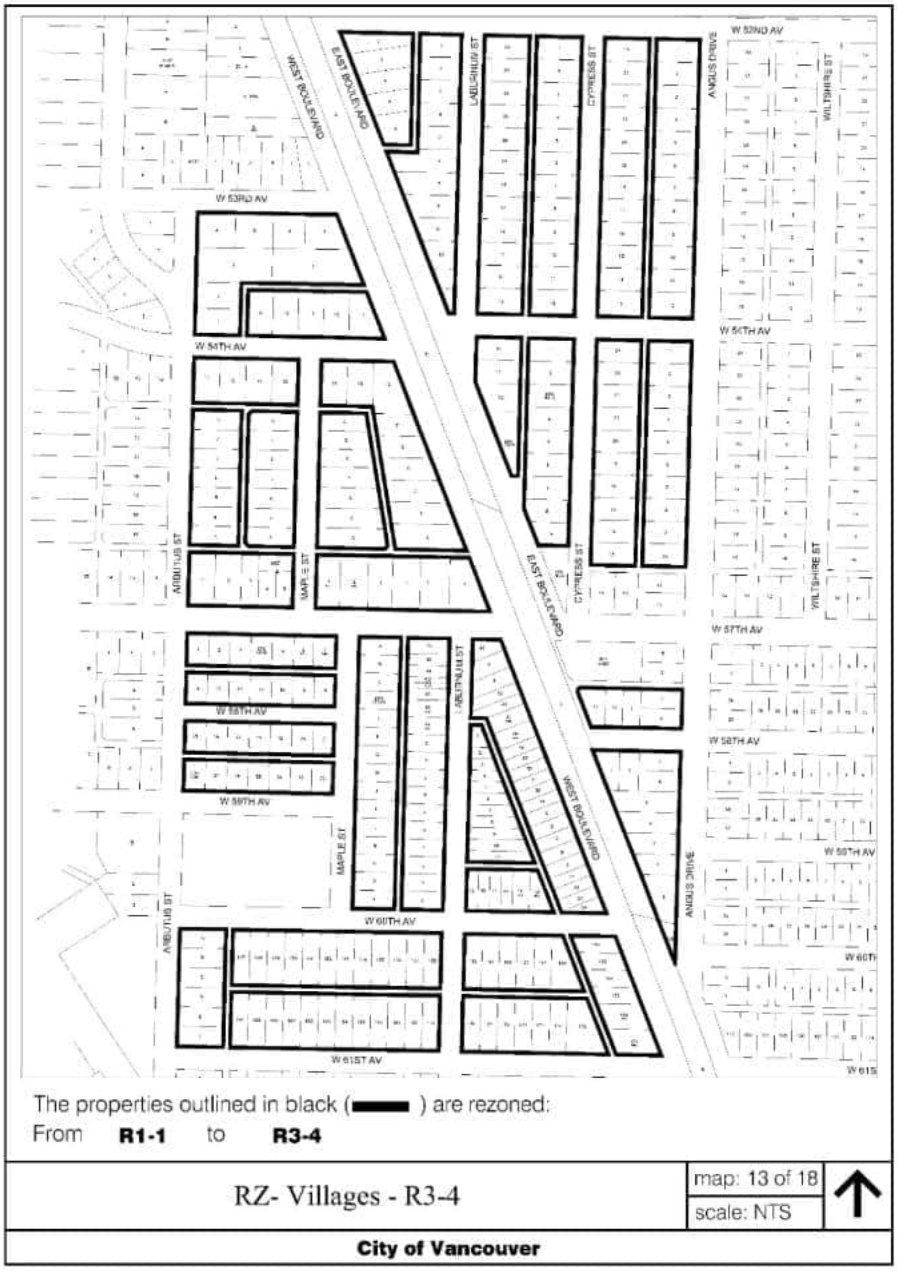

W 37TH AV
W 38TH AV
W 39TH AV
W 41ST AV
W 42ND AV
W 43RD AV
W 44TH AV
W 45TH AV
MACKENZIE ST
MACDONALD ST
TRAFALGAR ST
ELM ST
LARCH ST
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-4
RZ- Villages - R3-4
map: 8 of 18
scale: NTS
City of Vancouver

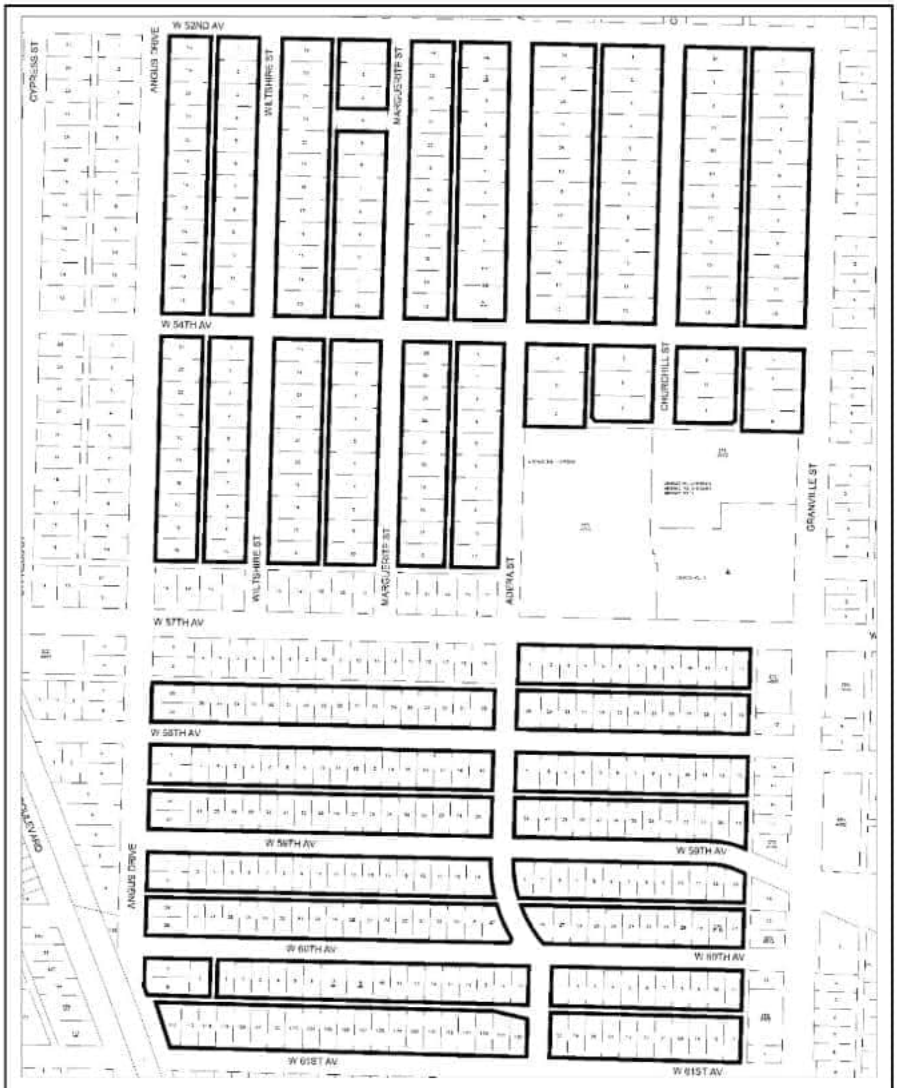

W 37TH AV
GRANVILLE ST
AVONDALE AV
CONNAUGHT DRIVE
W 38TH AV
W 40TH AV
SOMERSET CRESCENT
W 41ST AV
ANGUS DRIVE
WILTSHIRE ST
MARGUERITE ST
ADERA ST
CHURCHILL ST
GRANVILLE ST
W 43RD AV
W 45TH AV
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-4
RZ- Villages - R3-4
map: 9 of 18
scale: NTS
City of Vancouver

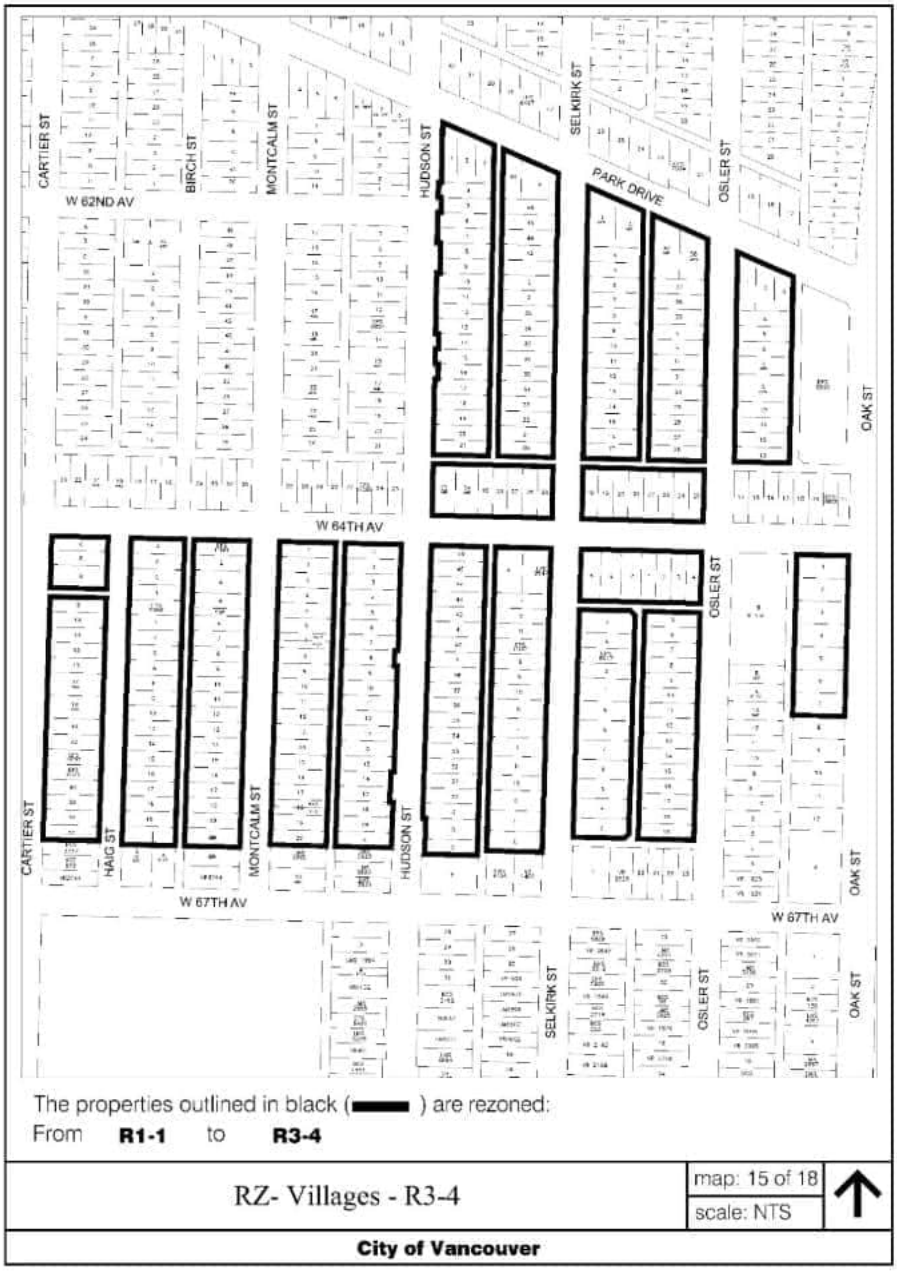

W 37TH AV
GRANVILLE ST
CARTIER ST
HUDSON ST
BELMNR ST
OSLER ST
W 38TH AV
W 39TH AV
W 40TH AV
W 41ST AV
ATHLONE ST
MONTGOMERY ST
W 42ND AV
W 43RD AV
A
1
2
The properties outlined in black (▬) are rezoned:
From **R1-1** to **R3-4**
RZ- Villages - R3-4
map: 10 of 18
scale: NTS
City of Vancouver

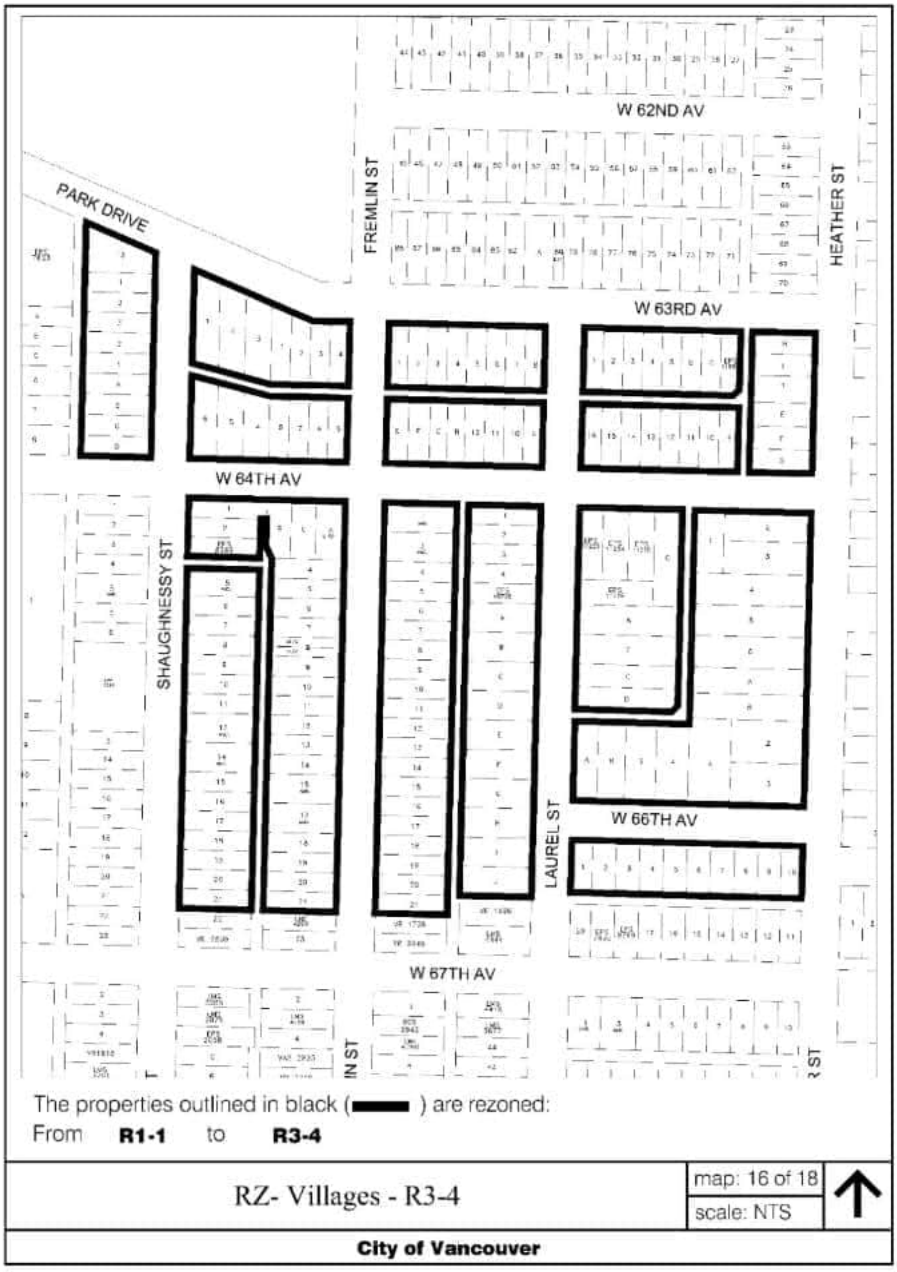

W 48TH AV
W 47TH AV
W 42ND AV
W 41ST AV
W 38TH AV
W 53RD AV
W 54TH AV
GRANVILLE ST
CARTIER ST
HUDSON ST
MONTCALM ST
MONTGOMERY ST
SELKIRK ST
ASHTON ST
UBLEY ST
DOGWOOD AV
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-4
RZ- Villages - R3-4
map: 11 of 18
scale: NTS
City of Vancouver

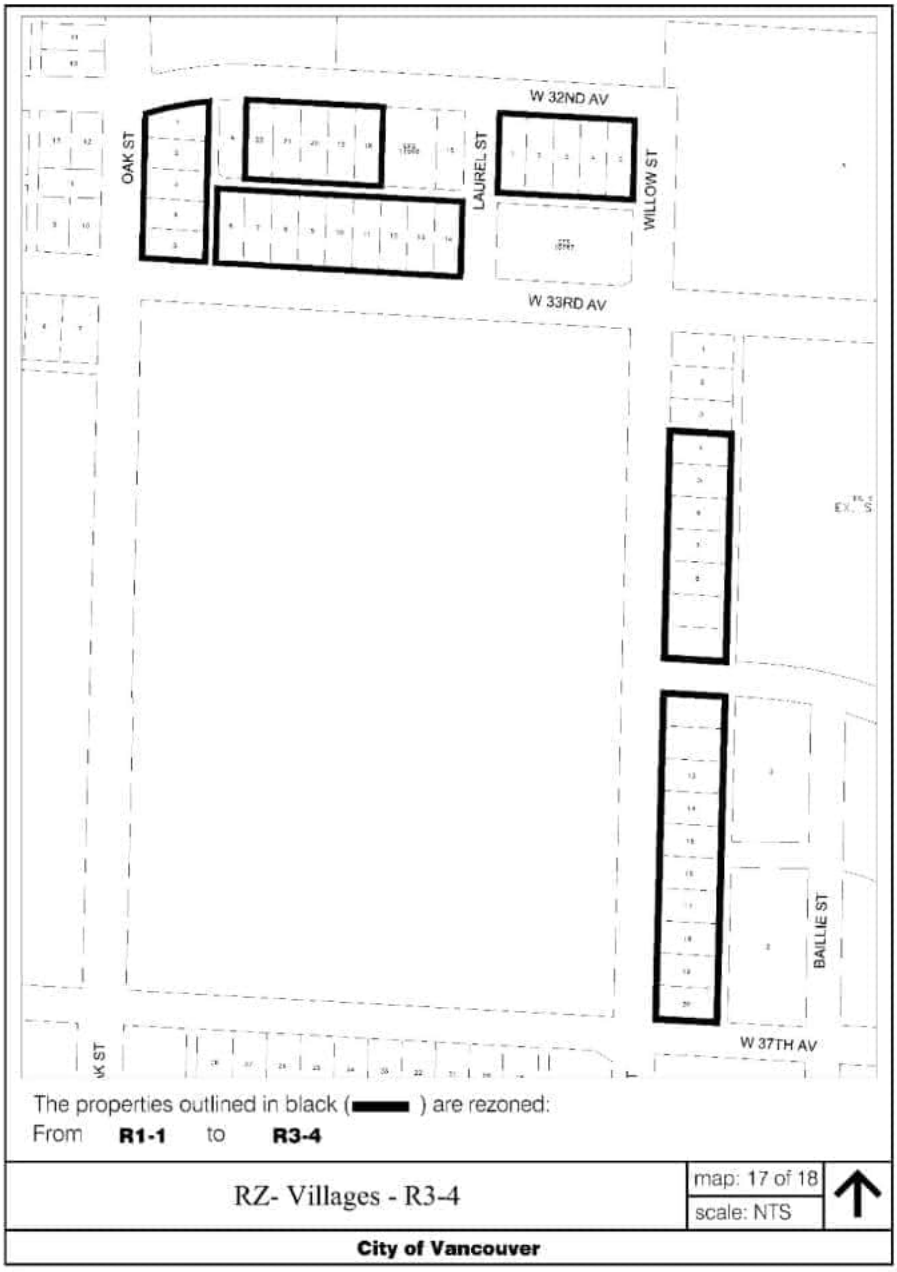

W 46TH AV
W 47TH AV
W 48TH AV
W 49TH AV
W 50TH AV
W 51ST AV
W 52ND AV
W 53RD AV
W 54TH AV
MONTGOMERY ST
OAK ST
OSLER ST
FREMLIN ST
LAUREL ST
HEATHER ST
WILLOW ST
TRIOALL ST
REAR ST
The properties outlined in black (▬) are rezoned:
From **R1-1** to **R3-4**
RZ- Villages - R3-4
map: 12 of 18
scale: NTS
City of Vancouver

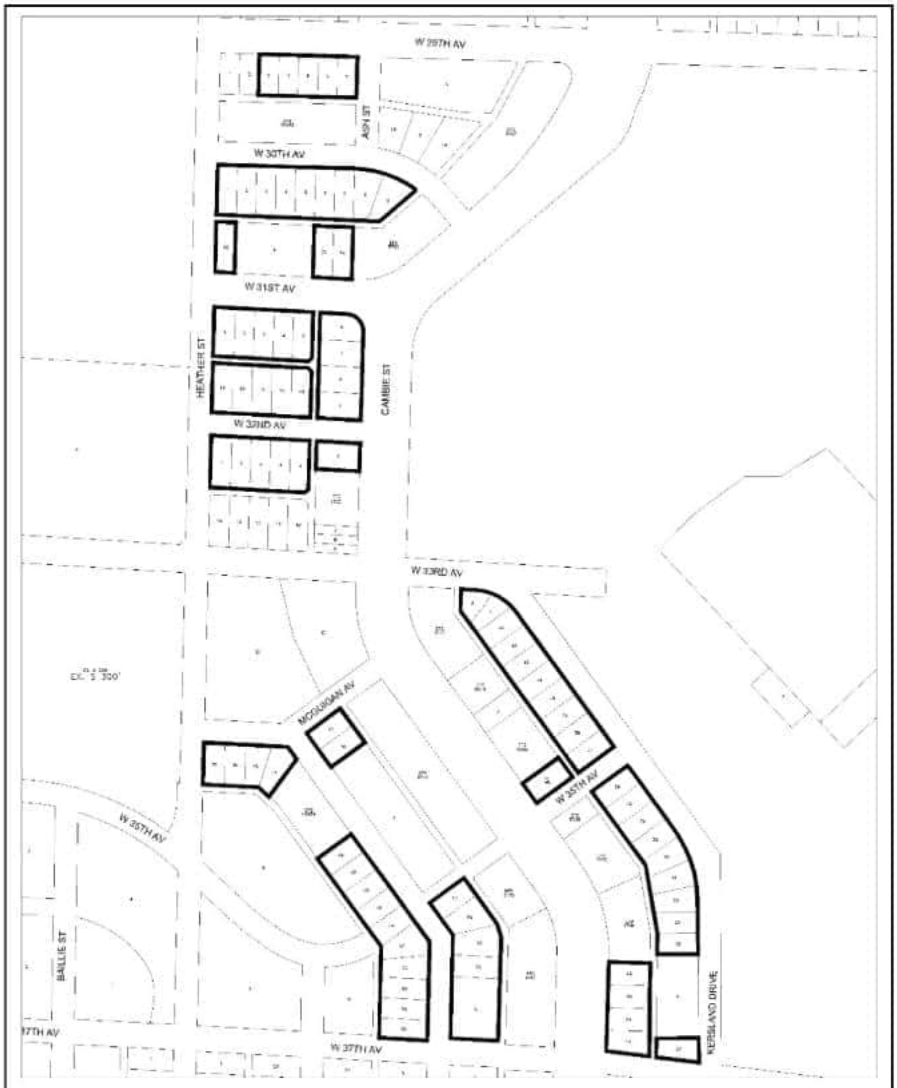

W 53RD AV
W 54TH AV
W 52ND AV
W 57TH AV
W 58TH AV
W 59TH AV
W 60TH AV
W 61ST AV
ADERTUS ST
MAPLE ST
CYPRESS ST
LABURNUM ST
ANGUS DRIVE
WILTSHIRE ST
GRANVILLE ST
The properties outlined in black ( ) are rezoned:
From **R1-1** to **R3-4**
RZ- Villages - R3-4
map: 13 of 18
scale: NTS
City of Vancouver

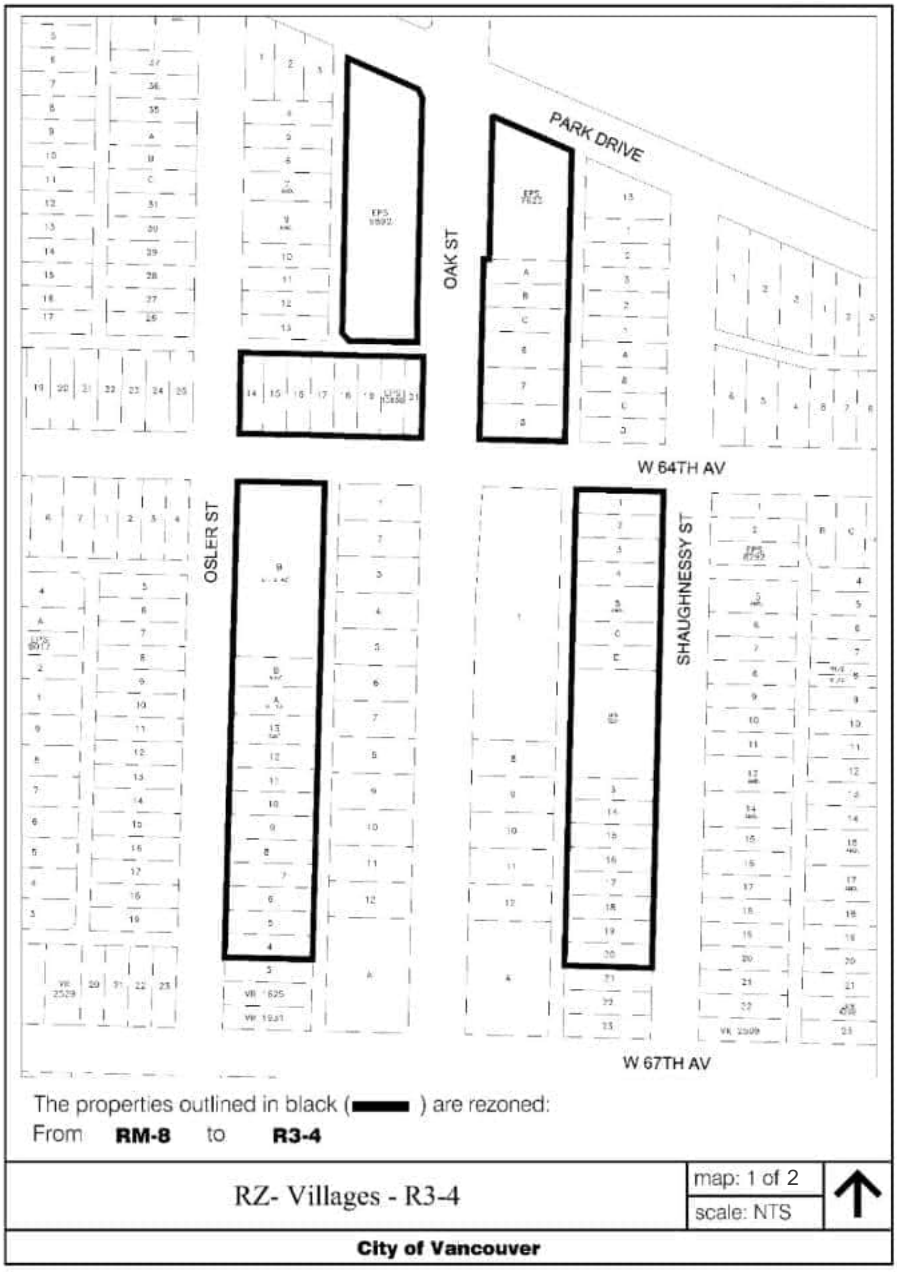

W 52ND AV
CYPRESS ST
ANGUS DRIVE
WILTSHIRE ST
MARGUERITE ST
W 54TH AV
CHURCHILL ST
GRANVILLE ST
ADERA ST
W 57TH AV
W 58TH AV
W 59TH AV
W 60TH AV
W 61ST AV
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-4
RZ- Villages - R3-4
map: 14 of 18
scale: NTS
City of Vancouver

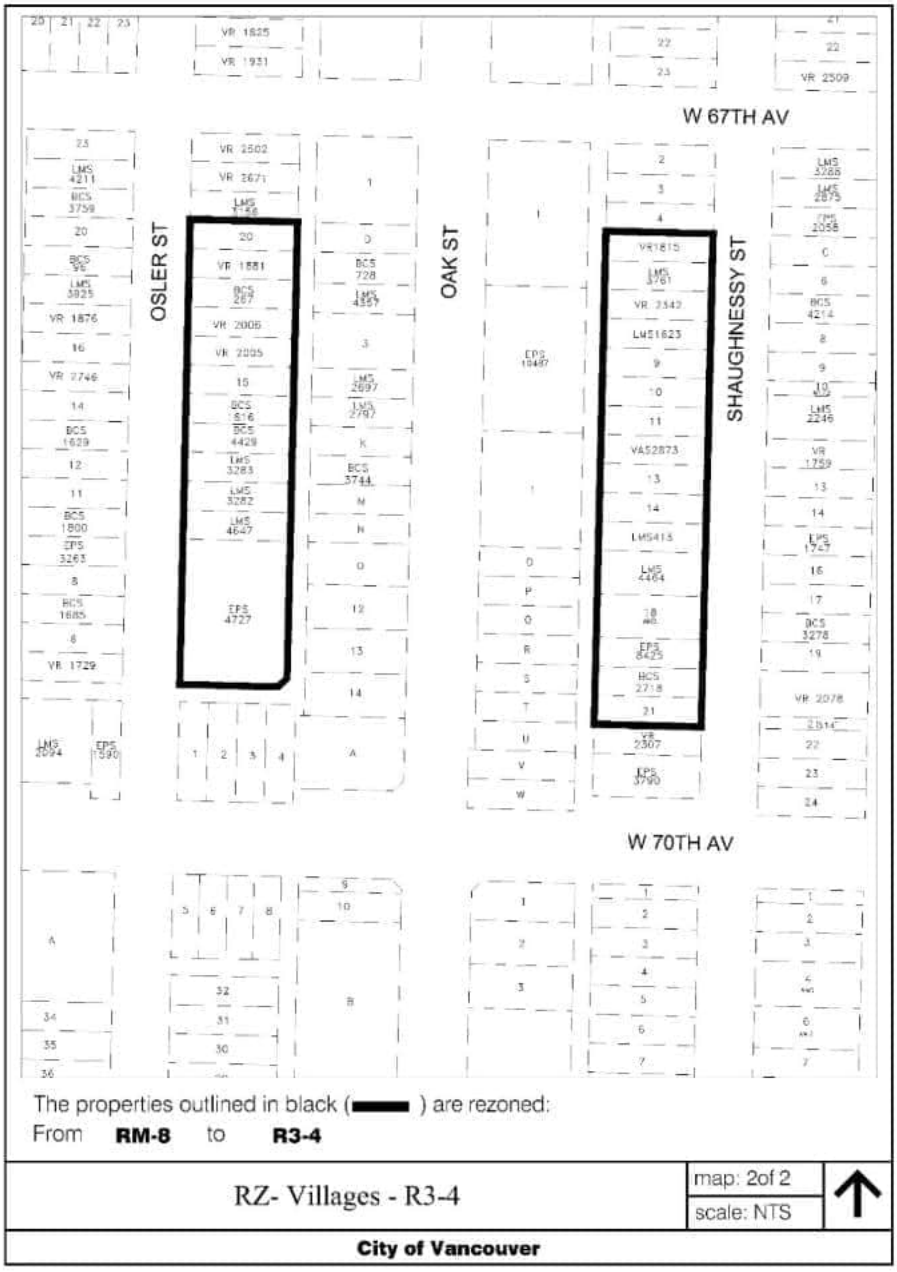

CARTIER ST
W 62ND AV
BIRCH ST
MONTCALM ST
HUDSON ST
SELKIRK ST
PARK DRIVE
OSLER ST
OAK ST
W 64TH AV
HAIG ST
W 67TH AV
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-4
RZ- Villages - R3-4
map: 15 of 18
scale: NTS
City of Vancouver

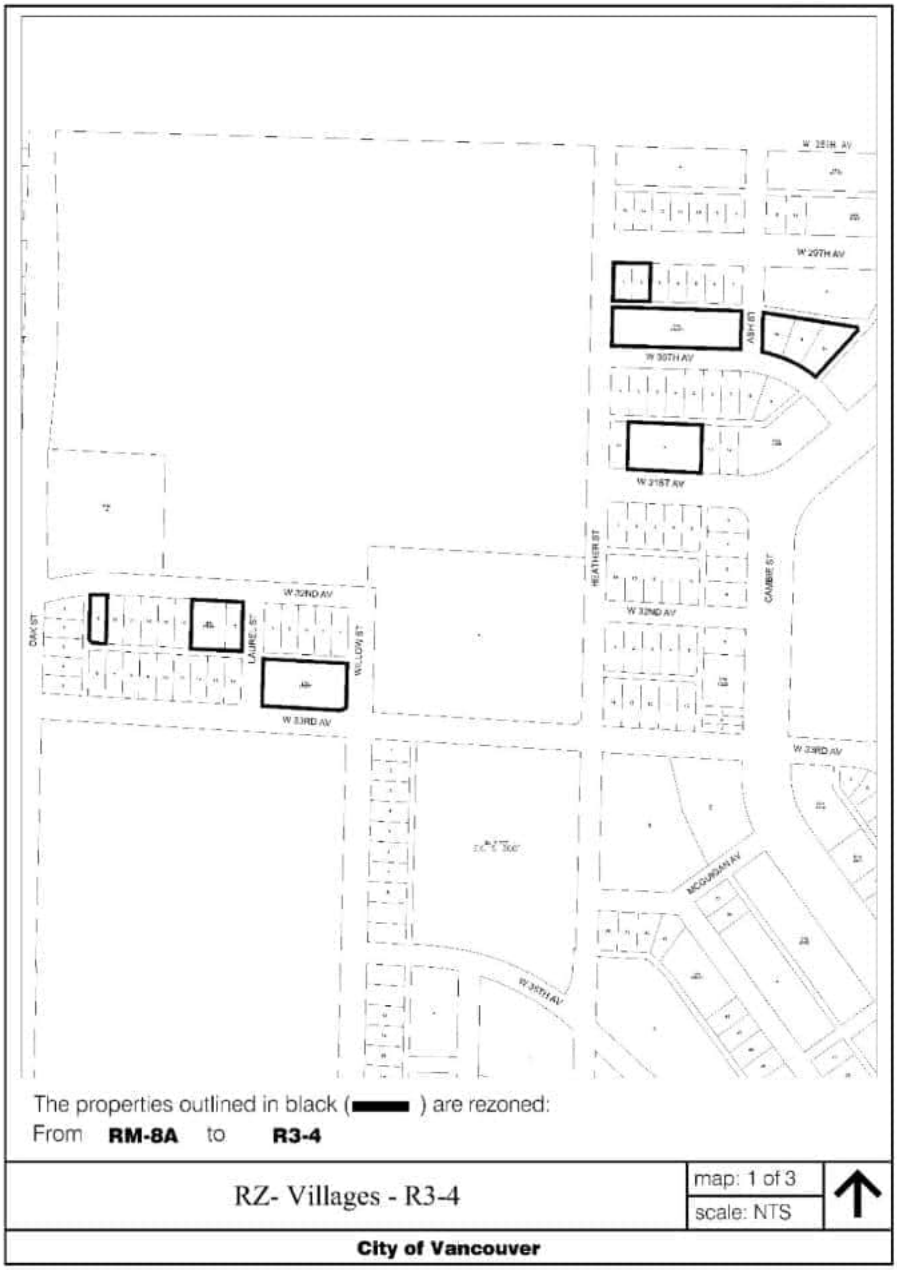

W 62ND AV
PARK DRIVE
FREMLIN ST
HEATHER ST
W 63RD AV
W 64TH AV
SHAUGHNESSY ST
LAUREL ST
W 66TH AV
W 67TH AV
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-4
RZ- Villages - R3-4
map: 16 of 18
scale: NTS
City of Vancouver

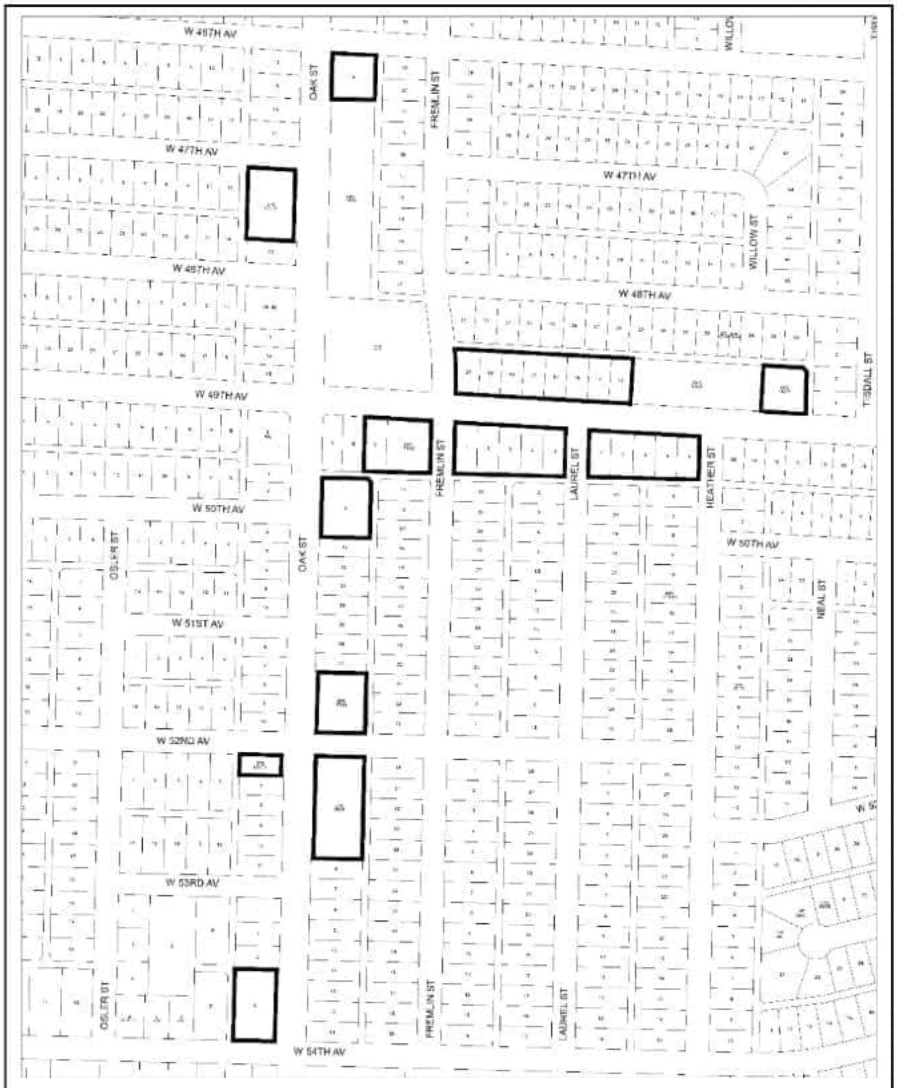

W 32ND AV
OAK ST
LAUREL ST
WILLOW ST
W 33RD AV
BAILLIE ST
W 37TH AV
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-4
RZ- Villages - R3-4
map: 17 of 18
scale: NTS
City of Vancouver

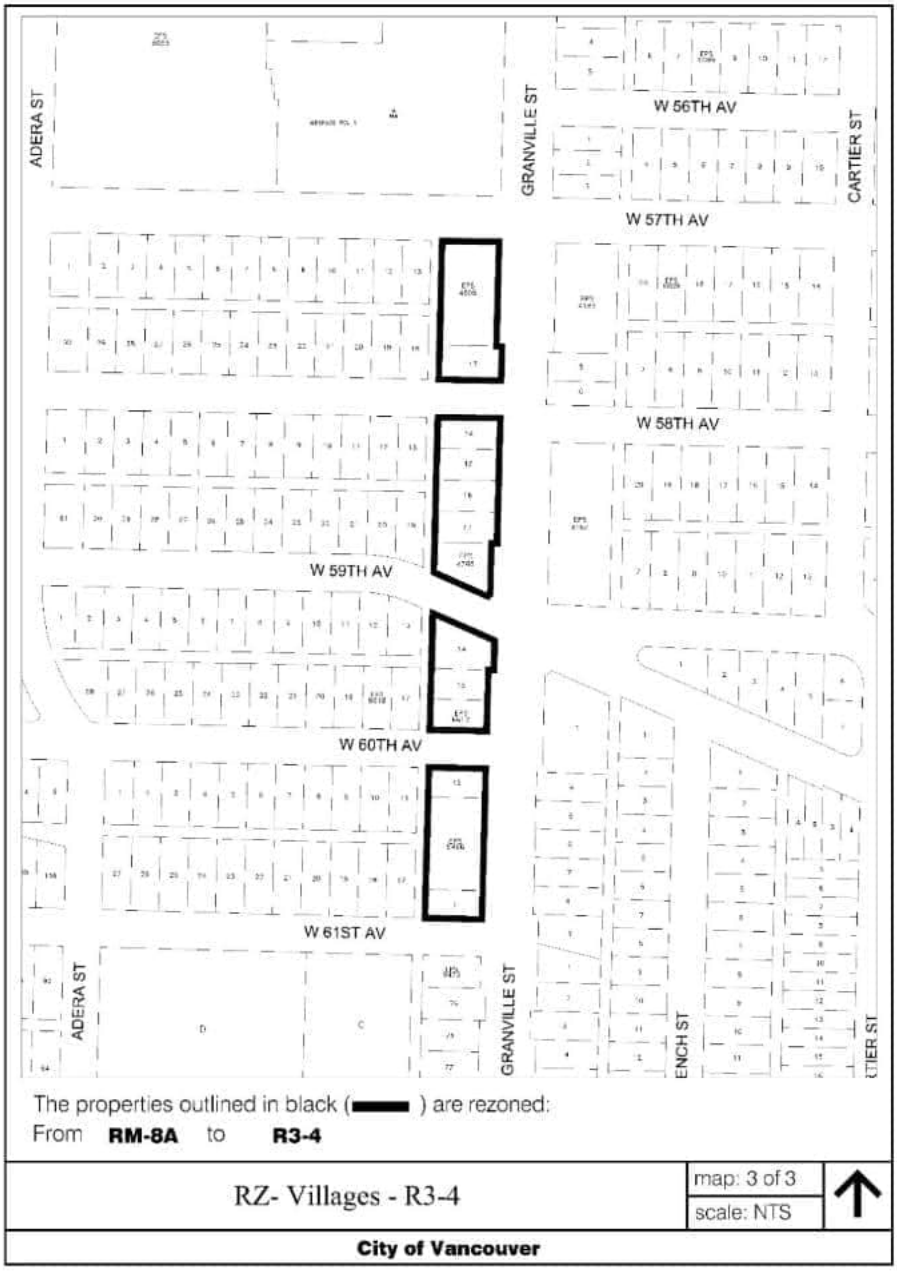

W 29TH AV
ASH ST
W 30TH AV
W 31ST AV
HEATHER ST
CAMBIE ST
W 32ND AV
W 33RD AV
MOUNTAIN AV
W 35TH AV
W 35TH AV
BALLIE ST
W 37TH AV
KERRISDALE DRIVE
The properties outlined in black ( ) are rezoned:
From R1-1 to R3-4
RZ- Villages - R3-4
map: 18 of 18
scale: NTS
City of Vancouver


PARK DRIVE
OAK ST
W 64TH AV
OSLER ST
SHAUGHNESSY ST
W 67TH AV
The properties outlined in black ( ) are rezoned:
From **RM-8** to **R3-4**
RZ- Villages - R3-4
map: 1 of 2
scale: NTS
City of Vancouver


W 67TH AV
OSLER ST
OAK ST
SHAUGHNESSY ST
W 70TH AV
The properties outlined in black (▬) are rezoned:
From **RM-8** to **R3-4**
RZ- Villages - R3-4
map: 2of 2
scale: NTS
City of Vancouver

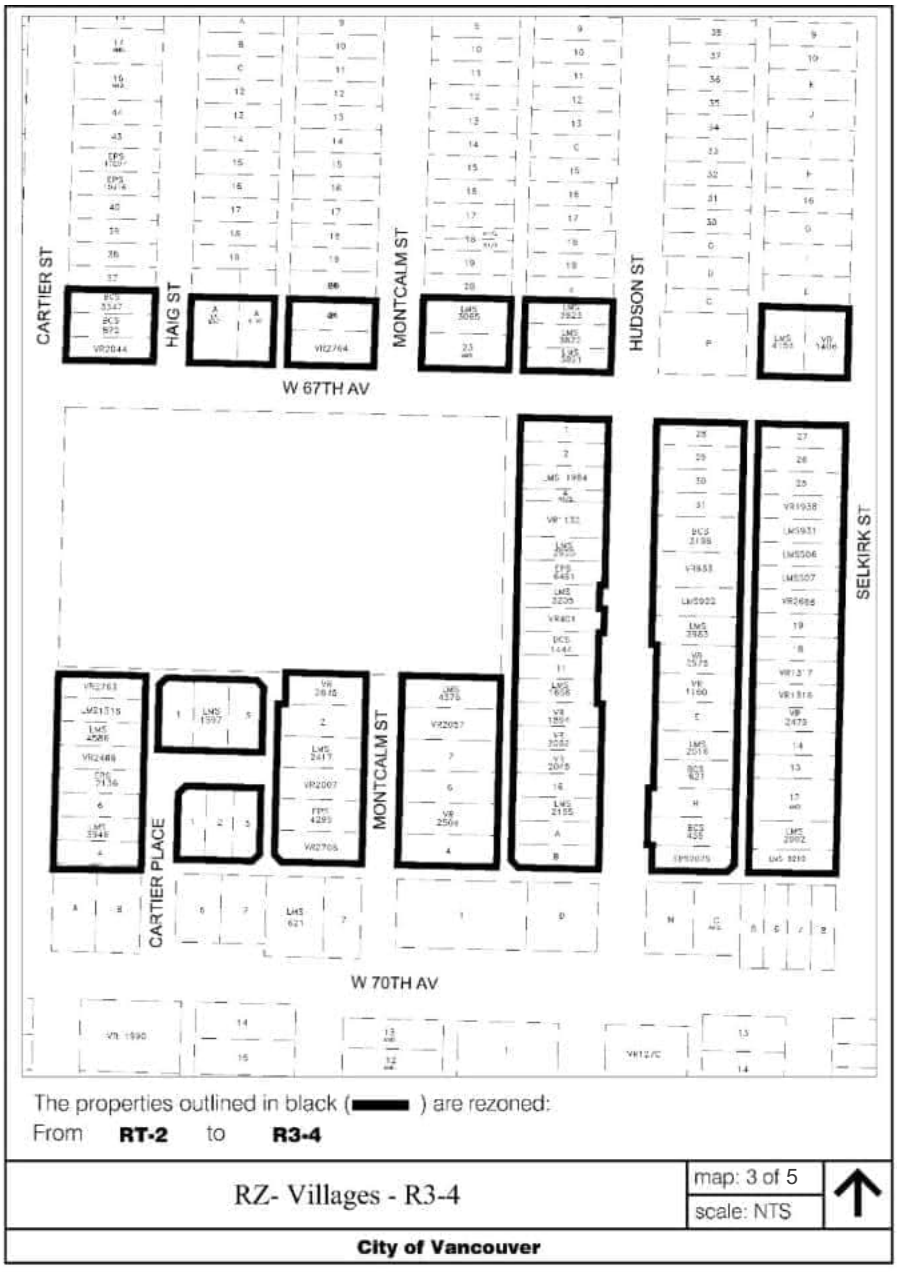

W 29TH AV
W 30TH AV
W 31ST AV
W 32ND AV
W 33RD AV
OAK ST
LAUREL ST
WILLOW ST
HEATHER ST
CAMBIE ST
ASH ST
MONTCALM AV
W 35TH AV
The properties outlined in black ( ) are rezoned:
From **RM-8A** to **R3-4**
RZ- Villages - R3-4
map: 1 of 3
scale: NTS
City of Vancouver

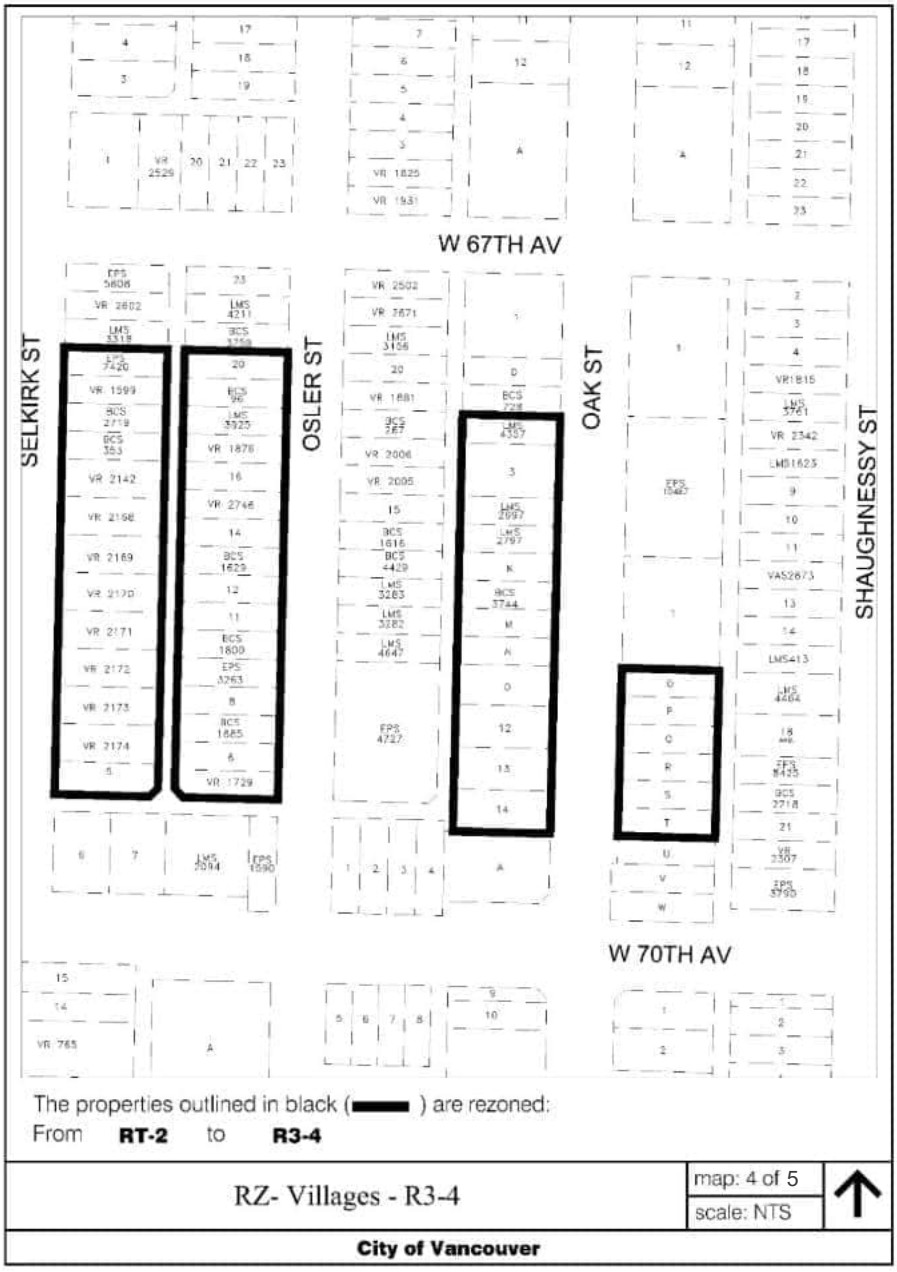

W 45TH AV
W 47TH AV
W 48TH AV
W 49TH AV
W 50TH AV
W 51ST AV
W 52ND AV
W 53RD AV
W 54TH AV
OAK ST
FREMLIN ST
WILLOW ST
TISDALL ST
LAUREL ST
HEATHER ST
OSLER ST
NEAL ST
The properties outlined in black (▬) are rezoned:
From **RM-8A** to **R3-4**
RZ- Villages - R3-4
map: 2 of 3
scale: NTS
City of Vancouver

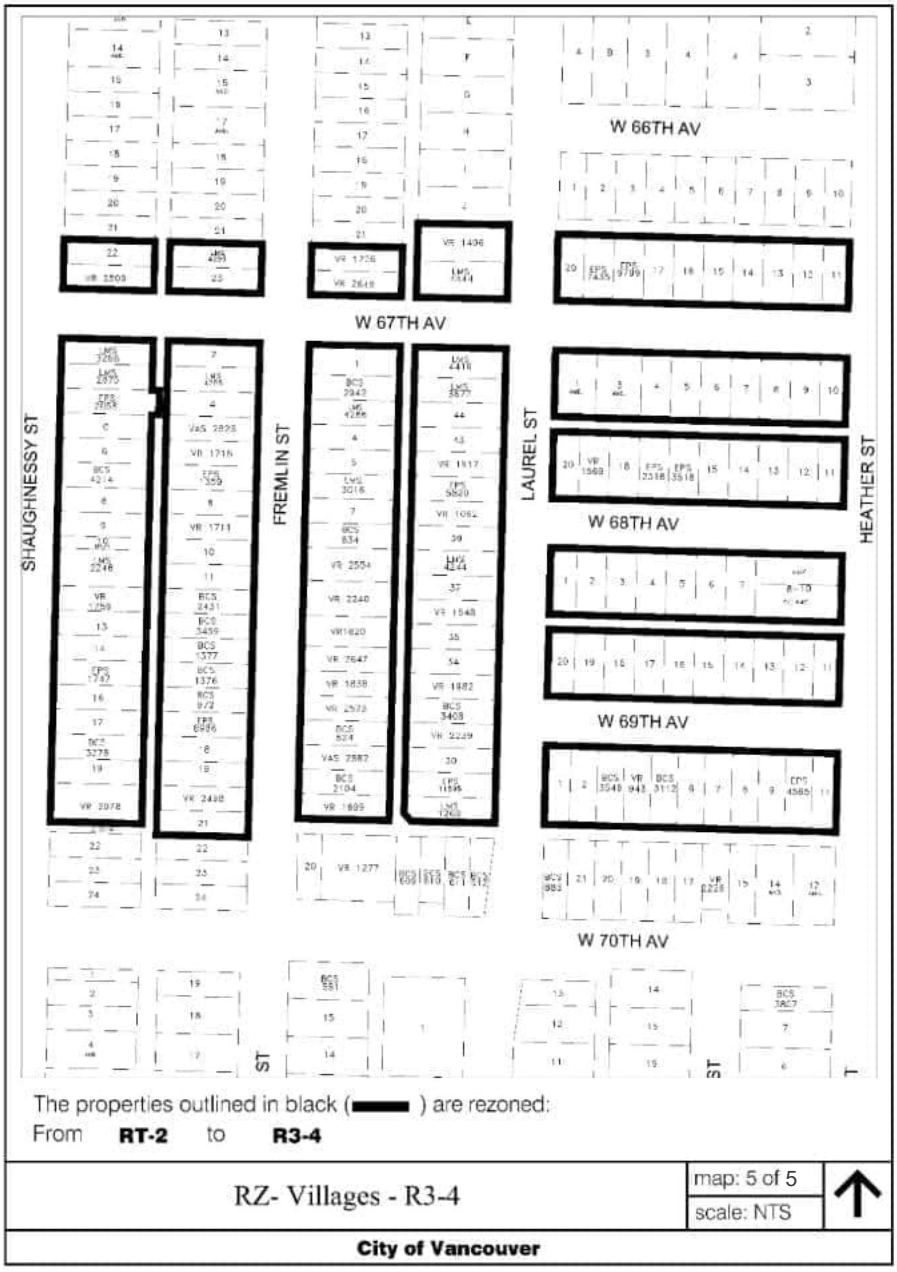

ADERA ST
GRANVILLE ST
W 56TH AV
CARTIER ST
W 57TH AV
W 58TH AV
W 59TH AV
W 60TH AV
W 61ST AV
ADERA ST
GRANVILLE ST
ENCH ST
CTIER ST
The properties outlined in black ( ) are rezoned:
From **RM-8A** to **R3-4**
RZ- Villages - R3-4
map: 3 of 3
scale: NTS
City of Vancouver


W 15TH AV
W 16TH AV
W 17TH AV
W 18TH AV
MACDONALD ST
BONSAI ST
MACKENZIE ST
The properties outlined in black ( ) are rezoned:
From RT-2 to R3-4
RZ- Villages - R3-4
map: 1 of 5
scale: NTS
City of Vancouver

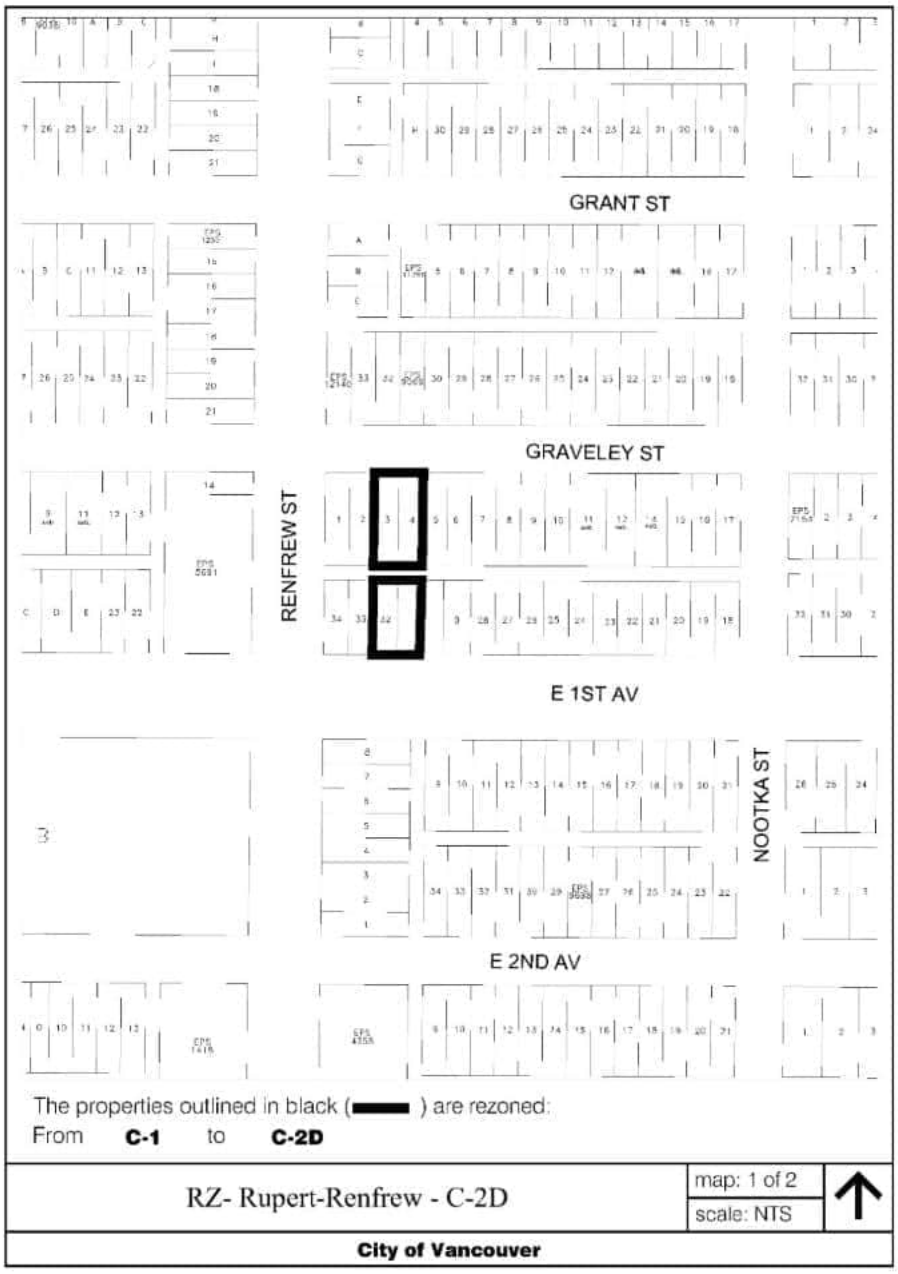

TRAFALGAR ST
W 41ST AV
W 42ND AV
ELM ST
LARCH ST
LMS 4225
VR 2567
VR 1004
VR 718
VR 1234
RCS 2375
EPS 11114
EPS 10799
The properties outlined in black ( ) are rezoned:
From RT-2 to R3-4
RZ- Villages - R3-4
map: 2 of 5
scale: NTS
City of Vancouver


CARTIER ST
HAIG ST
MONTCALM ST
HUDSON ST
W 67TH AV
SELKIRK ST
CARTIER PLACE
MONTCALM ST
W 70TH AV
The properties outlined in black ( ) are rezoned:
From **RT-2** to **R3-4**
RZ- Villages - R3-4
map: 3 of 5
scale: NTS
City of Vancouver

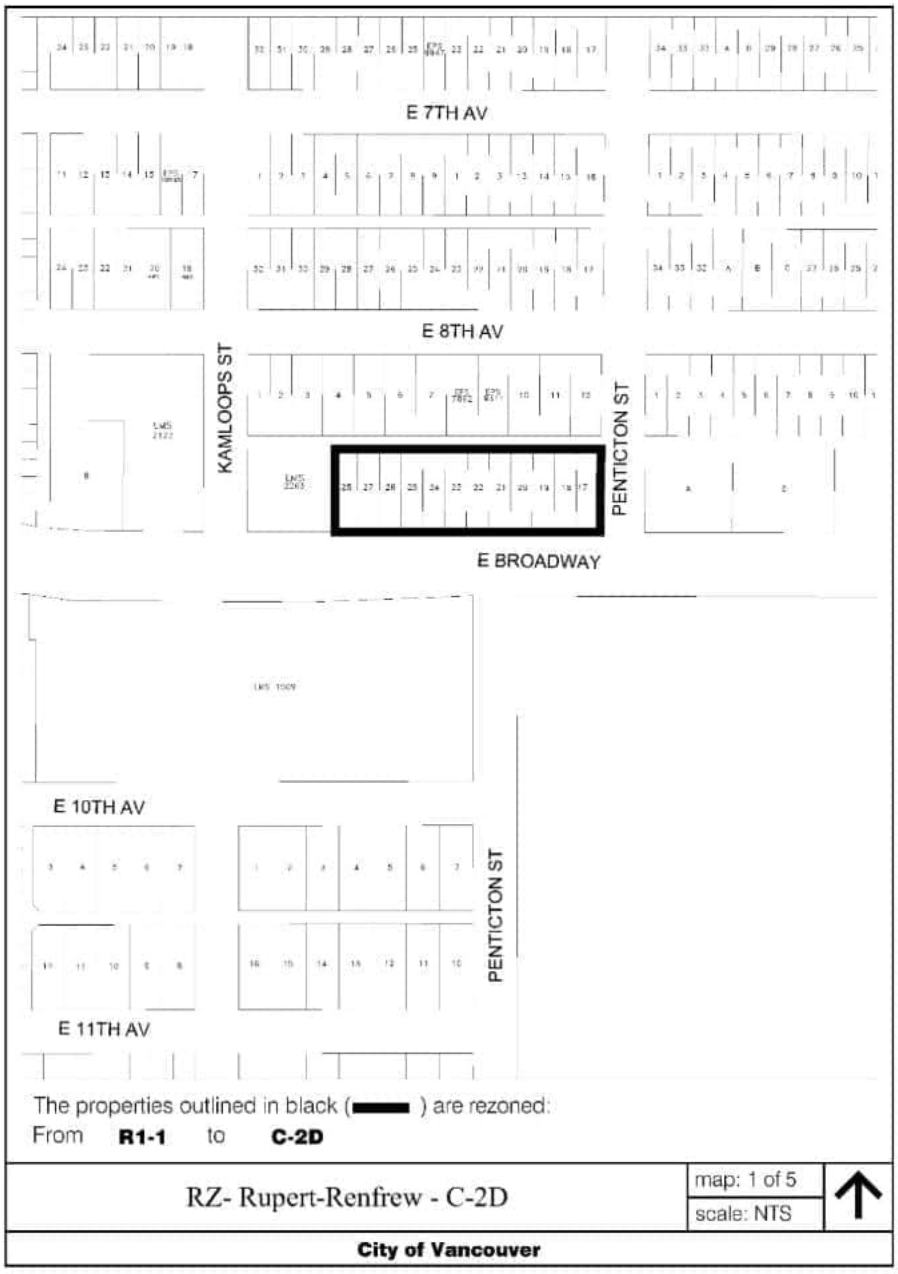

W 67TH AV
SELKIRK ST
OSLER ST
OAK ST
SHAUGHNESSY ST
W 70TH AV
The properties outlined in black (▬) are rezoned:
From **RT-2** to **R3-4**
RZ- Villages - R3-4
map: 4 of 5
scale: NTS
City of Vancouver

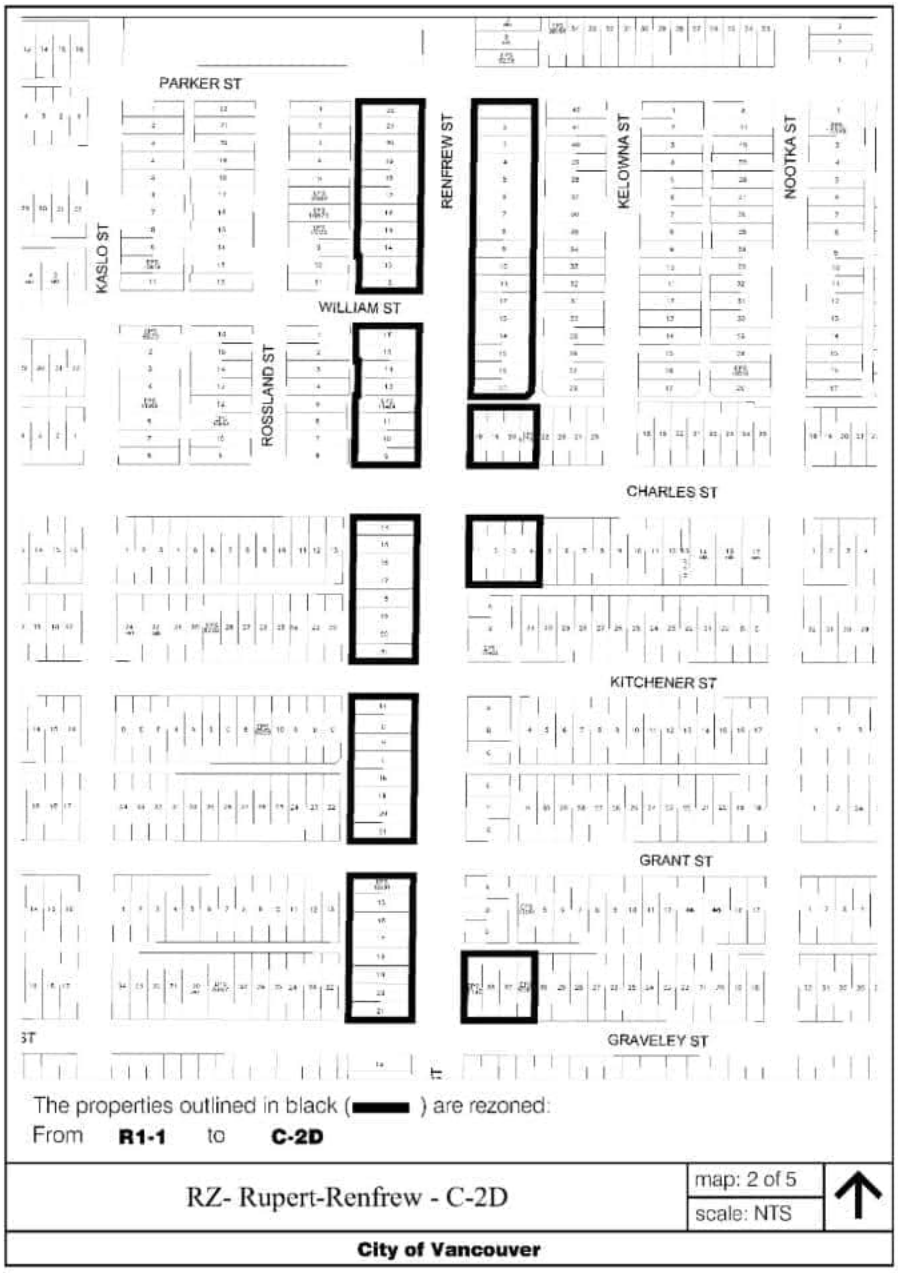

W 66TH AV
W 67TH AV
W 68TH AV
W 69TH AV
W 70TH AV
SHAUGHNESSY ST
FREMLIN ST
LAUREL ST
HEATHER ST
The properties outlined in black ( ) are rezoned:
From **RT-2** to **R3-4**
RZ- Villages - R3-4
map: 5 of 5
scale: NTS
City of Vancouver

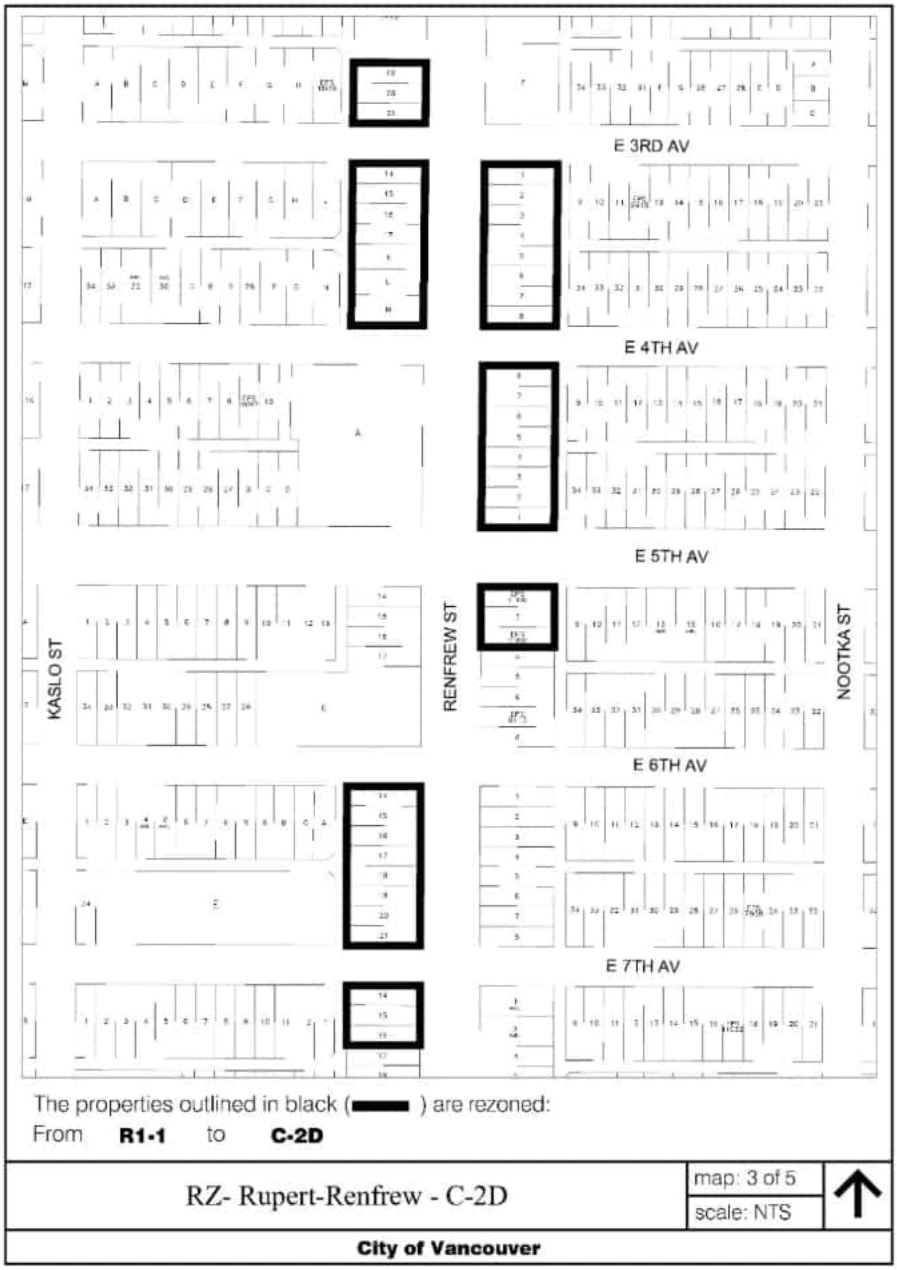
Schedule C

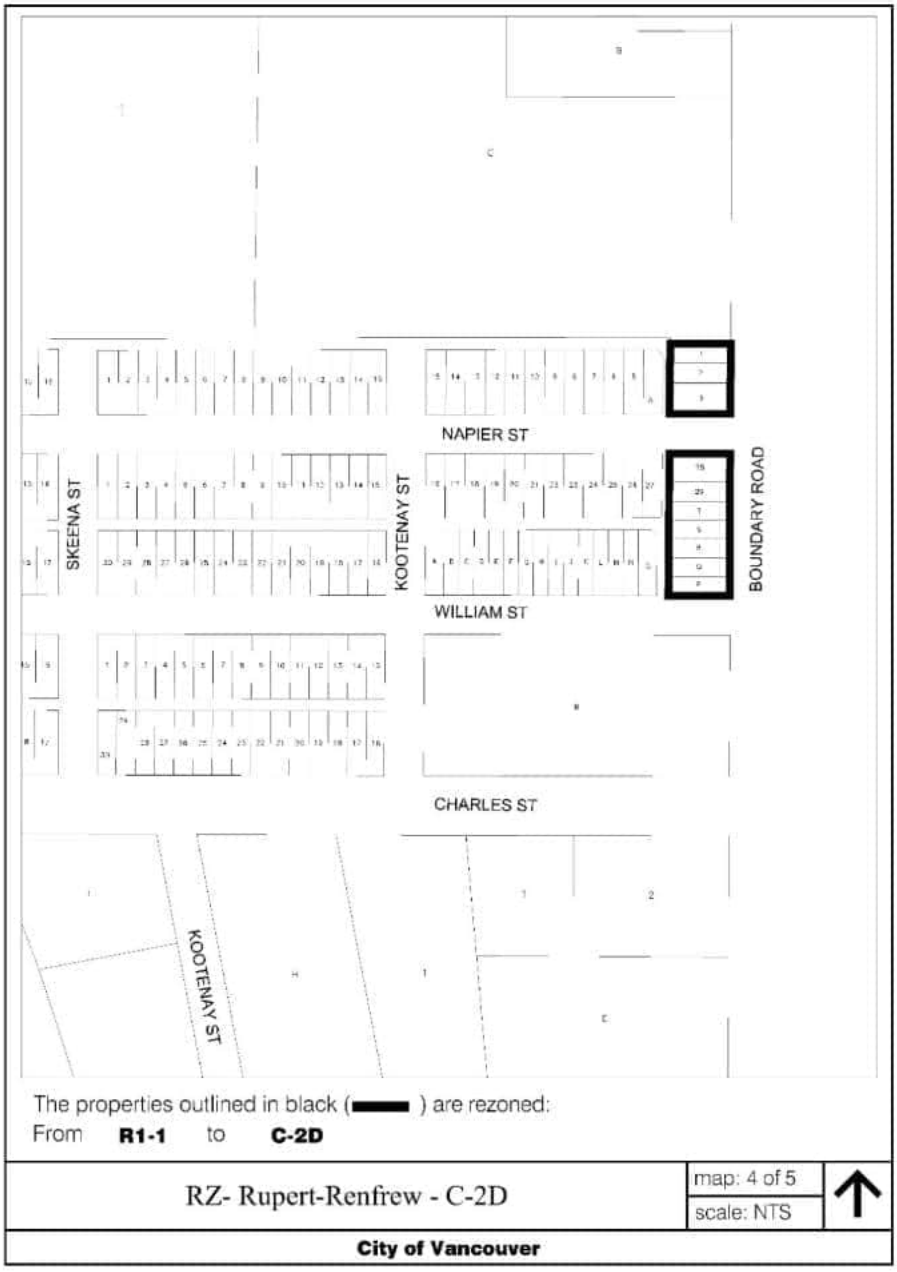

GRANT ST
GRAVELEY ST
RENFREW ST
E 1ST AV
NOOTKA ST
E 2ND AV
The properties outlined in black ( ) are rezoned:
From C-1 to C-2D
RZ- Rupert-Renfrew - C-2D
map: 1 of 2
scale: NTS
City of Vancouver

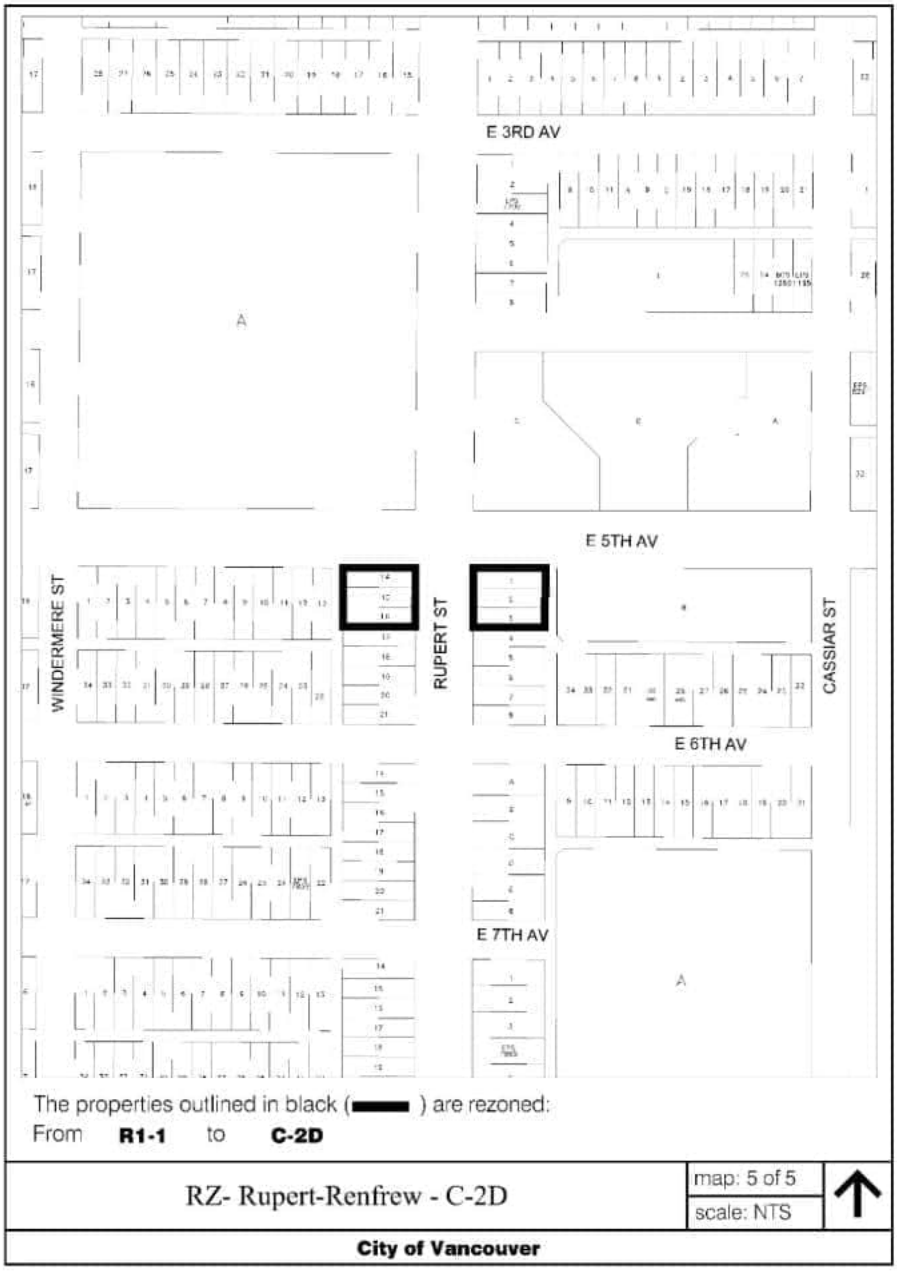

E 11TH AV
GRANDVIEW HIGHWAY
SKEENA ST
FALAISE PLACE
FALAISE AV
DIEPPE PLACE
DIEPPE DRIVE
MALTA AV
VIMY CRESCENT
BOUNDARY ROAD
The properties outlined in black (▬) are rezoned:
From C-1 to C-2D
RZ- Rupert-Renfrew - C-2D
map: 2 of 2
scale: NTS
City of Vancouver

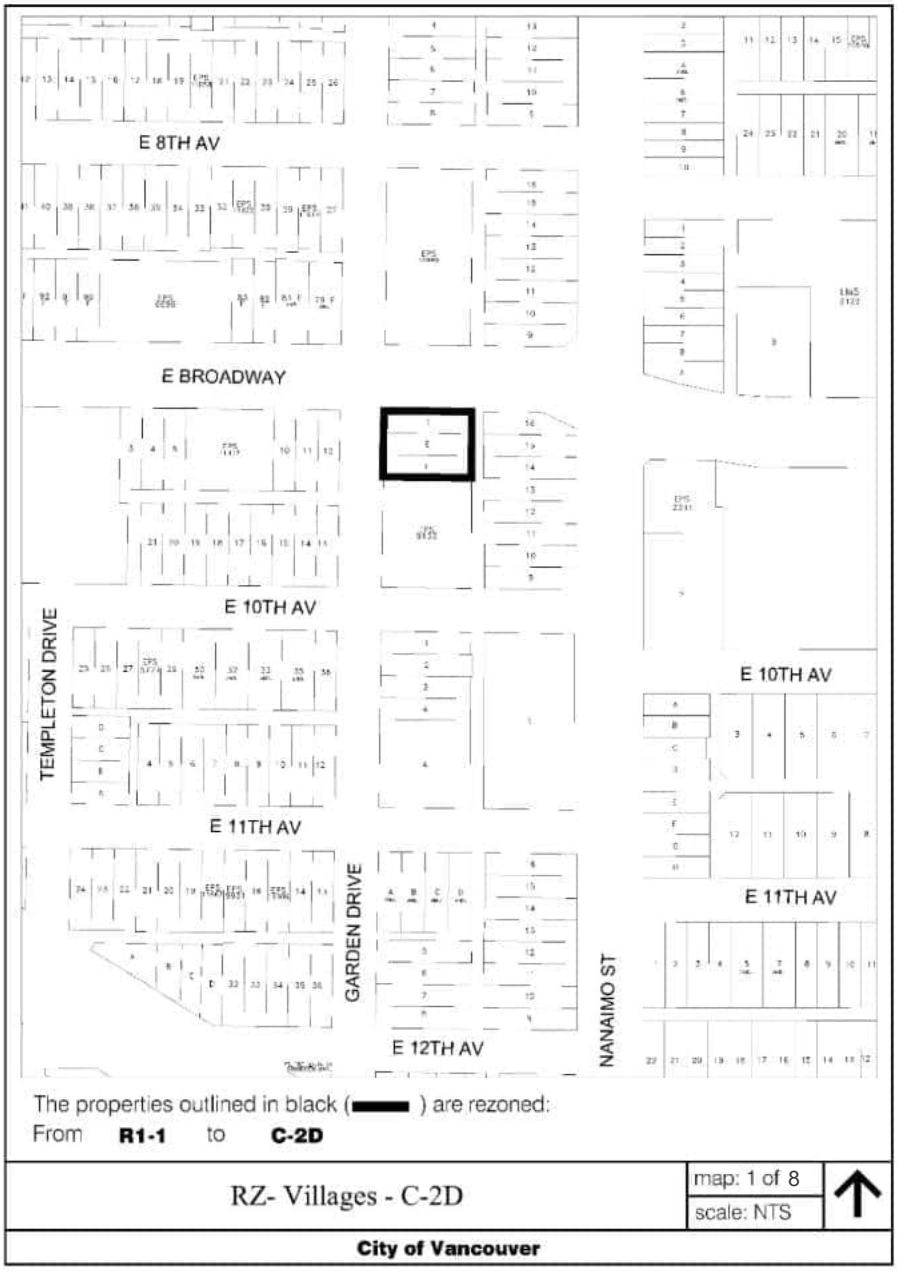

E 7TH AV
E 8TH AV
KAMLOOPS ST
PENTICTON ST
E BROADWAY
E 10TH AV
PENTICTON ST
E 11TH AV
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2D
RZ- Rupert-Renfrew - C-2D
map: 1 of 5
scale: NTS
City of Vancouver


PARKER ST
KASLO ST
RENFREW ST
KELOWNA ST
NOOTKA ST
WILLIAM ST
ROSSLAND ST
CHARLES ST
KITCHENER ST
GRANT ST
GRAVELEY ST
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2D
RZ- Rupert-Renfrew - C-2D
map: 2 of 5
scale: NTS
City of Vancouver


E 3RD AV
E 4TH AV
E 5TH AV
KASLO ST
RENFREW ST
NOOTKA ST
E 6TH AV
E 7TH AV
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2D
RZ- Rupert-Renfrew - C-2D
map: 3 of 5
scale: NTS
City of Vancouver

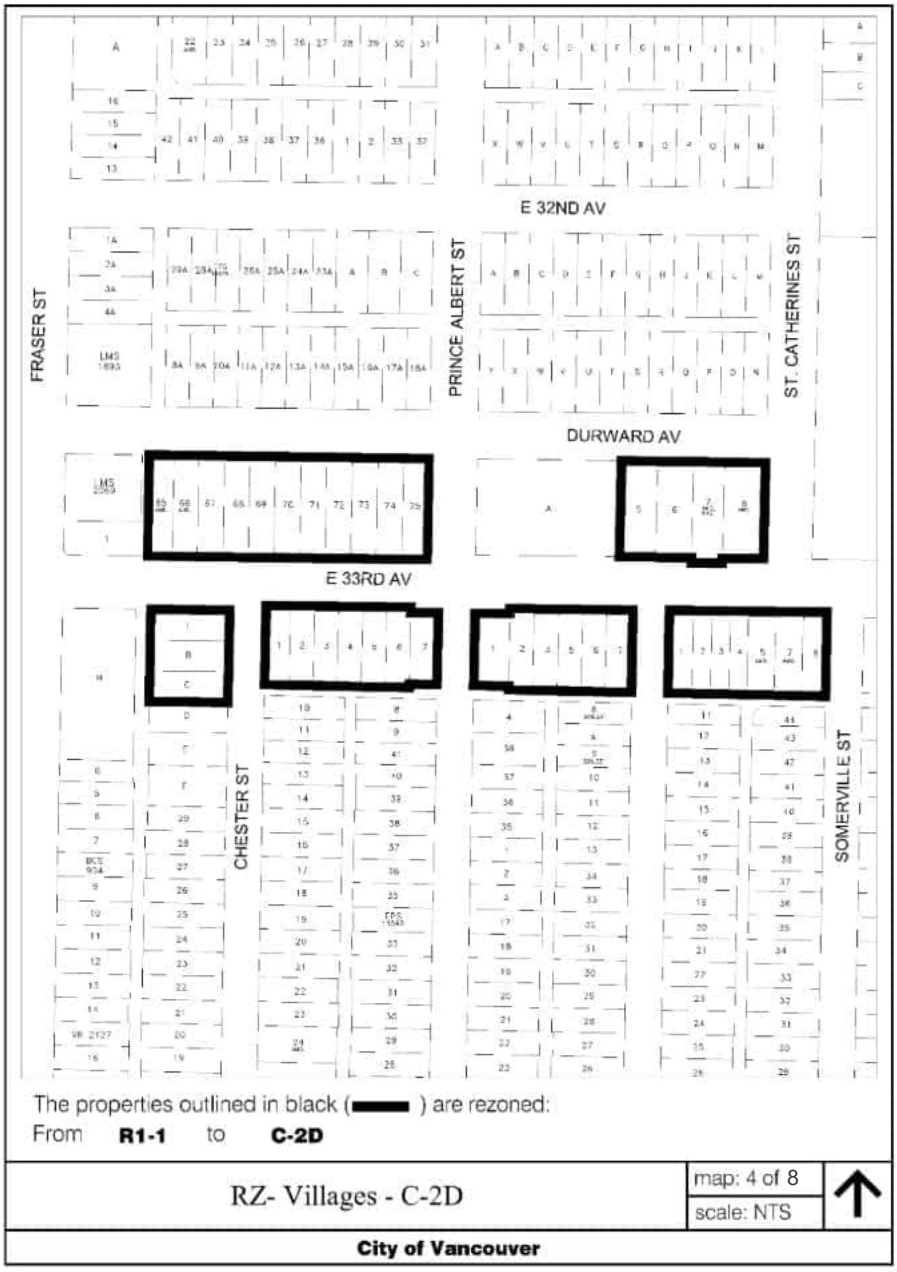

NAPIER ST
SKEENA ST
KOOTENAY ST
BOUNDARY ROAD
WILLIAM ST
CHARLES ST
KOOTENAY ST
The properties outlined in black (▬) are rezoned:
From R1-1 to C-2D
RZ- Rupert-Renfrew - C-2D
map: 4 of 5
scale: NTS
City of Vancouver

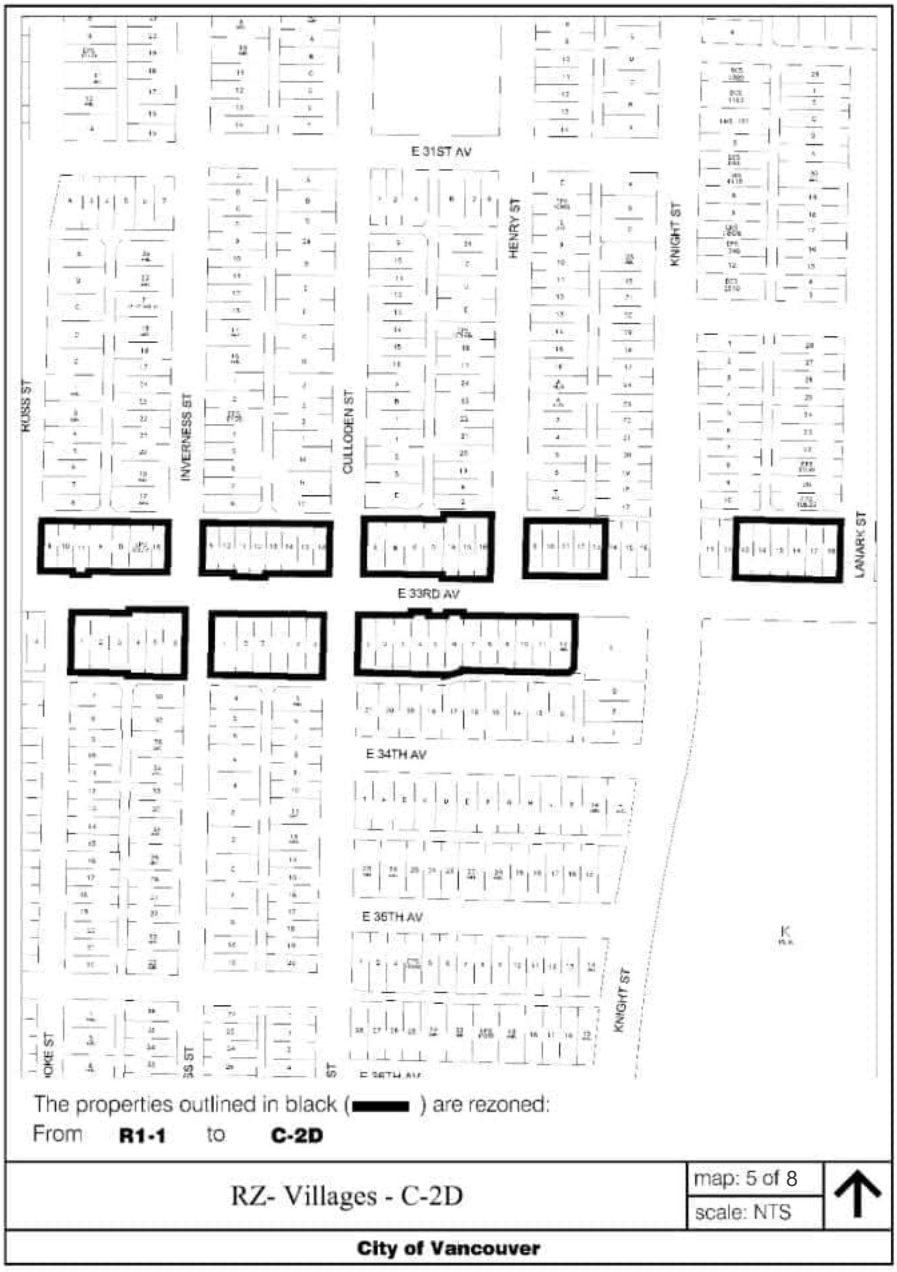

E 3RD AV
E 5TH AV
E 6TH AV
E 7TH AV
WINDERMERE ST
RUPERT ST
CASSIAR ST
A
A
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2D
RZ- Rupert-Renfrew - C-2D
map: 5 of 5
scale: NTS
City of Vancouver

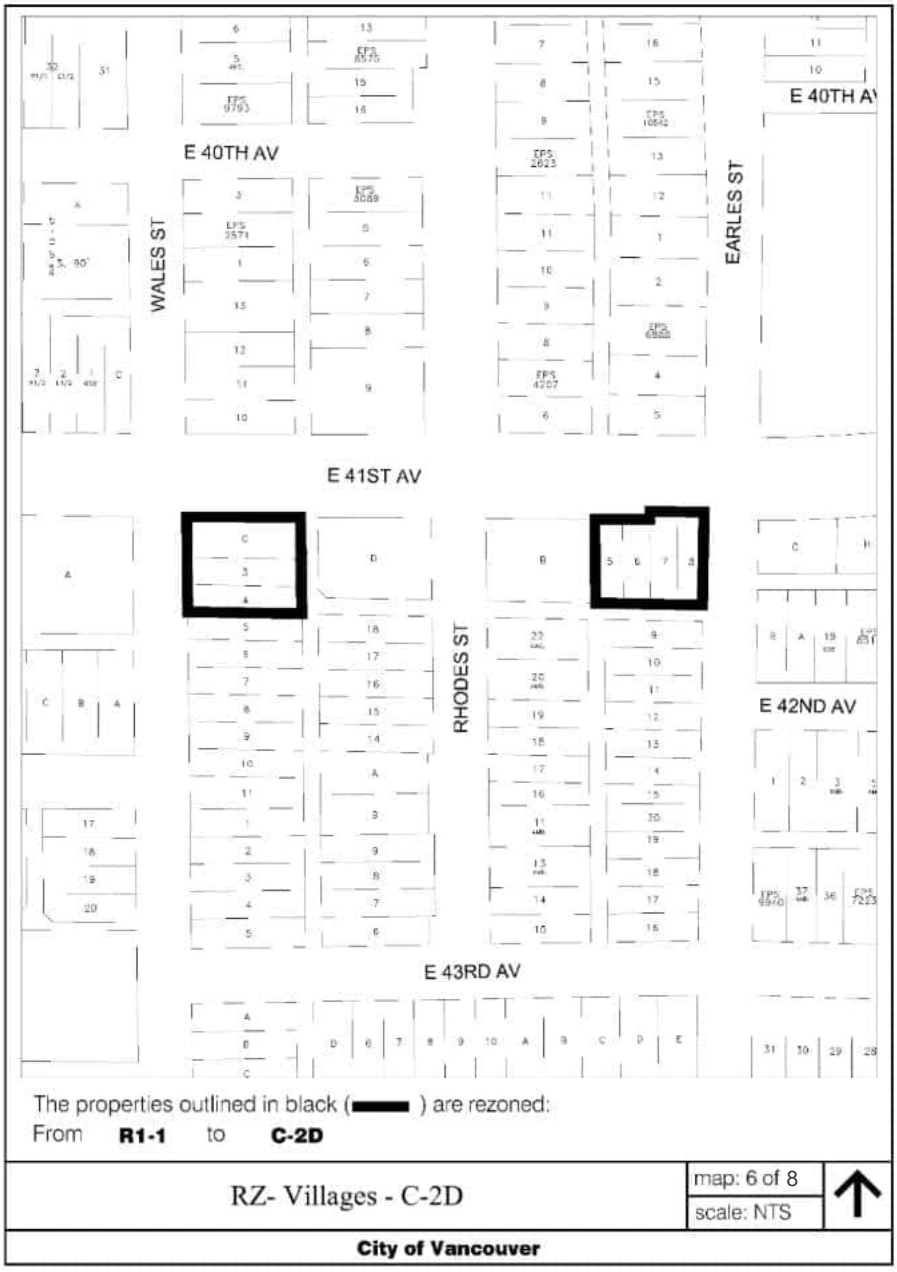

E 8TH AV
E BROADWAY
E 10TH AV
TEMPLETON DRIVE
E 11TH AV
GARDEN DRIVE
E 12TH AV
NANAIMO ST
E 10TH AV
E 11TH AV
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2D
RZ- Villages - C-2D
map: 1 of 8
scale: NTS
City of Vancouver

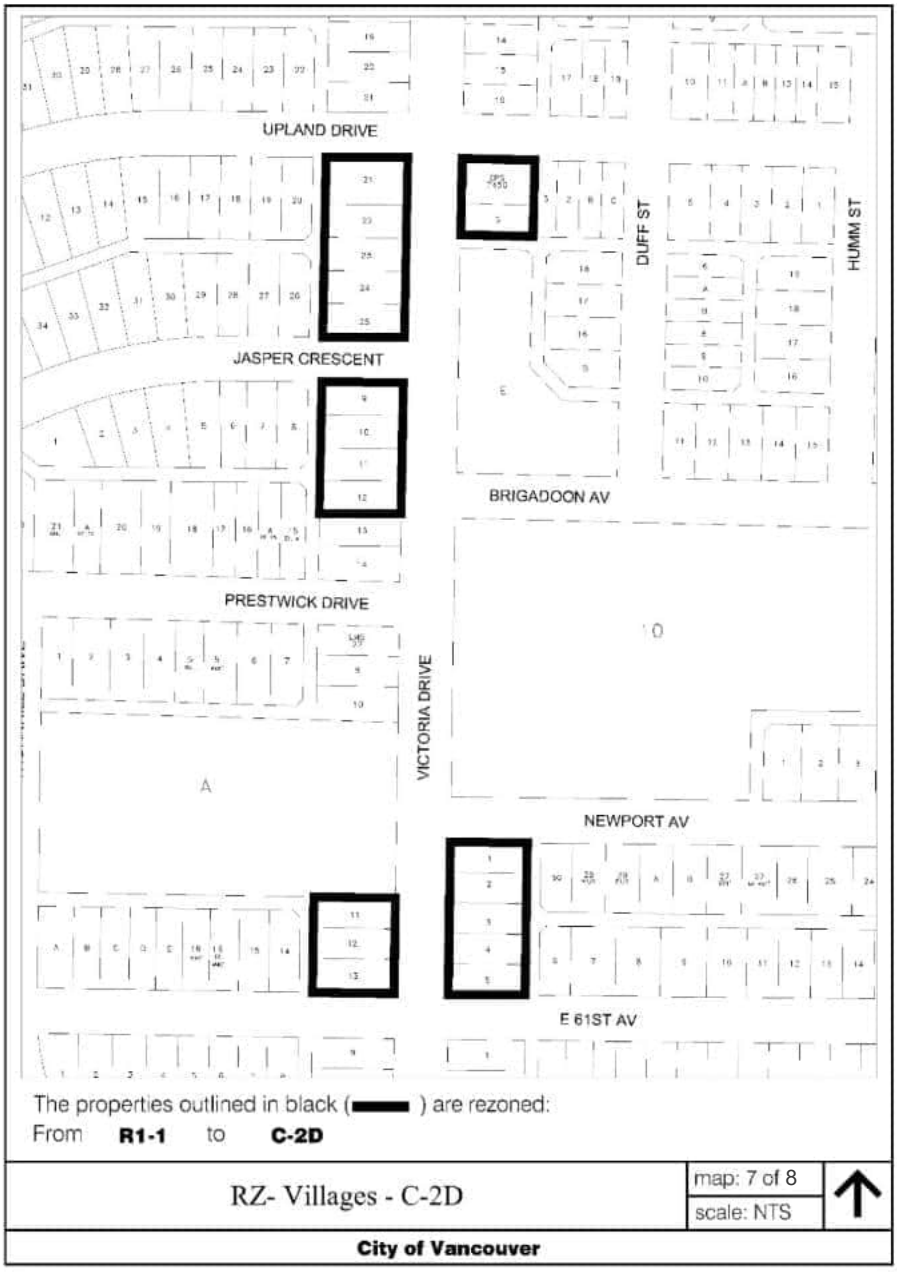

E 16TH AV
FINDLAY ST
COMMERCIAL DRIVE
VICTORIA DRIVE
WELWYN ST
PORTER ST
The properties outlined in black (▬) are rezoned:
From R1-1 to C-2D
RZ- Villages - C-2D
map: 2 of 8
scale: NTS
City of Vancouver

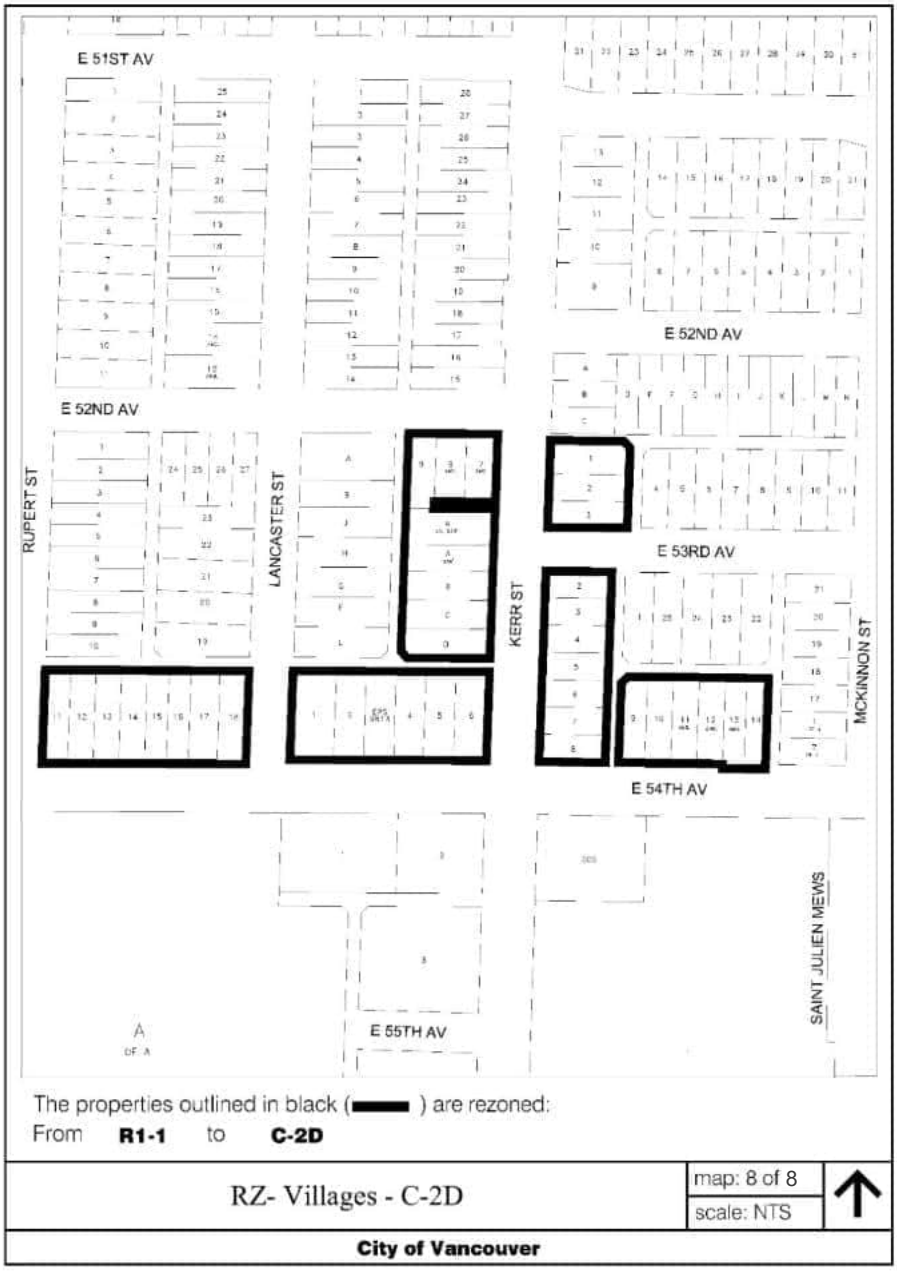

COMMERCIAL ST
BEATRICE ST
STAINSBURY AV
VICTORIA DRIVE
ALICE ST
E 22ND AV
E 23RD AV
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2D
RZ- Villages - C-2D
map: 3 of 8
scale: NTS
City of Vancouver

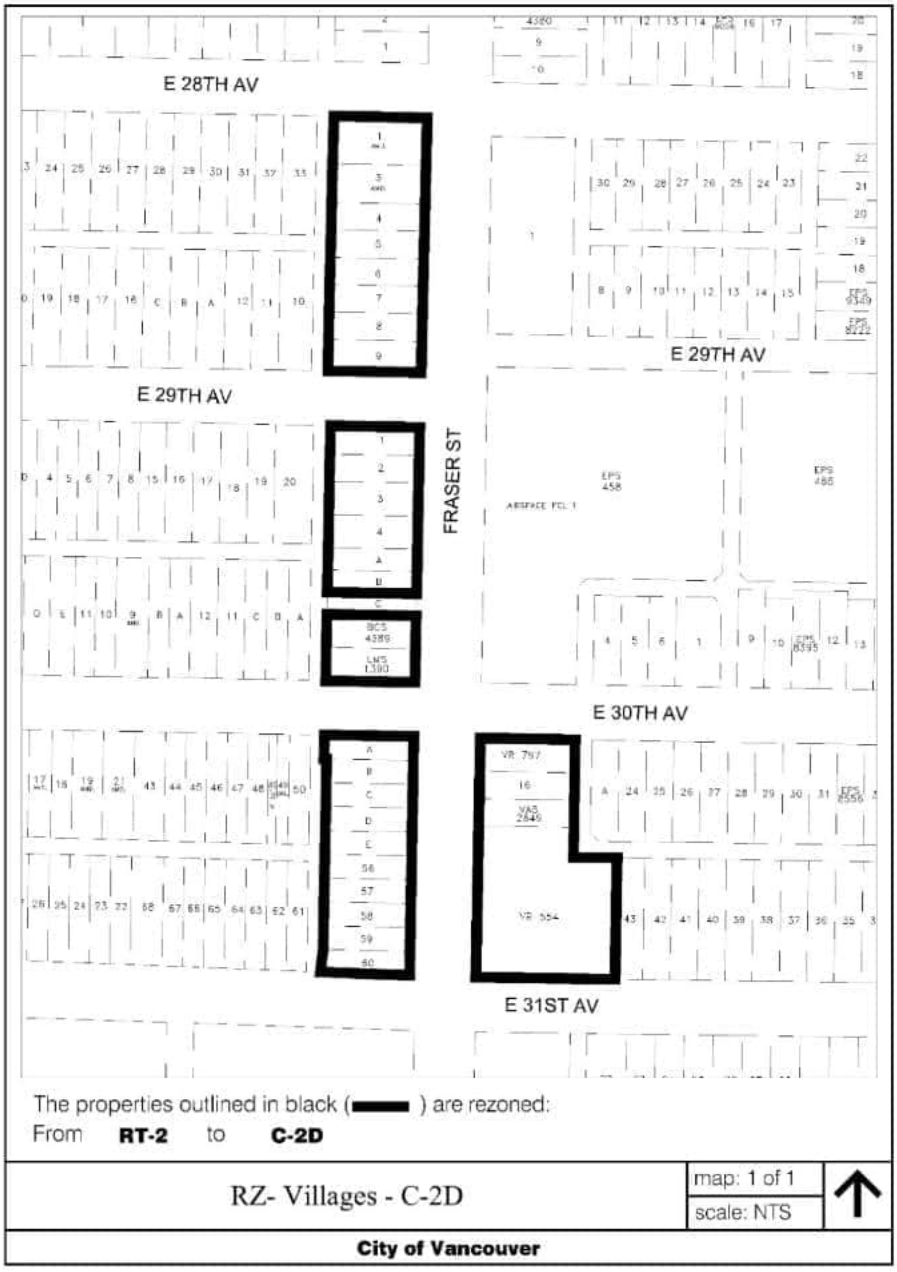

E 32ND AV
FRASER ST
PRINCE ALBERT ST
ST. CATHERINES ST
DURWARD AV
E 33RD AV
CHESTER ST
SOMERVILLE ST
The properties outlined in black (▬) are rezoned:
From **R1-1** to **C-2D**
RZ- Villages - C-2D
map: 4 of 8
scale: NTS
City of Vancouver


E 31ST AV
HENRY ST
KNIGHT ST
RUSS ST
INVERNESS ST
CULLODEN ST
LANARK ST
E 33RD AV
E 34TH AV
E 35TH AV
KNIGHT ST
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2D
RZ- Villages - C-2D
map: 5 of 8
scale: NTS
City of Vancouver

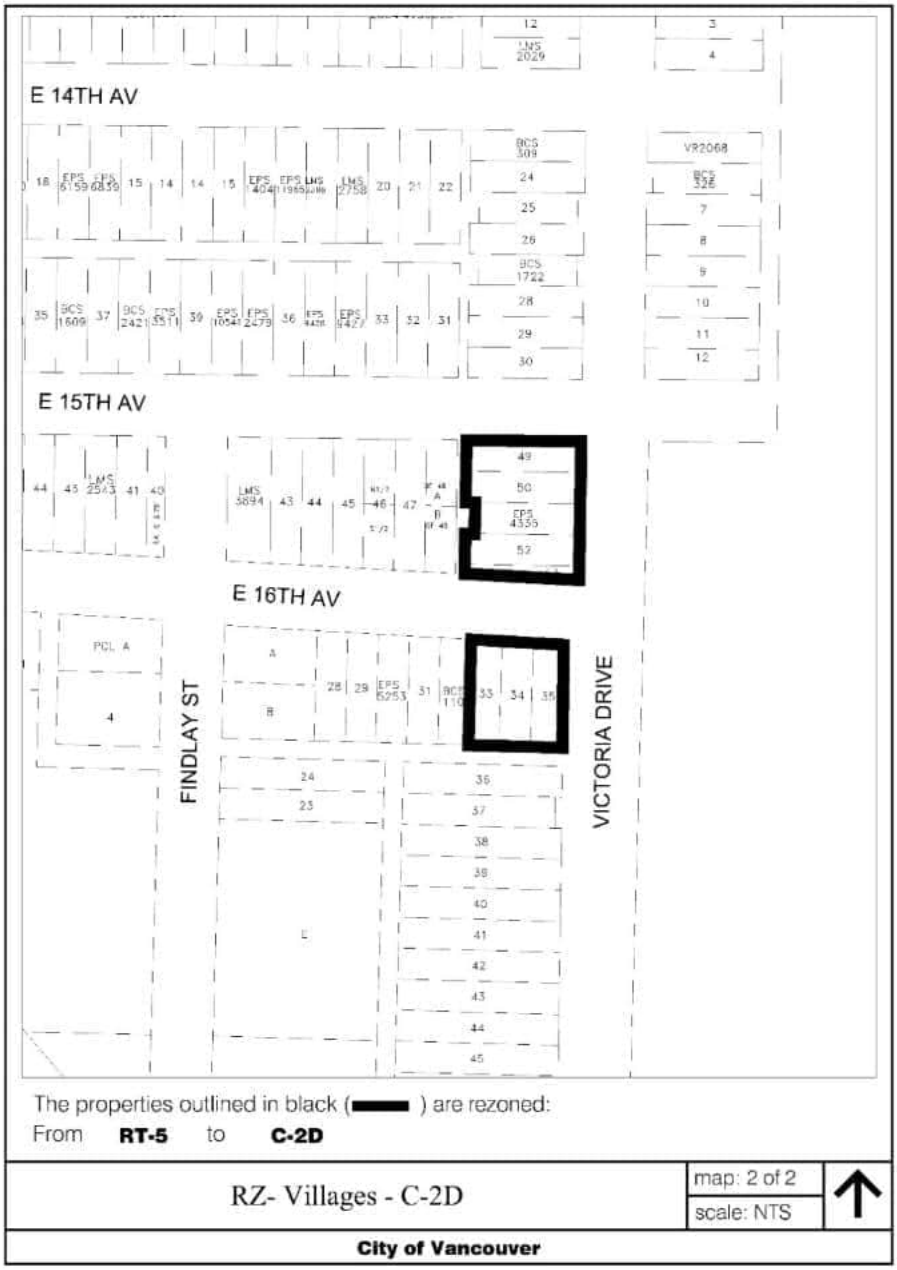

E 40TH AV
E 40TH AV
WALES ST
EARLES ST
E 41ST AV
RHODES ST
E 42ND AV
E 43RD AV
The properties outlined in black (▬) are rezoned:
From R1-1 to C-2D
RZ- Villages - C-2D
map: 6 of 8
scale: NTS
City of Vancouver

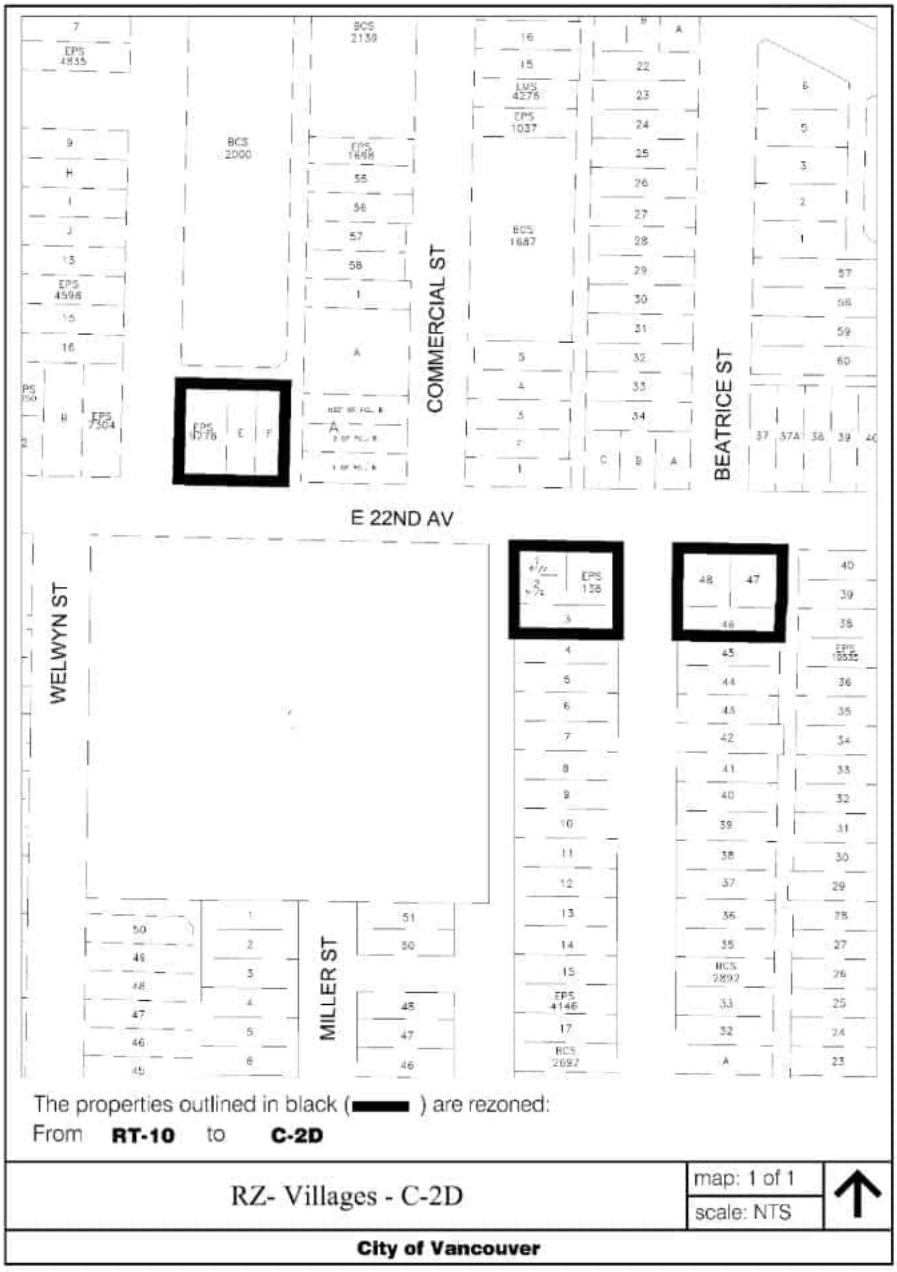

UPLAND DRIVE
JASPER CRESCENT
PRESTWICK DRIVE
VICTORIA DRIVE
DUFF ST
HUMM ST
BRIGADOON AV
NEWPORT AV
E 61ST AV
A
O
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2D
RZ- Villages - C-2D
map: 7 of 8
scale: NTS
City of Vancouver

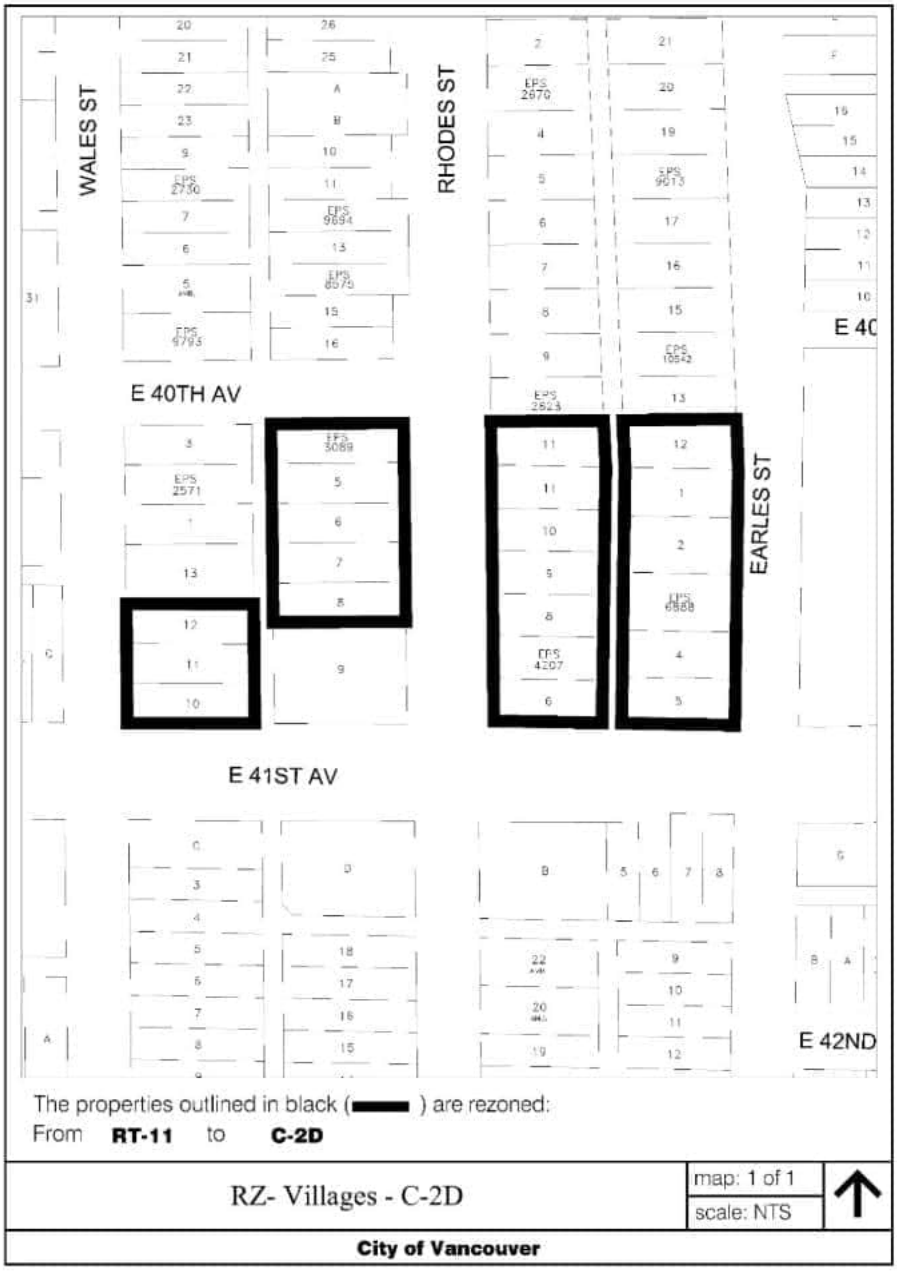

E 51ST AV
E 52ND AV
E 52ND AV
RUPERT ST
LANCASTER ST
KERR ST
E 53RD AV
MCKINNON ST
E 54TH AV
SAINT JULIEN MEWS
E 55TH AV
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2D
RZ- Villages - C-2D
map: 8 of 8
scale: NTS
City of Vancouver


E 28TH AV
E 29TH AV
E 29TH AV
FRASER ST
E 30TH AV
E 31ST AV
The properties outlined in black ( ) are rezoned:
From RT-2 to C-2D
RZ- Villages - C-2D
map: 1 of 1
scale: NTS
City of Vancouver

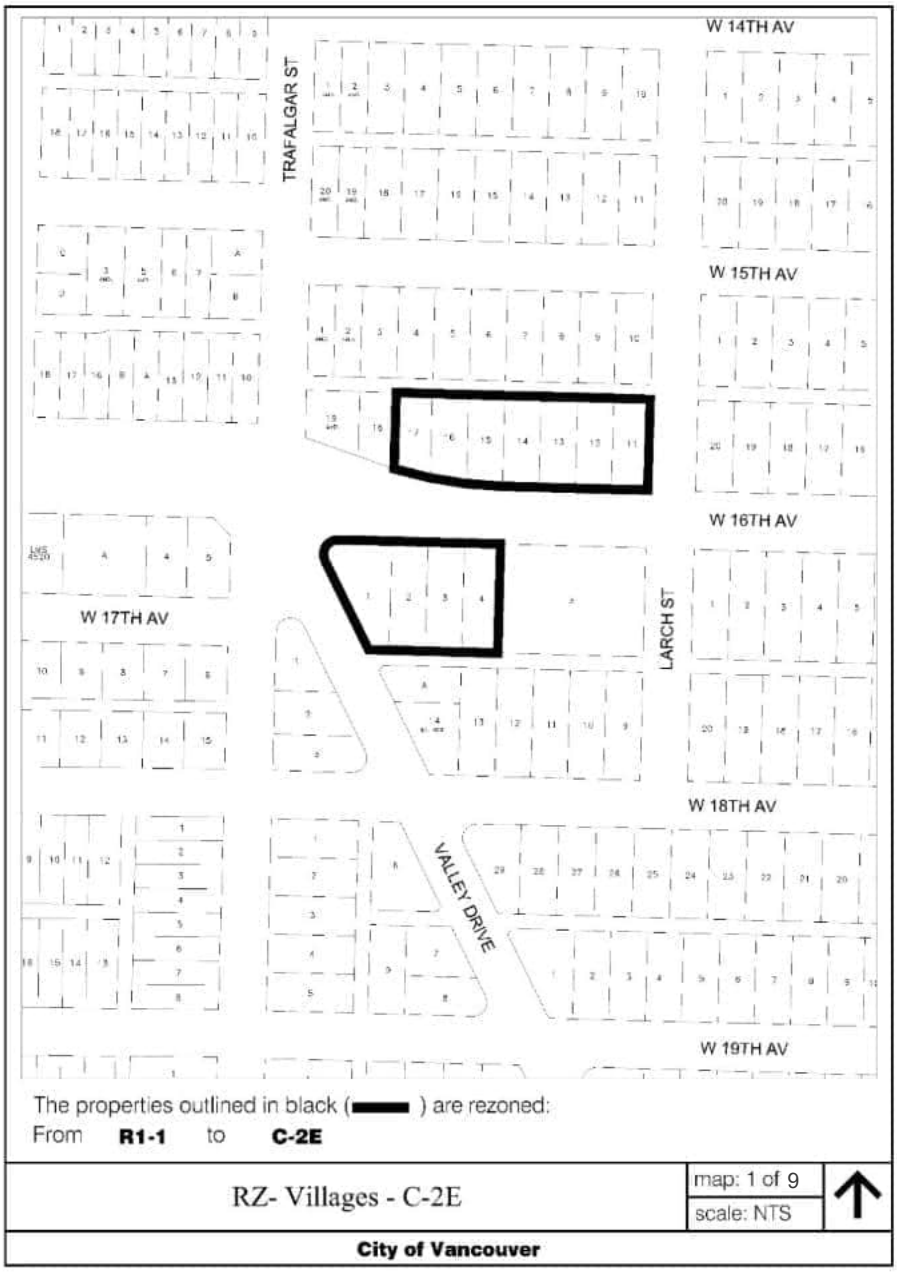

KITCHENER ST
NANAIMO ST
GRANT ST
GARDEN DRIVE
GRAVELEY ST
E 1ST AV
The properties outlined in black ( ) are rezoned:
From RT-5 to C-2D
RZ- Villages - C-2D
map: 1 of 2
scale: NTS
City of Vancouver

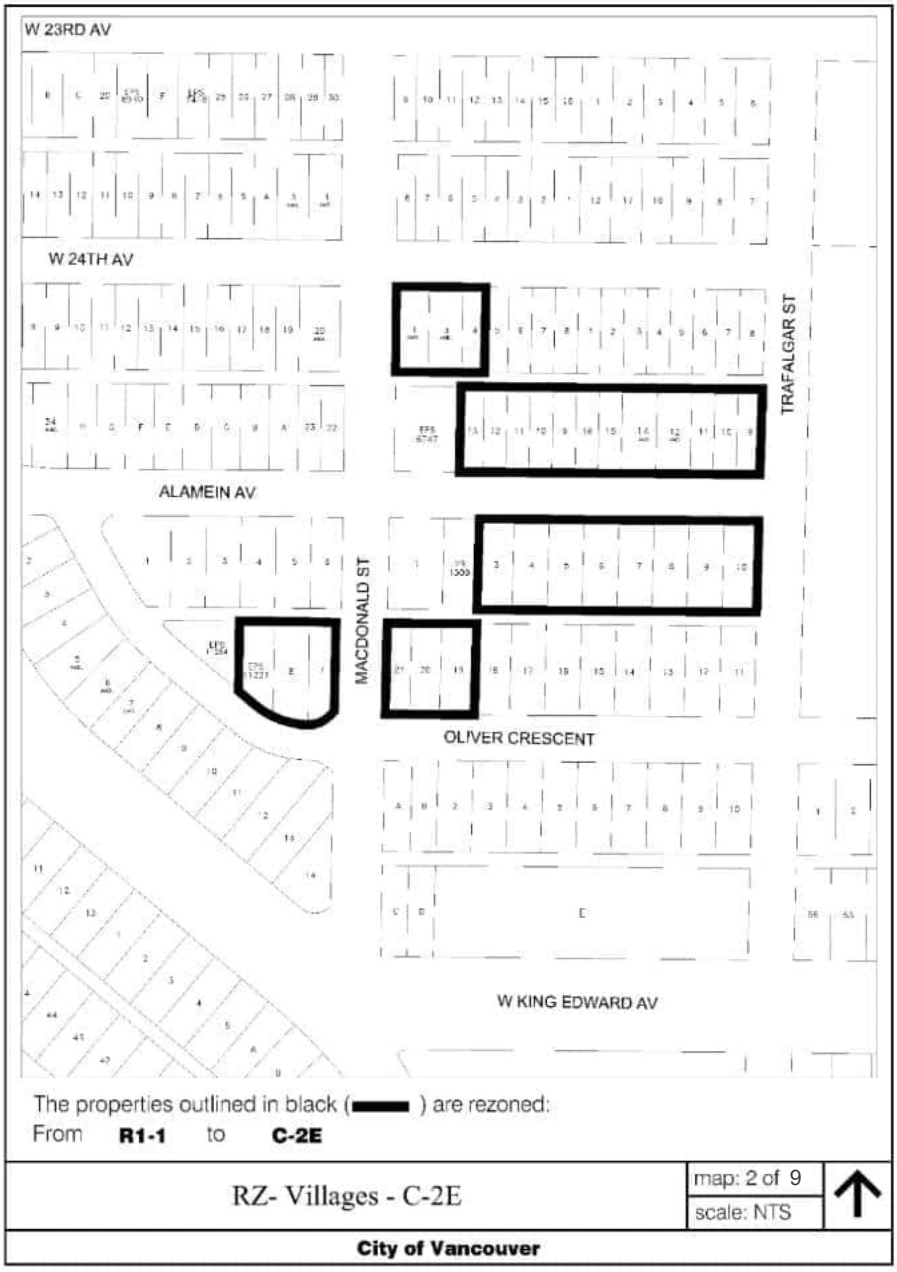

E 14TH AV
E 15TH AV
E 16TH AV
FINDLAY ST
VICTORIA DRIVE
The properties outlined in black (▬) are rezoned:
From **RT-5** to **C-2D**
RZ- Villages - C-2D
map: 2 of 2
scale: NTS
City of Vancouver

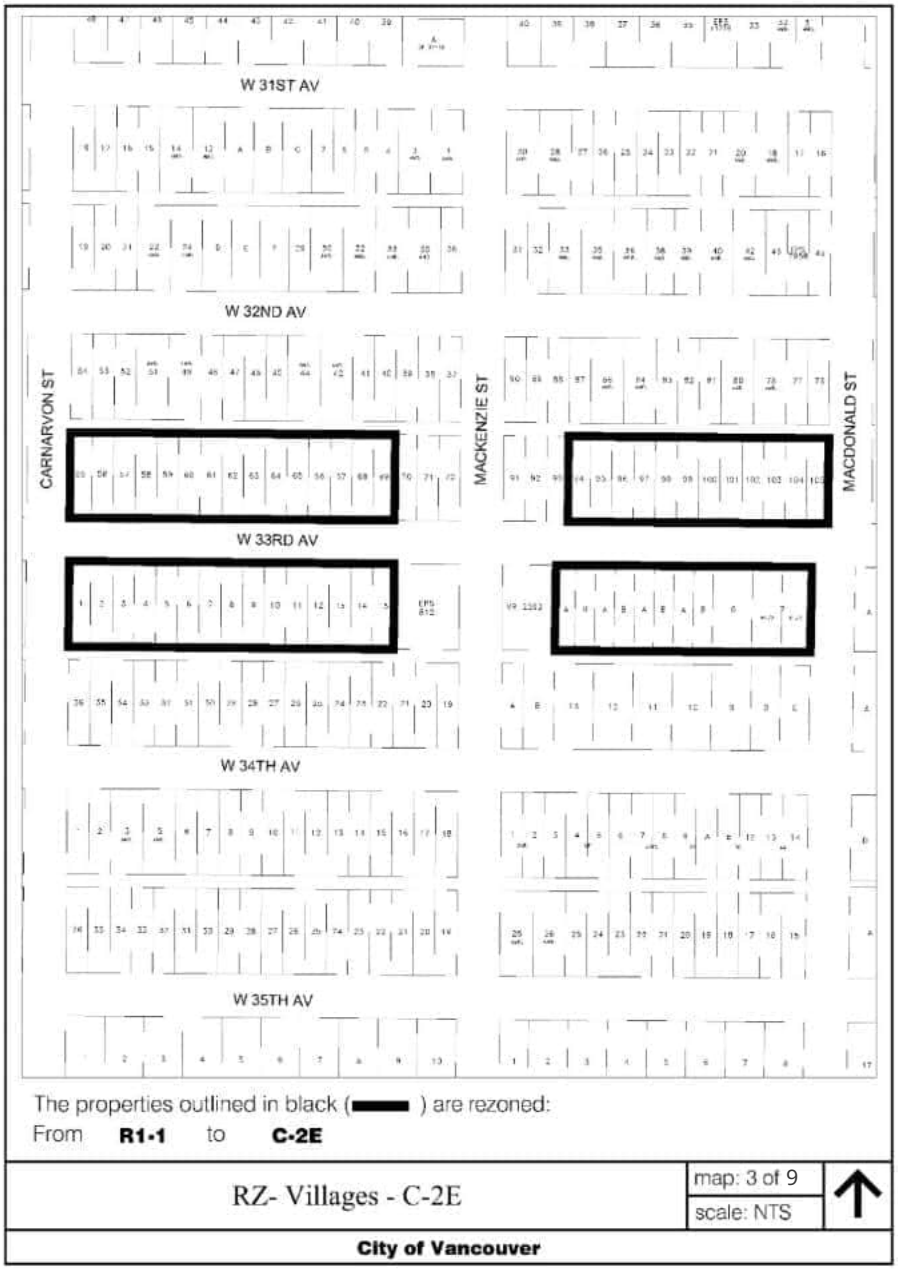

COMMERCIAL ST
BEATRICE ST
E 22ND AV
WELWYN ST
MILLER ST
The properties outlined in black (▬) are rezoned:
From RT-10 to C-2D
RZ- Villages - C-2D
map: 1 of 1
scale: NTS
City of Vancouver

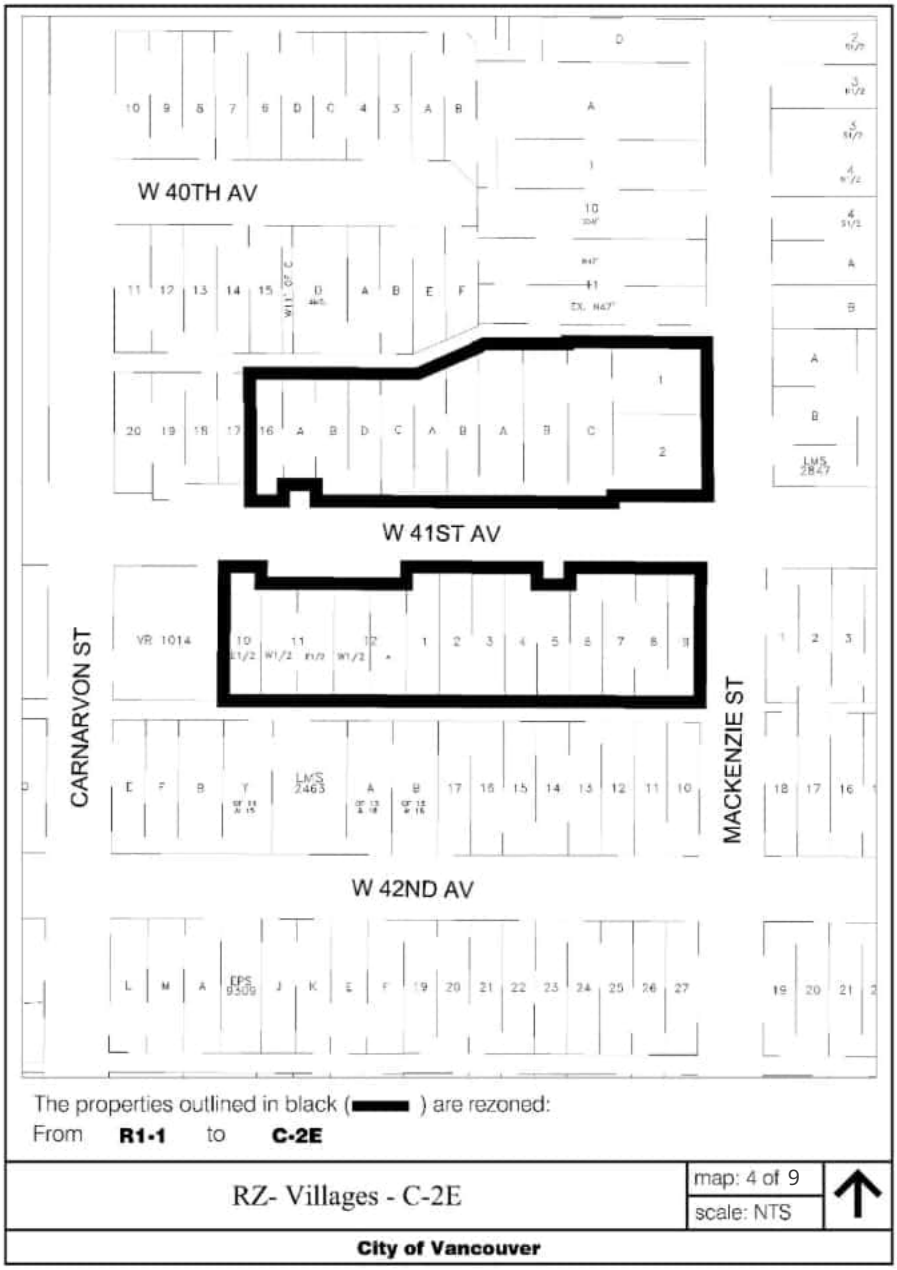

WALES ST
RHODES ST
EARLES ST
E 40TH AV
E 41ST AV
E 42ND
E 40
The properties outlined in black (▬) are rezoned:
From **RT-11** to **C-2D**
RZ- Villages - C-2D
map: 1 of 1
scale: NTS
City of Vancouver

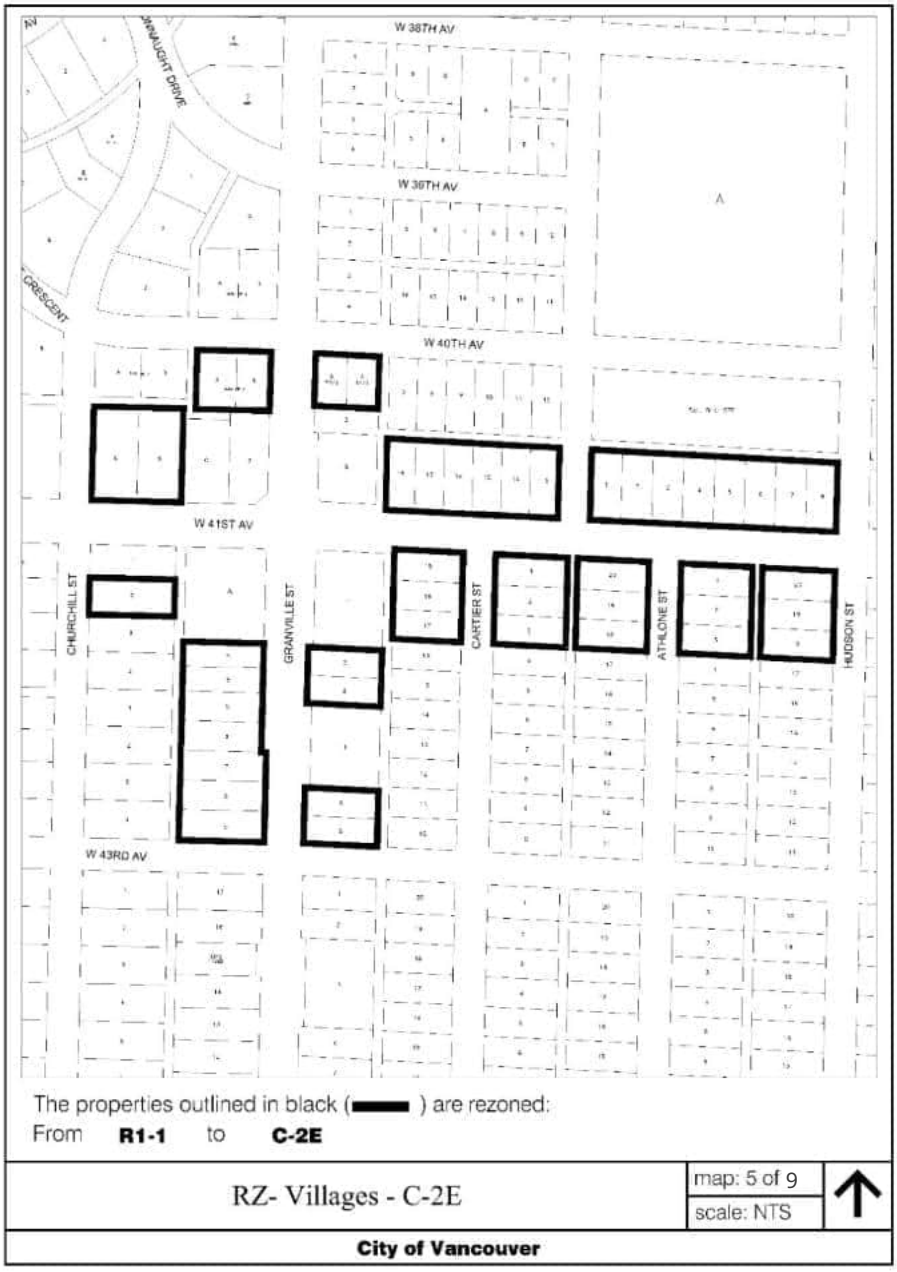
Schedule D

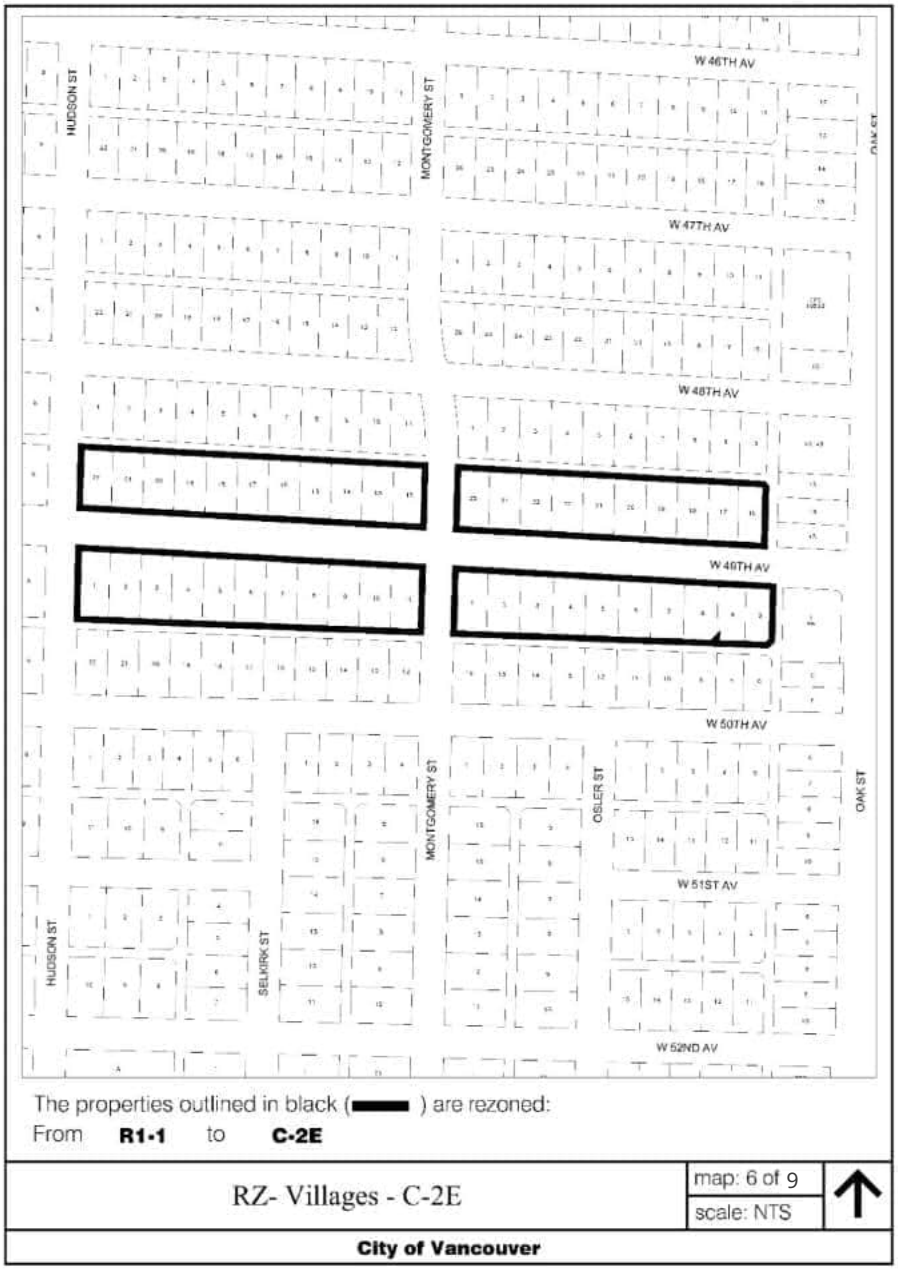

W 14TH AV
TRAFALGAR ST
W 15TH AV
W 16TH AV
W 17TH AV
LARCH ST
W 18TH AV
VALLEY DRIVE
W 19TH AV
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2E
RZ- Villages - C-2E
map: 1 of 9
scale: NTS
City of Vancouver

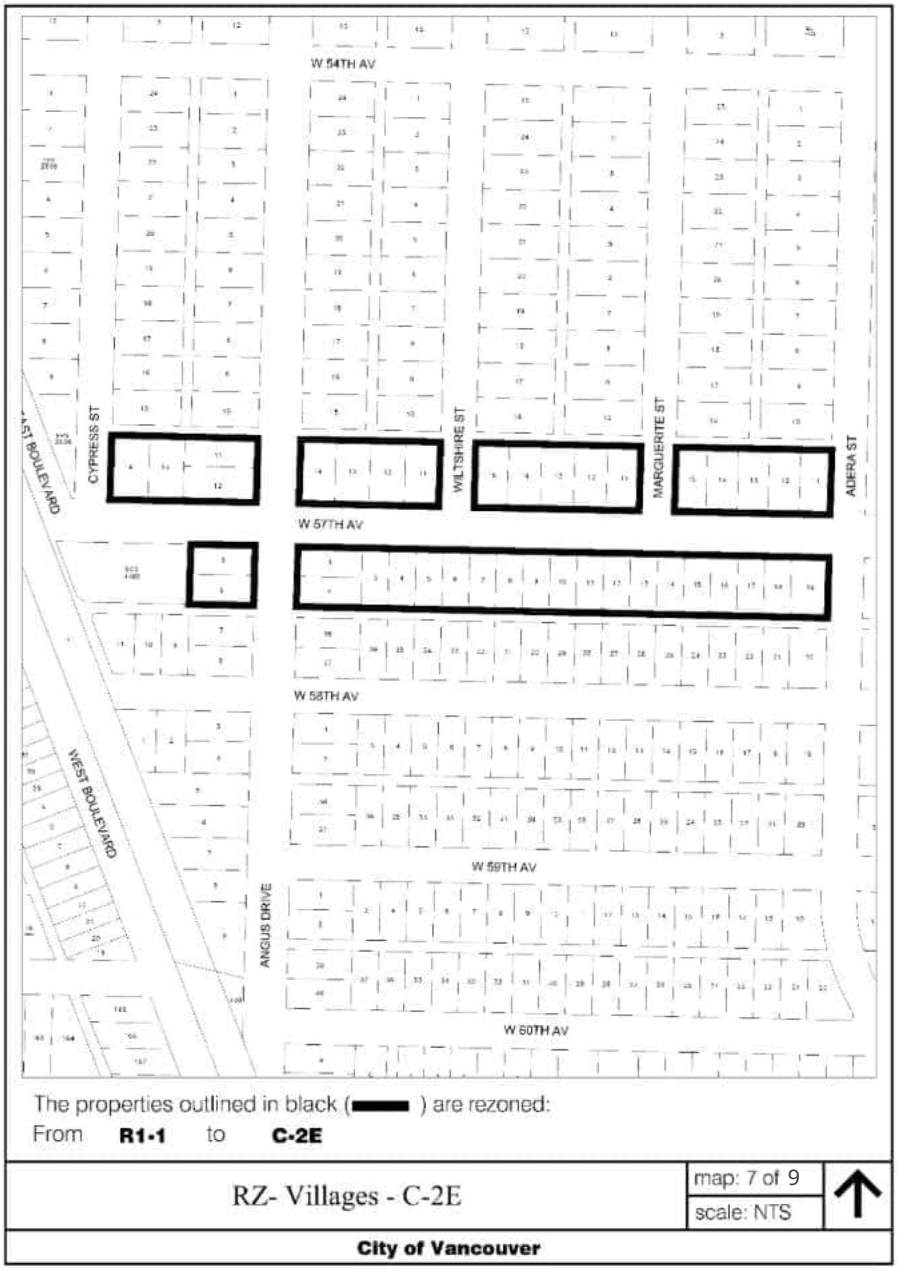

W 23RD AV
W 24TH AV
ALAMEIN AV
MACDONALD ST
TRAFALGAR ST
OLIVER CRESCENT
W KING EDWARD AV
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2E
RZ- Villages - C-2E
map: 2 of 9
scale: NTS
City of Vancouver

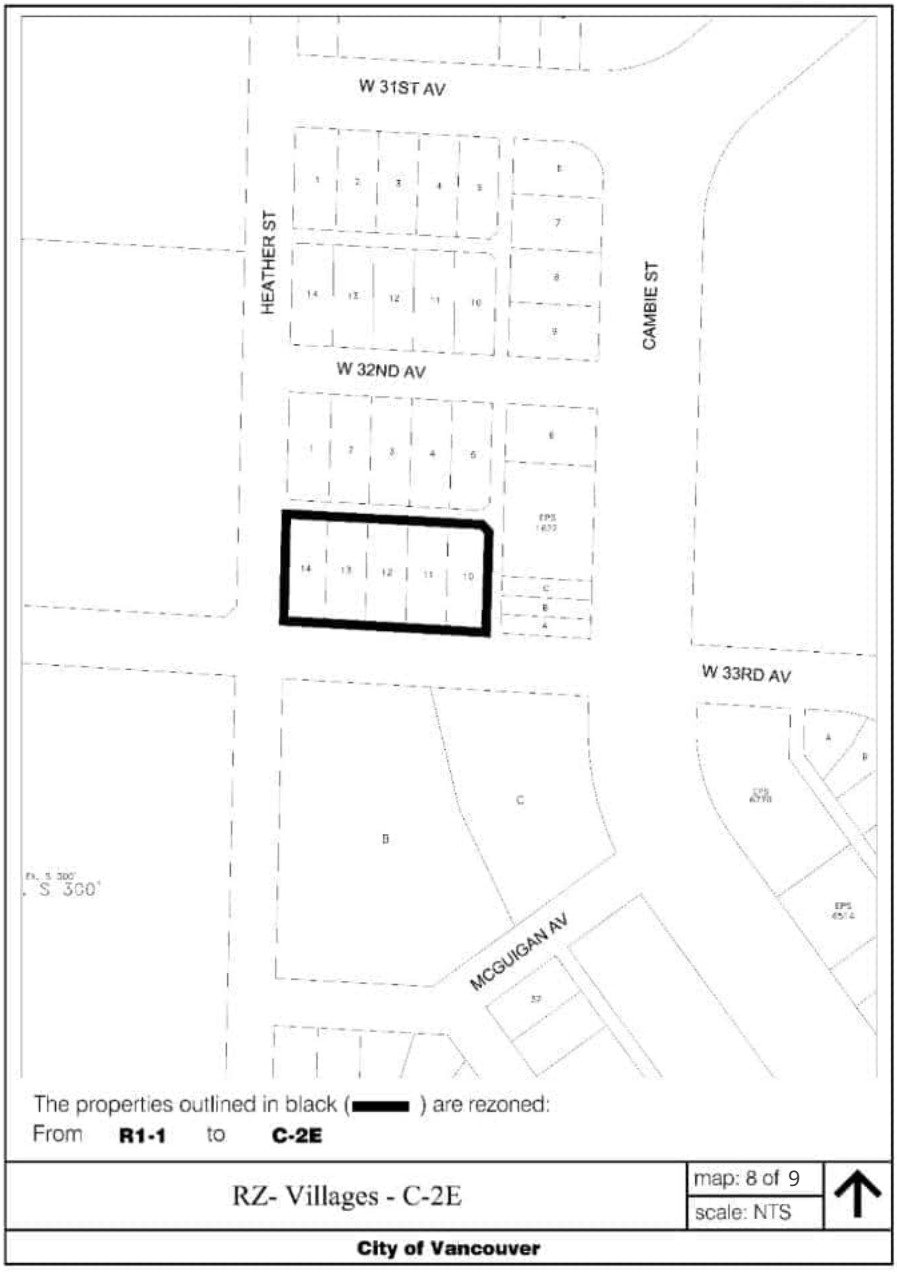

W 31ST AV
W 32ND AV
CARNARVON ST
MACKENZIE ST
MACDONALD ST
W 33RD AV
W 34TH AV
W 35TH AV
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2E
RZ- Villages - C-2E
map: 3 of 9
scale: NTS
City of Vancouver

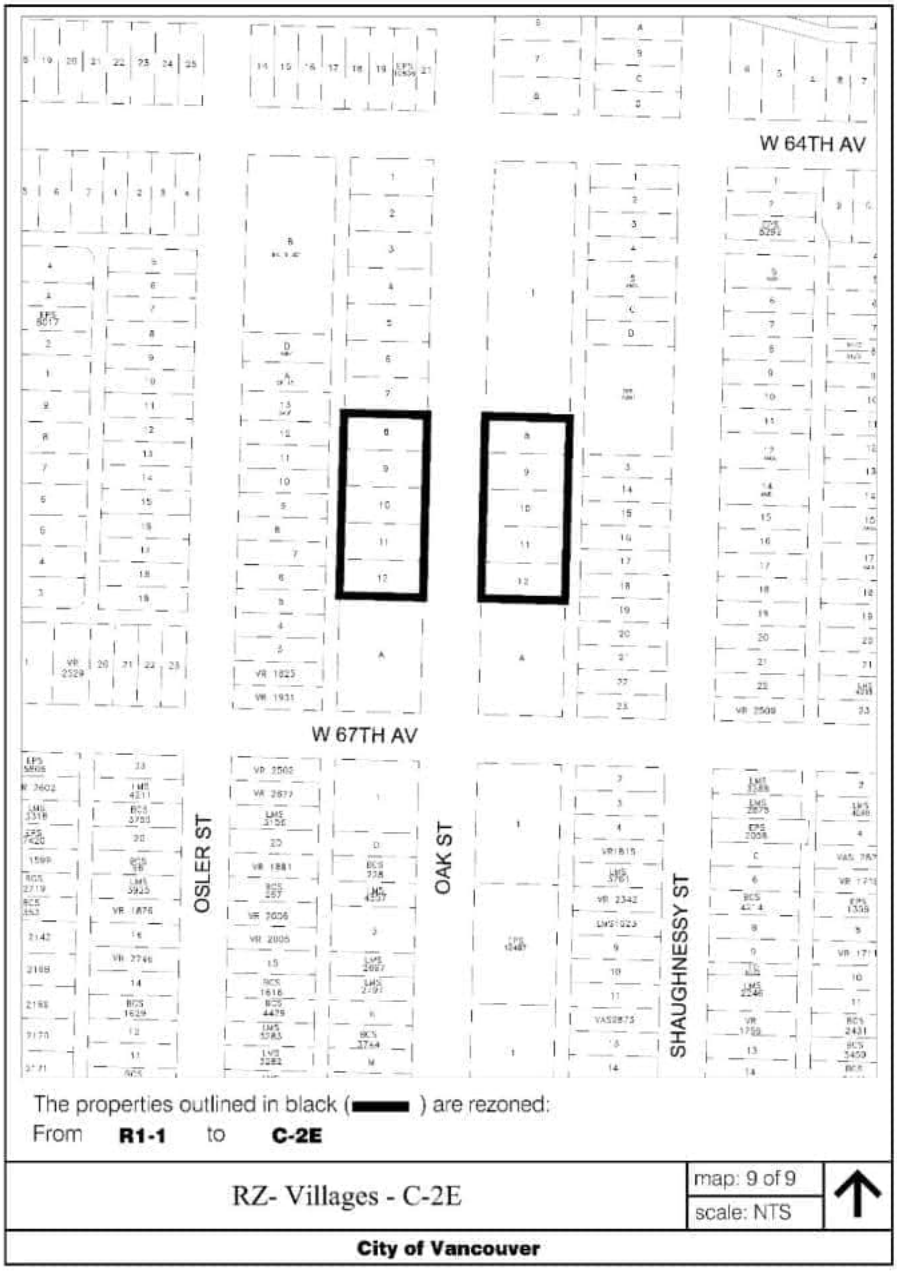

W 40TH AV
W 41ST AV
W 42ND AV
CARNARVON ST
MACKENZIE ST
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2E
RZ- Villages - C-2E
map: 4 of 9
scale: NTS
City of Vancouver

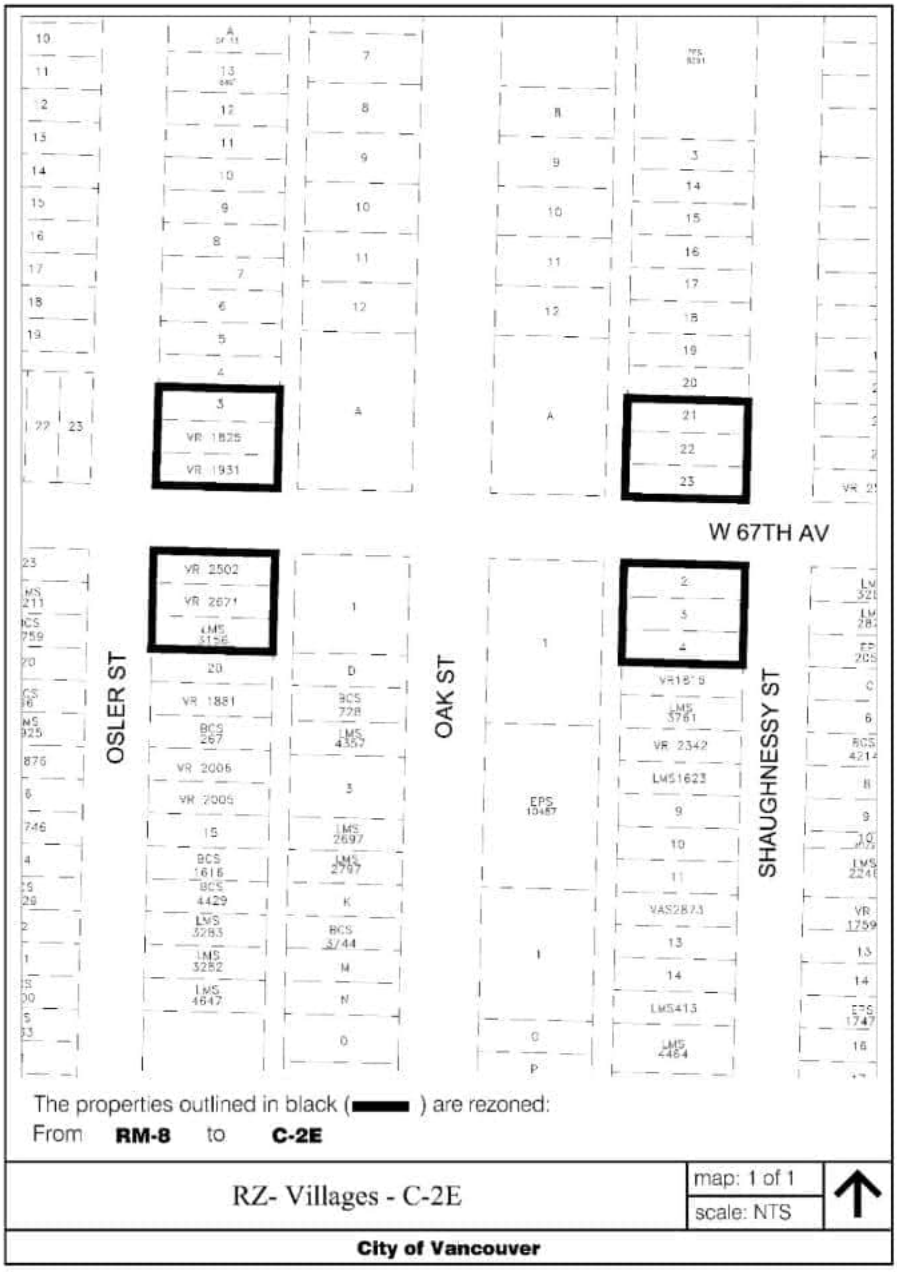

W 38TH AV
W 36TH AV
W 40TH AV
W 41ST AV
W 43RD AV
CHURCHILL ST
GRANVILLE ST
CARTER ST
ATHLONE ST
HUDSON ST
The properties outlined in black (▬) are rezoned:
From R1-1 to C-2E
RZ- Villages - C-2E
map: 5 of 9
scale: NTS
City of Vancouver


W 46TH AV
HUDSON ST
MONTGOMERY ST
W 47TH AV
W 48TH AV
W 49TH AV
W 50TH AV
OBLER ST
OAK ST
W 51ST AV
SELKIRK ST
W 52ND AV
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2E
RZ- Villages - C-2E
map: 6 of 9
scale: NTS
City of Vancouver

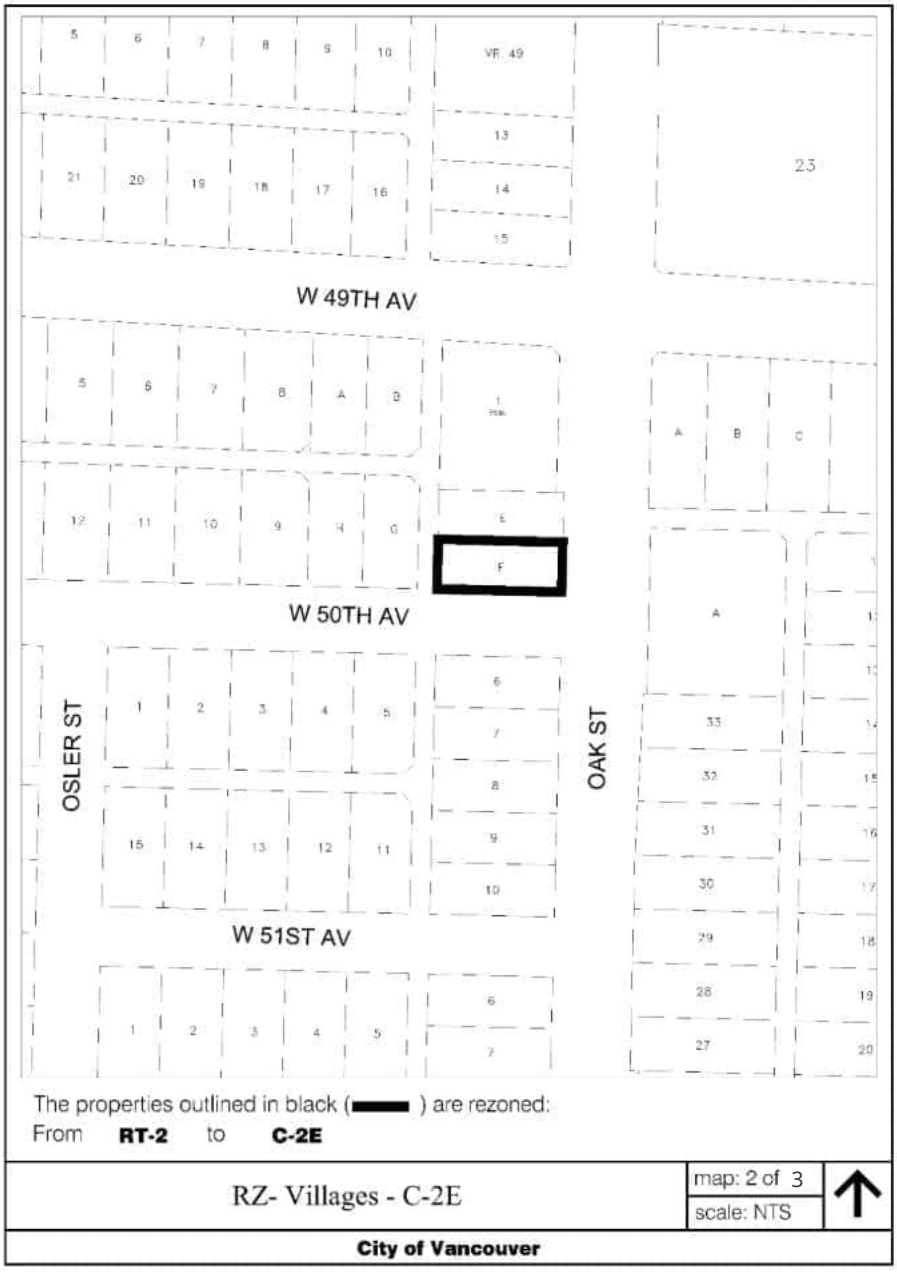

W 54TH AV
CYPRESS ST
WILTSHIRE ST
MARGUERITE ST
ALDERA ST
W 57TH AV
W 58TH AV
WEST BOULEVARD
ANGUS DRIVE
W 59TH AV
W 60TH AV
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2E
RZ- Villages - C-2E
map: 7 of 9
scale: NTS
City of Vancouver

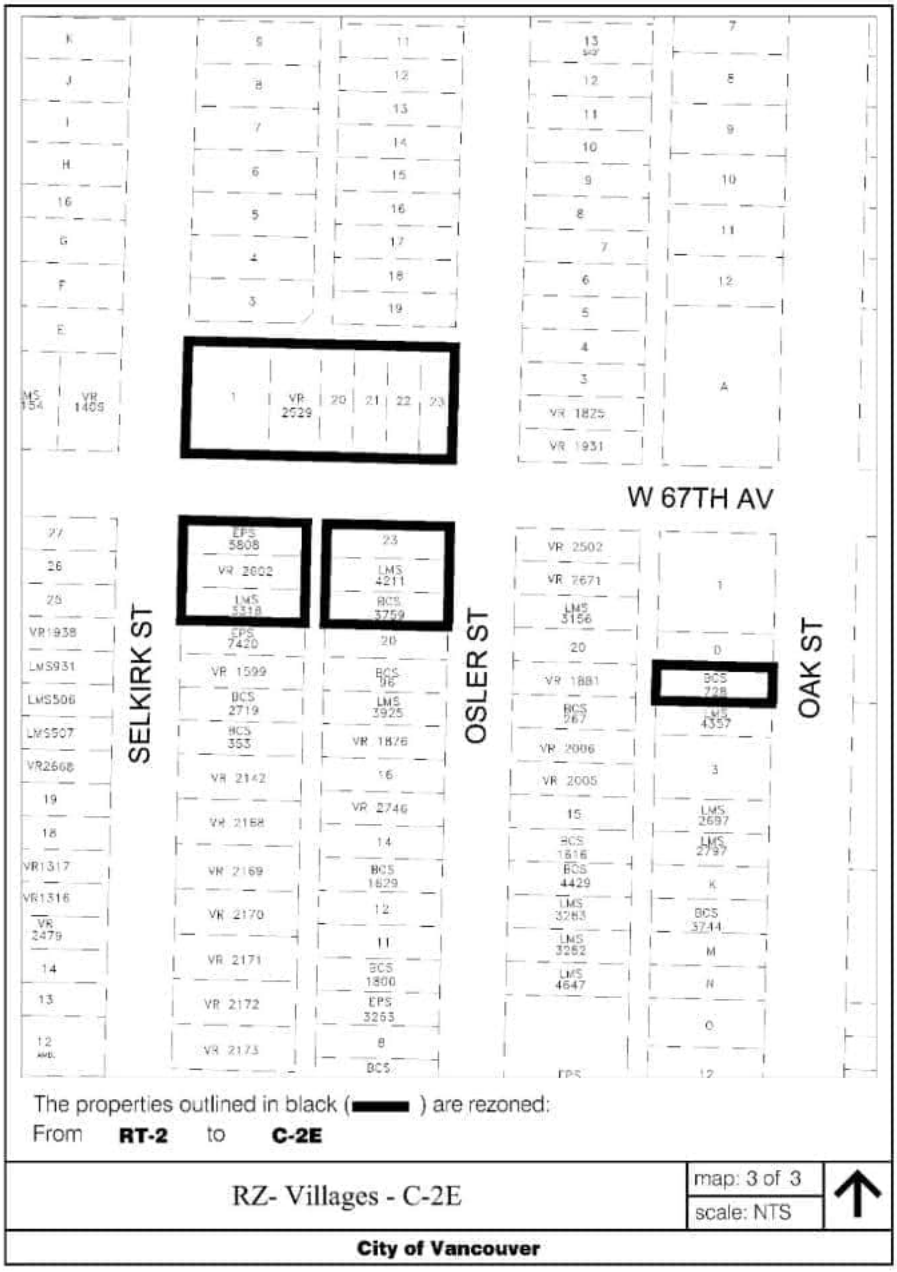

W 31ST AV
HEATHER ST
CAMBIE ST
W 32ND AV
W 33RD AV
MCGUIGAN AV
S 300'
The properties outlined in black ( ) are rezoned:
From R1-1 to C-2E
RZ- Villages - C-2E
map: 8 of 9
scale: NTS
City of Vancouver


W 64TH AV
W 67TH AV
OSLER ST
OAK ST
SHAUGHNESSY ST
The properties outlined in black (▬) are rezoned:
From R1-1 to C-2E
RZ- Villages - C-2E
map: 9 of 9
scale: NTS
City of Vancouver


W 67TH AV
OSLER ST
OAK ST
SHAUGHNESSY ST
The properties outlined in black (▬) are rezoned:
From **RM-8** to **C-2E**
RZ- Villages - C-2E
map: 1 of 1
scale: NTS
City of Vancouver


STEPHENS ST
W 15TH AV
MACDONALD ST
TRAFALGAR ST
W 16TH AV
BONSAI ST
W 17TH AV
W 18TH AV
The properties outlined in black ( ) are rezoned:
From RT-2 to C-2E
RZ- Villages - C-2E
map: 1 of 3
scale: NTS
City of Vancouver


W 49TH AV
W 50TH AV
W 51ST AV
OSLER ST
OAK ST
VR 49
23
The properties outlined in black ( ) are rezoned:
From RT-2 to C-2E
RZ- Villages - C-2E
map: 2 of 3
scale: NTS
City of Vancouver


W 67TH AV
SELKIRK ST
OSLER ST
OAK ST
The properties outlined in black (▬) are rezoned:
From RT-2 to C-2E
RZ- Villages - C-2E
map: 3 of 3
scale: NTS
City of Vancouver

******

APPENDIX D

DRAFT By-law to amend Sign By-law No.11879 regarding the Villages Planning Program

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of Sign By-law No. 11879.

2. In Table 1 in section 7.1, Council:

   (a) strikes out “RM-12,”;

   (b) adds “C-2D, C-2E,” after “C-2C1,”; and

   (c) adds “R3-4,” after “R3-3,”.

3. In Table 9.1, Table 9.2 and Table 9.3, Council:

   (a) adds “C-2D, C-2E,” after “C-2C1,”; and

   (b) adds “R3-4,” after “R3-3,”.

4. In section 9.21(a), Council adds “C-2D, C-2E,” after “C-2A,”.

5. In section 9.22(a), Council strikes out “C2-B, C-2C,” and substitutes “C-2B, C-2C, C-2D, C-2E”.

6. This by-law is to come into force and take effect on [force and effect date], except that sections 2 through 5, do not come into force or take effect and the Sign By-law existing on [day before the force and effect date] remains in force and effect with regard to any complete development permit applications accepted on or before [force and effect date] for any development that was subject to a rezoning as a result of the Zoning and Development By-law amendments enacted by “A By-law to amend Zoning and Development By-law No. 3575 regarding Villages Planning Program”.

******

APPENDIX E

DRAFT By-law to amend Noise Control By-law No. 6555 regarding Villages Planning Program

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of Noise Control By-law No. 6555.

2. In Schedule B, Council adds “C-2D”, “C-2E” and “R3-4” to the list of districts in the correct alphanumerical order.

3. This by-law is to come into force and take effect on October 27, 2026.

*****

APPENDIX F

DRAFT By-law to amend Subdivision By-law No. 5208 regarding Villages Planning Program

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

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

2. In Schedule A, Table 1, Council:

(a) strikes out the line for RM-12 in its entirety;

(b) adds the following line under the line for R3-3:

"

R3-4	Residential	50’	[	15.240 m]	6000 sq. ft.	[	557.418 m²]

".

and

(c) adds the following lines under the line for C-2C1:

"

C-2D	Commercial	40’	[	12.192 m]	4800 sq. ft.	[	445.935 m²]
C-2E	Commercial	40’	[	12.192 m]	4800 sq. ft.	[	445.935 m²]

".

3. In Schedule A, Table 2, Council:

(a) strikes out the line for RM-12 in its entirety;

(b) adds the following line under the line for R3-3:

"

R3-4	Residential	30’	[	9.144 m]	3000 sq. ft.	[	278.709 m²]

".

and

(c) adds the following lines under the line for C-2C1:

"

C-2D	Commercial	25’	[	7.620 m]	3000 sq. ft.	[	278.709 m²]
C-2E	Commercial	25’	[	7.620 m]	3000 sq. ft.	[	278.709 m²]

”.

4. Council amends Schedule A of the Subdivision By-law by deleting the properties shown within the heavy black outlines on Schedule A, attached to this by-law, from the R1-1 maps forming part of Schedule A of the Subdivision By-law.

5. This by-law is to come into force and take effect on [force and effect date], except that sections 2 through 4 do not come into force or take effect and the Subdivision By-law existing on [day before the force and effect date] remains in force and effect with regard to any complete development permit applications accepted on or before [force and effect date] for any development that was subject to a rezoning as a result of the Zoning and Development By-law amendments enacted by “A By-law to amend Zoning and Development By-law No. 3575 regarding Villages Planning Program”.

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

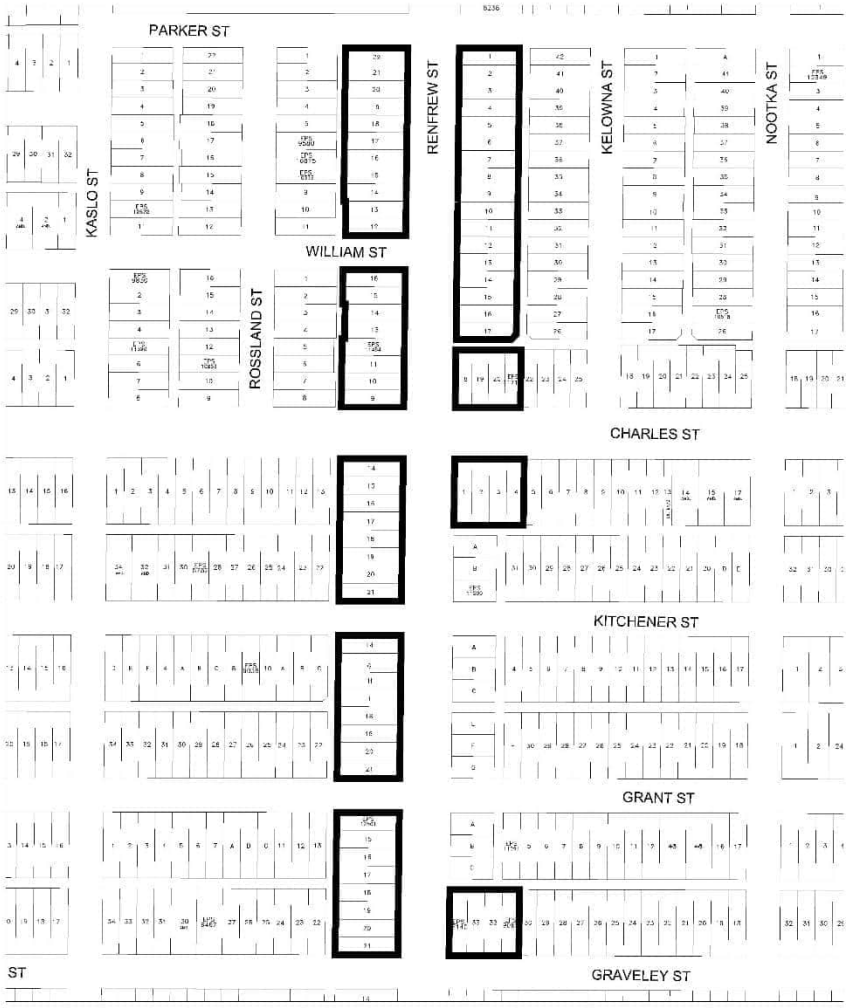
Rupert - Renfrew

map: 1 of 5
scale: NTS

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Rupert - Renfrew	map: 2 of 5 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



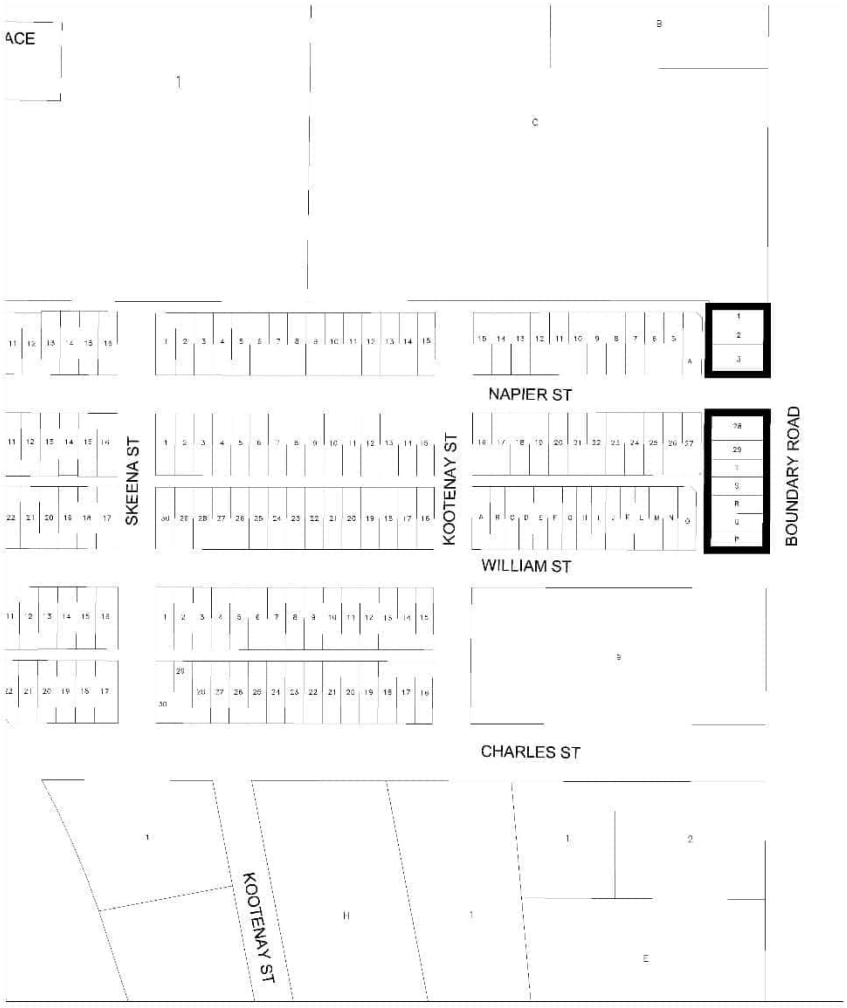
The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Rupert - Renfrew	map: 3 of 5 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Rupert - Renfrew	map: 4 of 5 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Rupert - Renfrew	map: 5 of 5 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



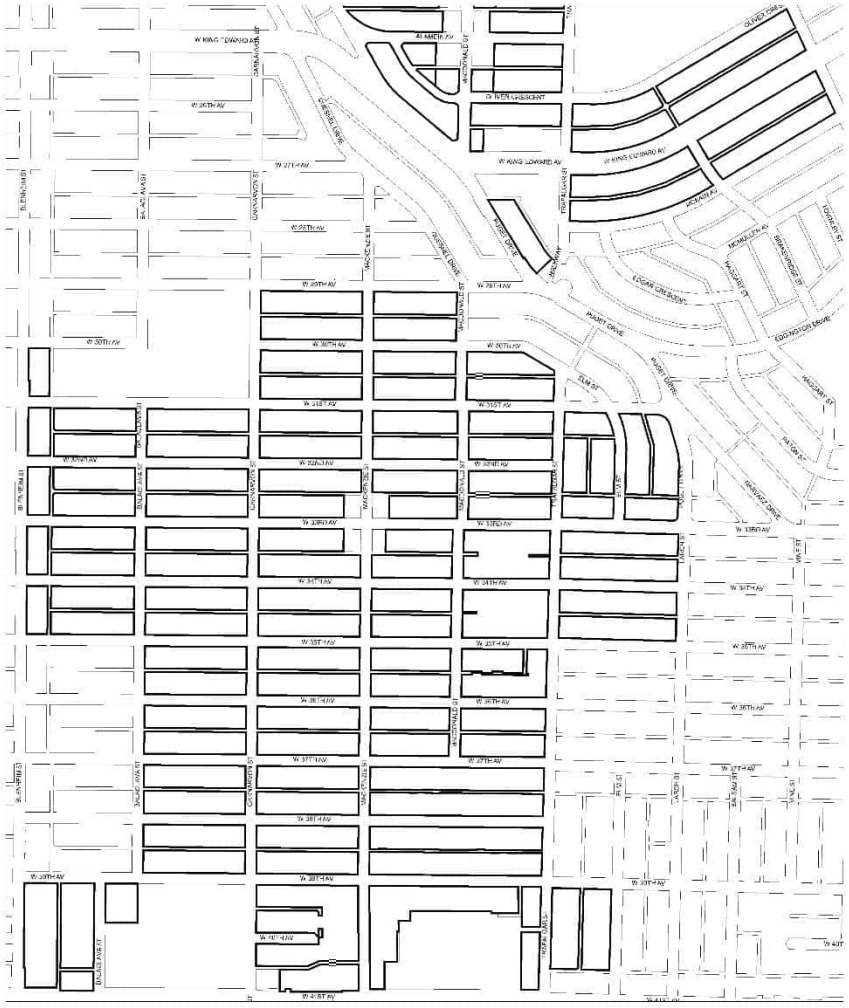
The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 1 of 16 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



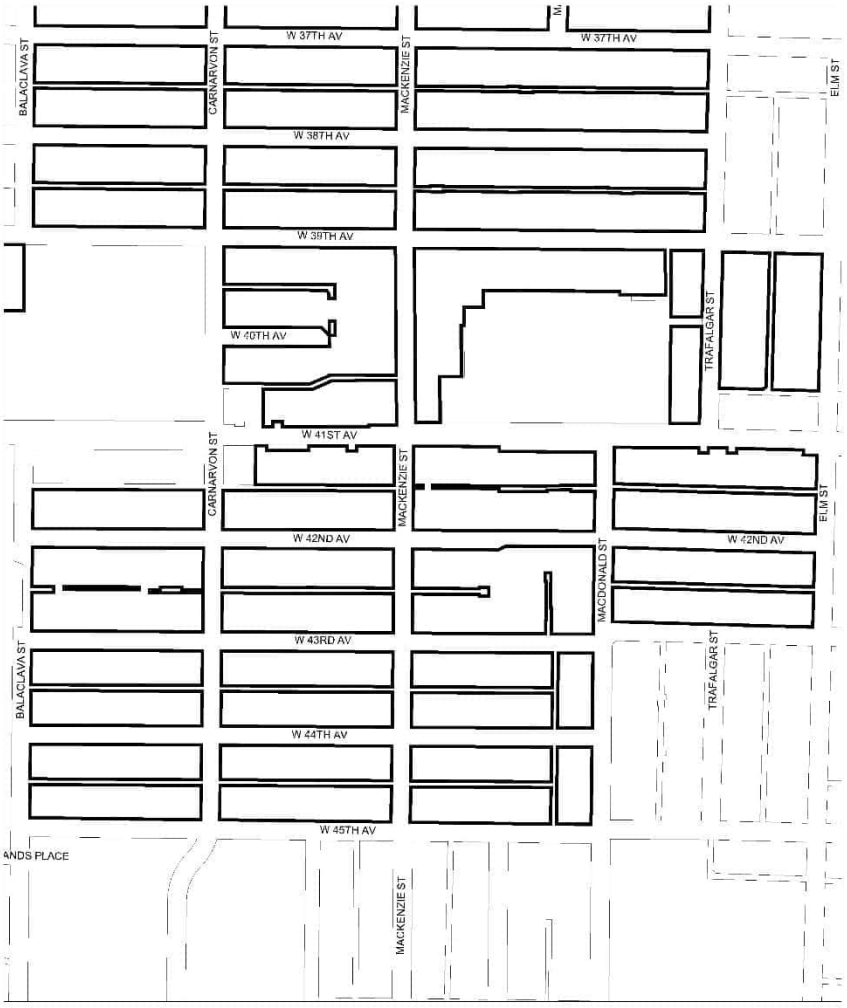
The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 2 of 16 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



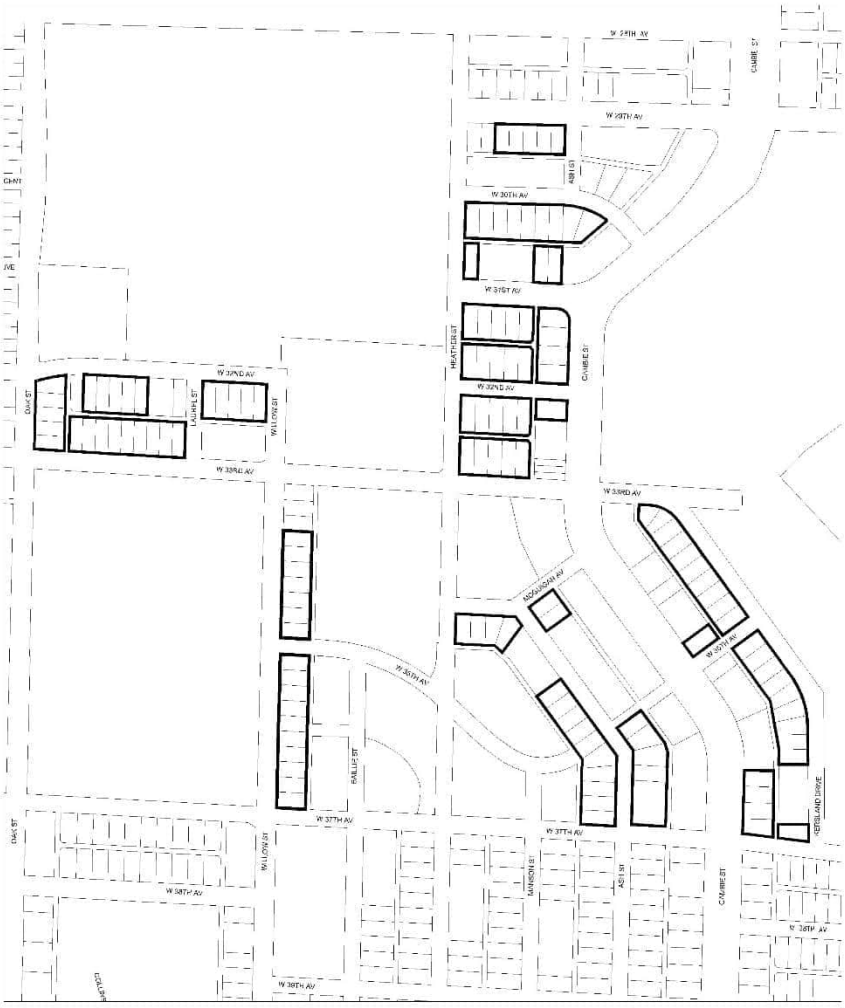
The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 3 of 16 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 4 of 16 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



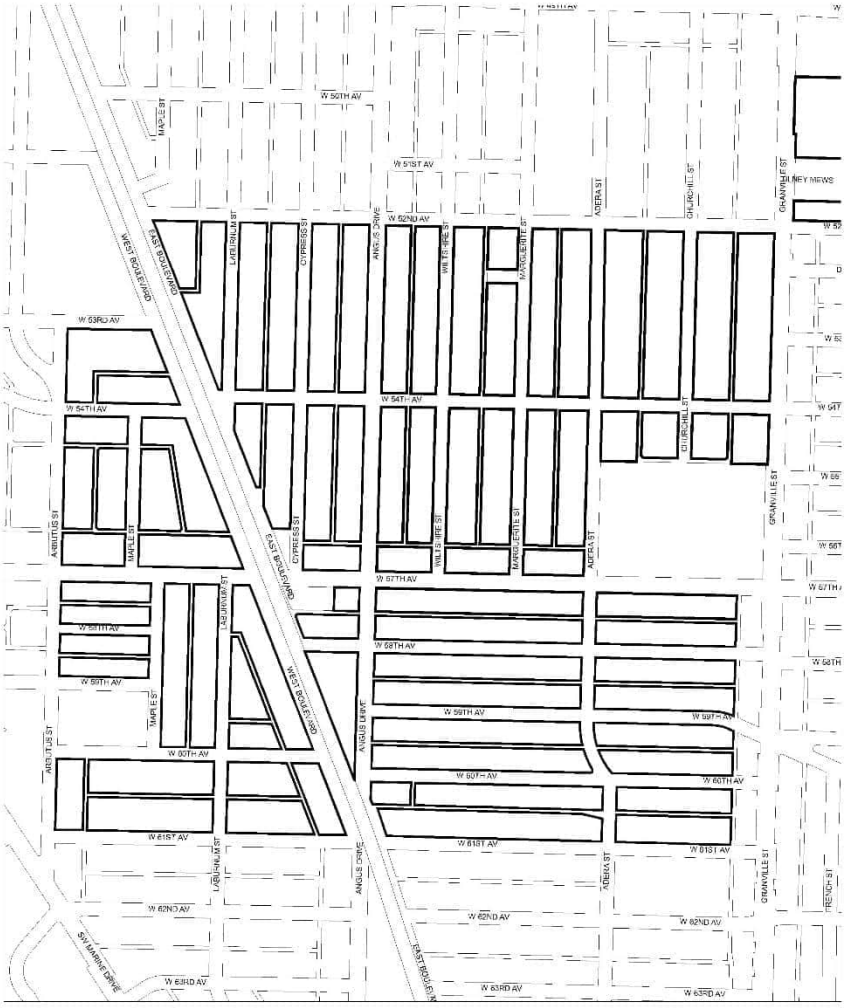
The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 5 of 16 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 6 of 16 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



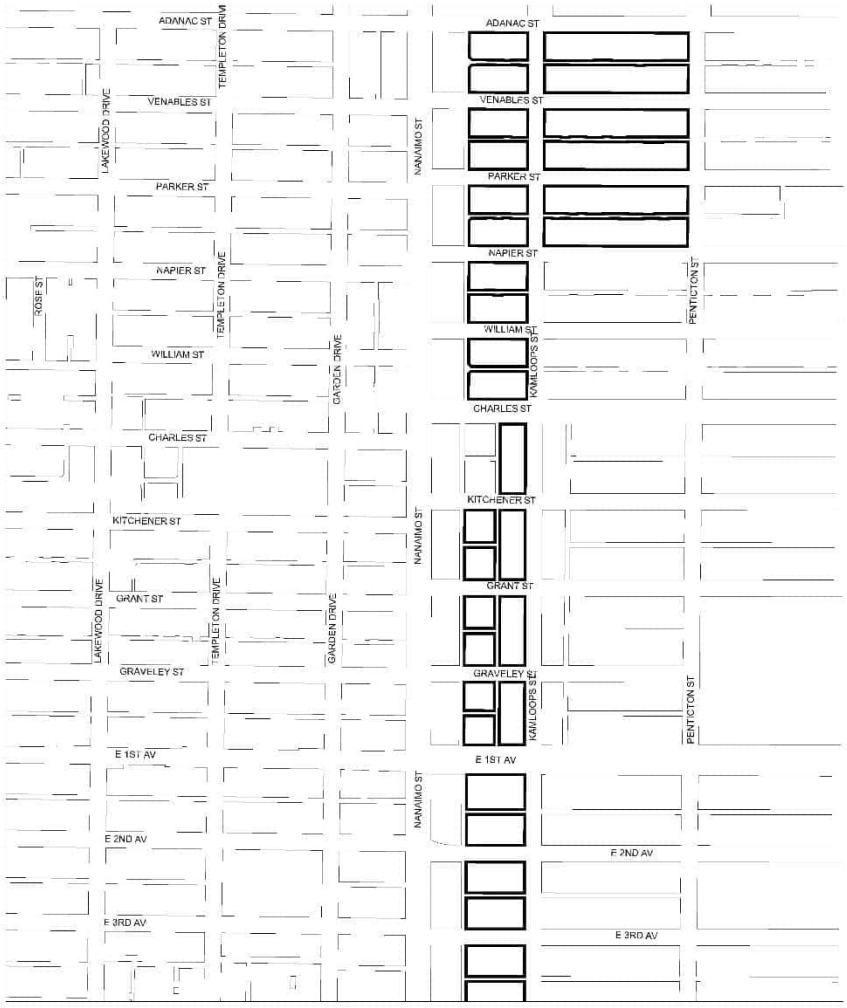
The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 7 of 16 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



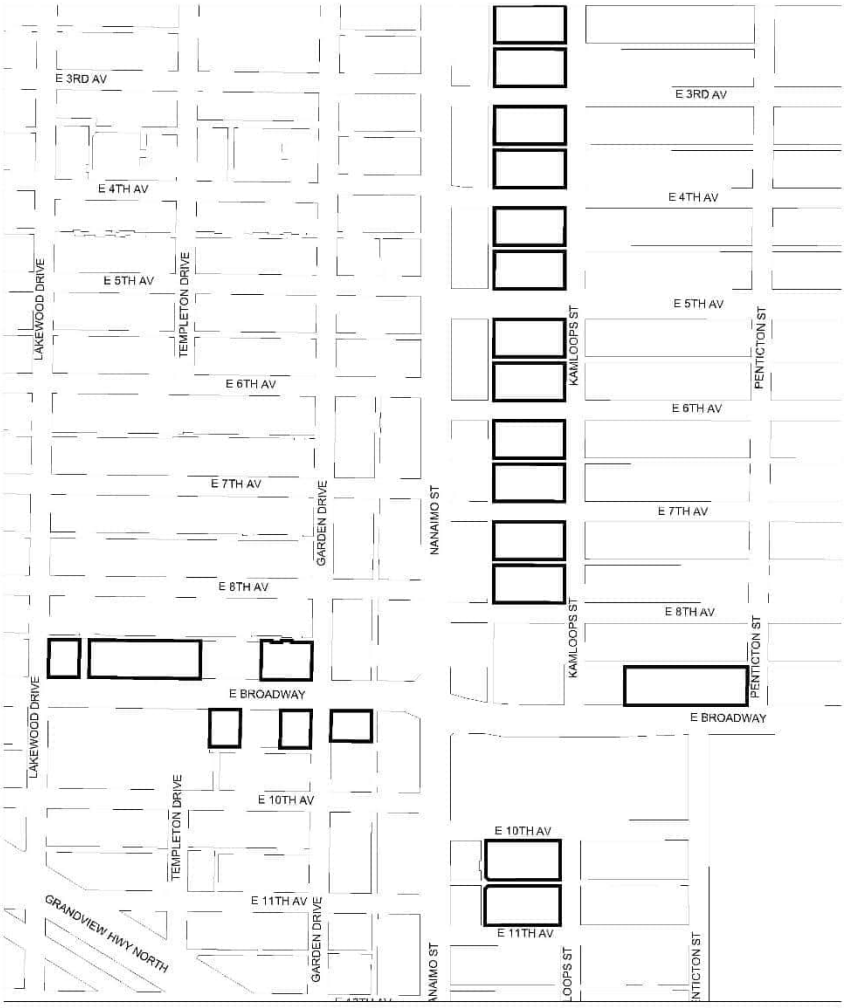
The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages | map: 8 of 16 | scale: NTS | ↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



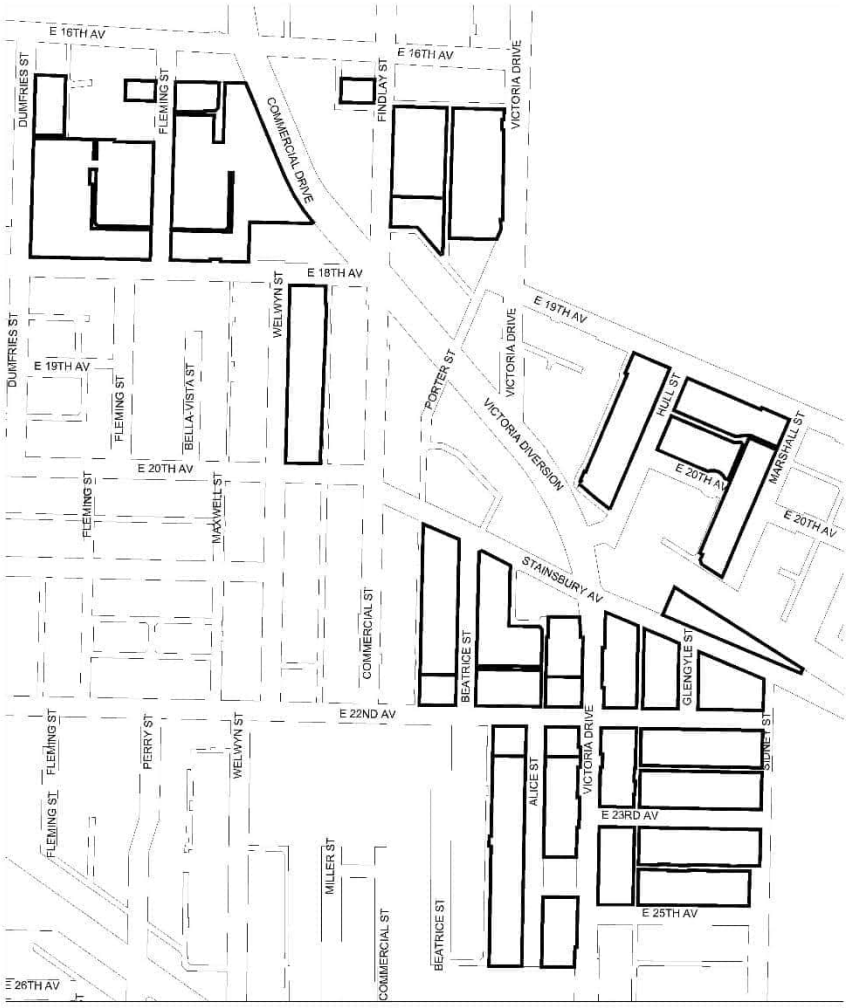
The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 9 of 16 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



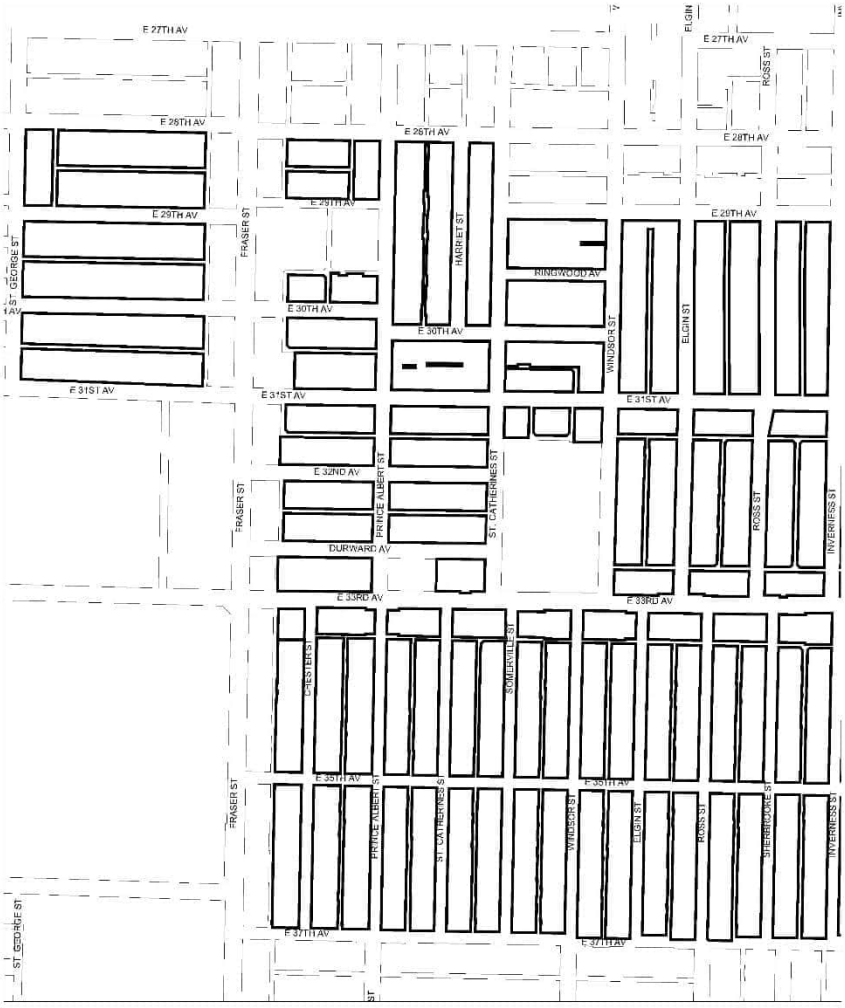
The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 10 of 16 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



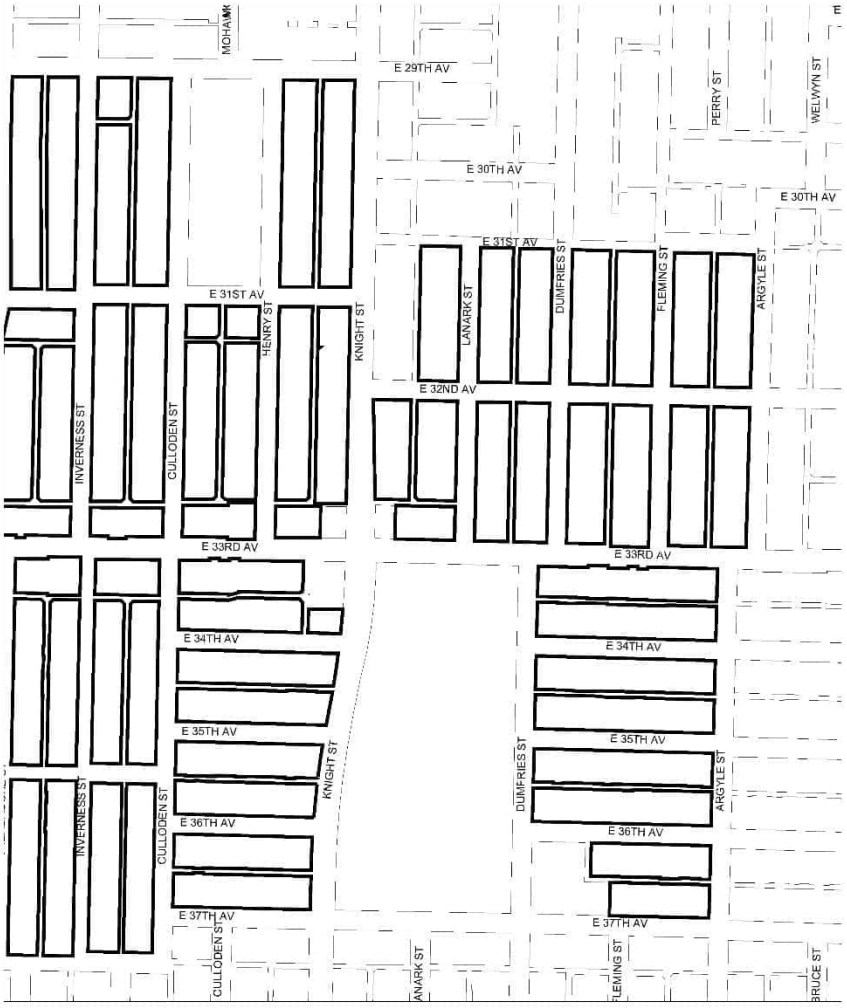
The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 11 of 16 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



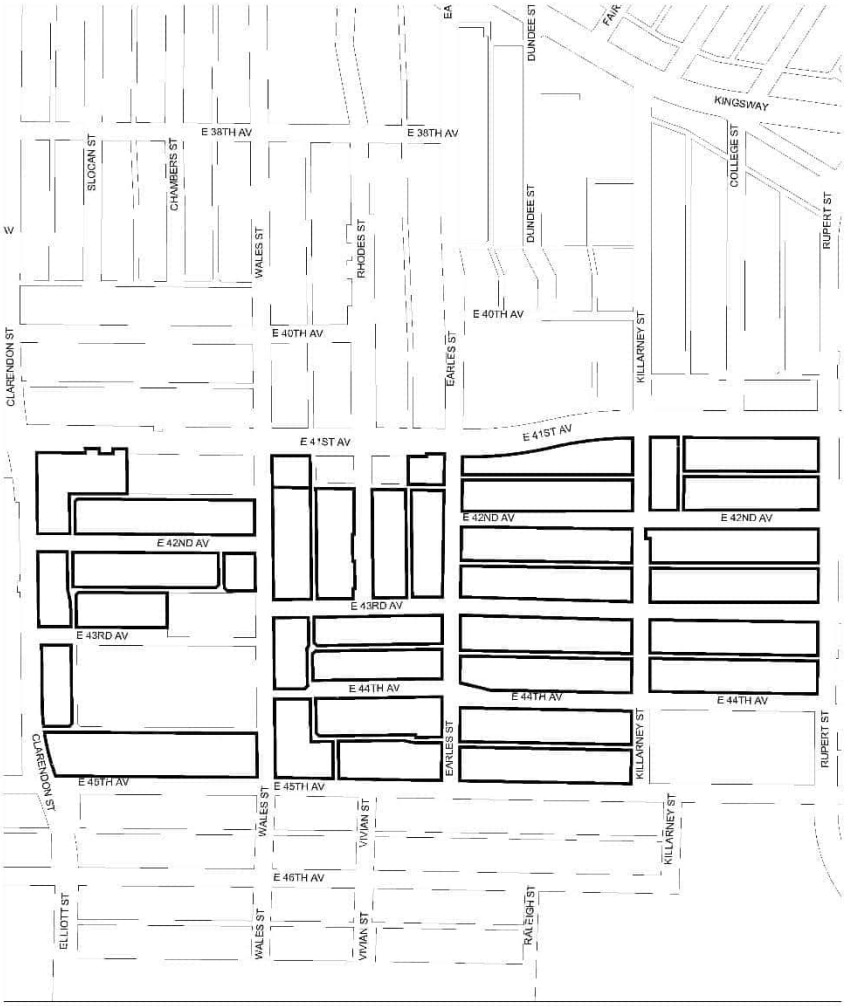
The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 12 of 16 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 13 of 16 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 14 of 16 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



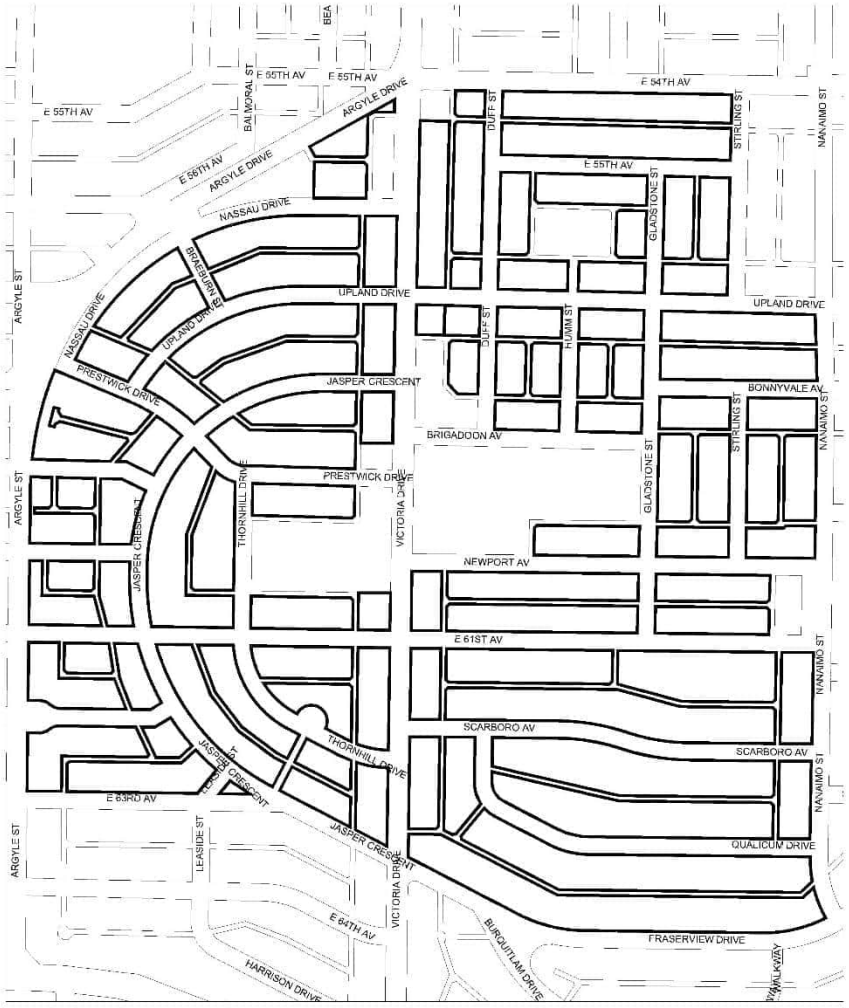
The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 15 of 16 scale: NTS	↑

City of Vancouver

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law



The properties outlined in black (▬) are deleted from the R1-1 maps forming part of Schedule A of the Subdivision By-law

Villages	map: 16 of 16 scale: NTS	↑

City of Vancouver

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APPENDIX G

DRAFT By-law to amend Parking By-law No. 6059 regarding Villages Planning Program

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of Parking By-law No. 6059.

2. In section 4.2.1, Council strikes out “RM-9A, RM-11, and RM-12” and substitutes “RM-9A and RM-11”.

3. In sections 4.5, 4.5.8, 4.5.10 and 4.5.11, Council adds “C-2D, C-2E,” after “C-2C1,”.

4. In section 5.2, Council adds “C-2D, C-2E,” after “C-2A,”.

5. This by-law is to come into force and take effect on [force and effect date], except that sections 2 through 4 do not come into force or take effect and the Parking By-law existing on [day before the force and effect date] remains in force and effect with regard to any complete development permit applications accepted on or before [force and effect date] or any development that was subject to a rezoning as a result of the Zoning and Development By-law amendments enacted by “A By-law to amend Zoning and Development By-law No. 3575 regarding Villages Planning Program”.

APPENDIX H

Summary of Proposed Amendments to Community Plans

Amendments will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. Table 1: Summary of Proposed Amendments to Norquay Village Neighbourhood Centre Plan

Proposed amendments are described in italicized text, shown in red if the amendments are an addition and are shown in red with a strikethrough if the amendments are a deletion.

Section #	Page #	Amendment	Rationale
3.3 New Residential Zones	29	*Amend* Figure 2: New Residential Zone Designations: *1. Remove all colour fill from the area which is overlapping with the Wales St and E 41st Ave Village.* *2. Add a new delineation for this same area:* *- Apply a solid grey outline around the entire area.* *- Apply a transparent grey fill inside the outlined area.* *- Add the label "Villages Plan Area" centred within the filled area.* *3. Add text below image:* The Villages Plan was approved in 2026 and overlaps with parts of the Norquay Neighbourhood Centre Plan. Refer to the Villages Plan for policies and development opportunities that apply to the overlap areas.	The Villages Plan proposes adding more development opportunities than those currently identified in the Norquay Plan for the area overlapping with the Wales St and E 41st Ave Village. To prevent duplication between the two plans, all policies and development opportunities for parcels within the Villages boundaries will be consolidated into the Villages Plan. A text amendment is also proposed to reflect this.
Appendix A: Supported Transportation Improvements	75	~~• New sidewalk on the north and south side of East 40th Avenue (Earles Street to Killarney Street)~~ ~~• Boulevard tree planting on Clarendon Street, East 33rd Avenue to East 41st Avenue~~ ~~• New pedestrian link from Earles Street to Dundee Street, extending East 38th Avenue~~	All policies, including transportation improvements, for parcels within the boundaries for the Wales St and E 41st Ave Village will be consolidated into the Villages Plan. These references are to be removed from the Norquay Plan to avoid duplication.

		~~• New pedestrian link from Earles Street to Rhodes Street, approximately mid-block (East 38th Avenue to East 41st Avenue)~~	

2. Table 2: Summary of Proposed Amendments to Norquay Village Public Realm Plan

Proposed amendments are described in italicized text, shown in red if the amendments are an addition and are shown in red with a strikethrough if the amendments are a deletion.

Section #	Page #	Amendment	Rationale
1.0 Introduction	5	*Amend* Map 1: Norquay Village Public Realm Plan: *1. Remove 'park improvements' symbol from Earles Park* *2. Remove all 'new sidewalk/ramps (both side of the street)' and 'new sidewalk/ramps (one side of the street) line work from the area which is overlapping with the Wales St and E 41st Ave Village.*	All policies, including public open space including park improvements and transportation improvements for parcels within the boundaries for the Wales St and E 41st Ave Village will be consolidated into the Villages Plan. These references in the map are to be removed to avoid duplication.

3. Table 3: Summary of Proposed Amendments to Norquay Village Public Benefits Strategy

Proposed amendments are described in italicized text, shown in red if the amendments are an addition and are shown in red with a strikethrough if the amendments are a deletion.

Section #	Page #	Amendment	Rationale
A. The Norquay Village Neighbourhood Centre	1	*Amend* Figure 1: New Residential Zone Designations: *1. Remove all colour fill from the area which is overlapping with the Wales St and E 41st Ave Village.* *2. Add a new delineation for this same area:* *- Apply a solid grey outline around the entire area.* *- Apply a transparent grey fill inside the outlined area.* *- Add the label "Villages Plan Area" centred within the filled area.* *3. Add text below image:*	The Villages Plan proposes adding more development opportunities than those currently identified in the Norquay Plan for the area overlapping with the Wales St and E 41st Ave Village. To prevent duplication between the two plans, all policies and development opportunities for parcels within the Villages boundaries will be consolidated into the Villages Plan. A text

Section #	Page #	Amendment	Rationale
		The Villages Plan was approved in 2026 and overlaps with parts of the Norquay Neighbourhood Centre Plan. Refer to the Villages Plan for policies and development opportunities that apply to the overlap areas.	amendment is also proposed to reflect this.
3. Parks, Open Space and Access to Nature	8	*Amend* Figure 4 Parks and Open Spaces *to remove 'potential connection to future Eastside Crosscut Greenway' line work from Norquay Park south to E 41st Ave*	All policies, including public open space and transportation improvements for parcels within the boundaries for the Wales St and E 41st Ave Village will be consolidated into the Villages Plan. This reference in the text is to be removed to avoid duplication.
	9	Locally, the Ravine Way Linear Park would provide a pedestrian connection from Slocan Park/29th Avenue Skytrain Station to Norquay Park (see Figure 4) ~~and potentially connect to the future City Eastside Crosscut Greenway~~.	Same rationale as above.
4. Transportation	14	*Amend* Figure 7 Key Active Transportation Connections: *1. Remove bubble, number '6' and line work south of E 38th Ave from Earles St to Killarney St* *2. Remove item 'East 39th Ave. improvements' from the legend and replace with:* 6. Removed. The content has been migrated to the Villages Plan. Refer to the Villages Plan.	All policies, including transportation connections for parcels within the boundaries for the Wales St and E 41st Ave Village will be consolidated into the Villages Plan. These references in the text and map are to be removed to avoid duplication.
	15	*Amend* Figure 8 Missing Sidewalks *to remove all 'no sidewalk' and 'sidewalk missing on one side' line work from the area which is overlapping with the Wales St and E 41st Ave Village.*	All policies, including street improvements for parcels within the boundaries for the Wales St and E 41st Ave Village will be consolidated into the Villages Plan. This map reference is to be removed to avoid duplication.

4. Table 4: Summary of Proposed Amendments to Grandview-Woodland Community Plan

Proposed amendments are described in italicized text, shown in red if the amendments are an addition and are shown in red with a strikethrough if the amendments are a deletion.

Section #	Page #	Amendment	Rationale
5 Plan Summary	31	~~Nanaimo~~ ~~Close to schools and parks, Nanaimo Street provides a notable opportunity to increase the supply of family-friendly housing. The plan also enhances small, local-servicing retail and service nodes to provide better services closer to home.~~ ~~1. Allow ground-oriented housing, such as rowhouses suitable for families, along much of Nanaimo Street.~~ ~~2. At commercial shopping nodes, allow mixed-use buildings of between 4 and 6 storeys to help bring new life to the local shopping nodes.~~ ~~3. Improve pedestrian comfort in the public realm to activate and unify the street~~	Nanaimo sub-area is proposed to be removed in the Grandview-Woodland Plan. All parcels within the Nanaimo sub-area are proposed to be City-initiated rezoned to allow for more development opportunities than what the Grandview-Woodland Community Plan currently allows. Sub-area to be removed.
	31	*Remove* image of 'Nanaimo Street'	As explained above, Nanaimo sub-area to be removed. Image of Nanaimo Street no longer applicable.
6 Places	35	In this plan, each of these is referred to as a sub-area. Based on community input, geography, existing built form and other factors, ~~seven~~ six distinct sub-areas emerged: Commercial Drive, Hastings, ~~Nanaimo,~~ Cedar Cove, Britannia-Woodland, Grandview, and Commercial-Broadway Station Precinct.	As explained above, Nanaimo sub-area to be removed. Therefore, reference to seven sub-areas to be corrected to six.
	36	*Amend* Figure 6.1: Grandview-Woodland Sub-Areas: *1. Remove all colour fill from the area which is overlapping with the Nanaimo St and E 1st Ave Village and the Nanaimo St and E Broadway Village.* *22. Add a new delineation for this same area:* *- Apply a solid grey outline around the entire area.* *- Apply a transparent grey fill inside the outlined area.* *- Add the label "Villages Plan Area" centred within the filled area.*	The Villages Plan proposes adding more development opportunities than those currently identified in the Grandview-Woodland Plan for the areas overlapping with the Nanaimo St and E 1st Ave Village and the Nanaimo St and E Broadway Village. To prevent duplication between the two plans, all policies and development opportunities for parcels within the Villages boundaries will be consolidated into the

Section #	Page #	Amendment	Rationale
		3. Add text below image: The Villages Plan was approved in 2026 and overlaps with parts of the Norquay Neighbourhood Centre Plan. Refer to the Villages Plan for policies and development opportunities that apply to the overlap areas.	Villages Plan. A text amendment is also proposed to reflect this.
6.5 Grandview	85	*Amend* Figure: Grandview Sub-Area Context *to remove all colour fill from the areas which area overlapping with the Nanaimo St and E 1st Ave Village, the Nanaimo St and E Broadway Village and the parcels currently zoned RM-12 (along E 1st Avenue, east of Semlin Drive).*	The areas that are overlapping with the Nanaimo St and E 1st Ave Village and the Nanaimo St and E Broadway Village have been removed, as all policies and development opportunities for parcels within the Village boundaries have been consolidated into the Villages Plan. This map is to be amended to remove parcels from the area that overlap with the Villages. Parcels currently zoned RM-12 are also to be removed from the map. RM-12 is to be repealed as part of the Villages Planning Program, and these parcels will be included in the city-initiated rezoning to R3-1. The new zone will allow more development opportunities than what is currently permitted under the Grandview-Woodland Plan.
	87	*Amend* Figure 6.32: Grandview Land Use Map and Character Areas *to remove all colour fill, dashed lines and leader lines and their associated text labels from the area which is overlapping with the Nanaimo St and E 1st Ave Village, the Nanaimo St and E Broadway Village and the parcels currently zoned RM-12 (along E 1st Avenue, east of Semlin Drive).*	Same rationale as above.
6.5.1 Residential Core	88	*Amend* Figure 6.33: Grandview Residential Core Land Use *to remove all colour fill and dashed lines from the area which is overlapping with the Nanaimo St and E 1st Ave Village, the Nanaimo St and E Broadway Village and the parcels currently zoned RM-12 (along E 1st Avenue, east of Semlin Drive).*	Same rationale as above.

Section #	Page #	Amendment	Rationale
6.5.2 East 1st Avenue	90	East 1st Avenue, between Commercial Drive and ~~Nanaimo Street~~ Semlin Drive, is a busy arterial street that can be expected to have high volumes of vehicular traffic for the foreseeable future. New housing typologies will be introduced to provide ownership and secondary rental opportunities. Public realm improvements will help mitigate the impacts of the busy street. East of Commercial Drive to Semlin Drive, policies allow for low-rise apartments. ~~while in the area between Semlin Drive to Nanaimo Street, courtyard rowhouses are envisioned.~~	The areas that are overlapping with the Nanaimo St and E 1st Ave Village and the Nanaimo St and E Broadway Village have been removed, as all policies and development opportunities for parcels within the Village boundaries have been consolidated into the Villages Plan. To avoid duplication, this map is to be amended to remove parcels from the area that overlap with the Villages. The proposed text amendment is to remove references to future development form within the areas within the Village boundaries and will also correct the sub-area boundaries following the removal of the Village parcels.
	90	*Amend* Figure 6.34: Grandview East 1st Ave Land Use *to remove all colour fill, dashed lines and cross-section markers from the area which is overlapping with the Nanaimo St and E 1st Ave Village, the Nanaimo St and E Broadway Village and the parcels currently zoned RM-12 (along E 1st Avenue, east of Semlin Drive).*	The areas that are overlapping with the Nanaimo St and E 1st Ave Village and the Nanaimo St and E Broadway Village are to be removed, as all policies and development opportunities for parcels within the Village boundaries have been consolidated into the Villages Plan. To avoid duplication, the map will be amended to remove parcels from the Grandview-Woodland Plan. Parcels currently zoned RM-12 are also to be removed from the map. RM-12 is to be repealed as part of the Villages Planning Program, and these parcels will be included in the city-initiated rezoning to R3-1. The new zone will allow more development opportunities

Section #	Page #	Amendment	Rationale
			than what is currently permitted under the Grandview-Woodland Plan.
	91	~~East 1st Avenue, between Semlin Drive and Nanaimo Street~~ ~~● In specified locations (see Figure 6.34), consider applications for ground-oriented stacked townhouses or rowhouses (residential), including courtyard stacked townhouses and rowhouses, with the opportunity for secondary suites and lock-off units, as set out in the RM-12N District Schedule. As part of this:~~ ~~○ Ensure applications account for RM-12N Guidelines.~~ ~~● Provide public realm improvements that could include increased sidewalk width, street trees and amenities such as seating, bike racks.~~	All policies and development opportunities for parcels within the Nanaimo St and E 1st Ave Village and the Nanaimo St and E Broadway Village boundaries have been consolidated into the Villages Plan. Parcels zoned RM-12 will also be rezoned as part of the Villages program, including those parcels along E 1st Ave between Lakewood Dr and Semlin Dr. As the portion of E 1st Ave between Semlin Drive and Nanaimo Street that this policy refers to is fully covered with Villages, these policies can be removed.
	91	*Amend text below* Figure 6.35: 4-Storey 'T' Typology on a 4-Lot Assembly: As part of City-initiated implementation work, some measurements on this diagram may have changed. Please refer to the ~~RM-12N~~ RM-11 District Schedule for current regulations.	Diagram is incorrectly referencing RM-12. A 'T' Typology is permitted under RM-11, not RM-12. Diagram text to be updated to reflect this.
	92	*Amend text below* Figure 6.36: Grandview East 1st Avenue Typical Section (4-Storey Apartment Segment): As part of City-initiated implementation work, some measurements on this diagram may have changed. Please refer to the *~~RM-12N~~ RM-11 District Schedule for current regulations.*	Same rationale as above.
	92	*Remove* Figure 6.37: Grandview East 1st Avenue Typical Section (Courtyard Rowhouse Segment) *Replace with:*	The cross section shown reflects the courtyard rowhouses form along E 1st Avenue. However, this portion of E 1st is fully within the Nanaimo St and E 1st Ave Village or in the parcels currently

Section #	Page #	Amendment	Rationale
		Figure 6.37 has been removed. Content and development opportunities have been migrated to the Villages Plan.	zoned RM-12. The Villages Plan will allow for a greater diversity of housing and mixed-use forms up to 6-storeys. Therefore, this cross section is no longer accurate or representative of future conditions.
6.5.3 Transition Areas	93	On the north side of East Pender Street (Semlin Drive to Nanaimo Street) and the south side of East 8th Avenue (Victoria Drive to ~~Nanaimo Street~~ Lakewood Drive) are transition areas between higher density development on East Hastings Street and Broadway and lower scaled residential areas in behind. Policies support traditional rowhouses in these limited areas providing new ground-oriented family housing forms, as well as secondary rental in the form of lock-off suites. ~~The east side of Garden Drive (East 7th to East 8th Avenue) currently has single-family housing. It will be a transition area between higher density mixed-use development nodes on Nanaimo Street and the interior residential area. This area will have new multi-family residential development, providing ownership opportunities.~~	All policies and development opportunities for parcels within the Nanaimo St and E 1st Ave Village and the Nanaimo St and E Broadway Village boundaries have been consolidated into the Villages Plan. Parcels zoned RM-12 will also be rezoned as part of the Villages program, including those parcels east of Lakewood Drive (including the east side of Garden Drive).
	93	*Amend* Figure 6.38: Grandview Transition Areas Land Use *to remove all colour fill and dashed lines from the area which is overlapping with the Nanaimo St and E 1st Ave Village, the Nanaimo St and E Broadway Village and the parcels currently zoned RM-12 (along E 1st Avenue, east of Semlin Drive)*	The areas that are overlapping with the Nanaimo St and E 1st Ave Village and the Nanaimo St and E Broadway Village have been removed, as all policies and development opportunities for parcels within the Village boundaries have been consolidated into the Villages Plan. To avoid duplication, this map is to be amended to remove parcels from the area that overlap with the Villages. Parcels currently zoned RM-12 are also to be removed from the map. RM-12 is to be repealed as part of the Villages Planning Program, and these parcels

Section #	Page #	Amendment	Rationale
			will be included in the city-initiated rezoning to R3-1. The new zone will allow more development opportunities than what is currently permitted under the Grandview-Woodland Plan.
	94	East Pender Street (Semlin Drive to Nanaimo Street) and East 8th Avenue (Victoria Drive to ~~Garden Street~~ Lakewood Drive) … ~~Garden Drive, East 7th to East 8th Avenues~~ ~~● Consider applications for four-storey "T"-shaped apartments (residential), with opportunity for lock-off units, as set out in the RM-11/RM-11N District Schedule (see Figure 6.38). As part of this:~~ ~~○ Ensure applications account for RM-11/RM-11N Guidelines.~~ ... ~~○ Provide public realm improvements that could include increased sidewalk width, street trees and amenities such as seating, bike racks feature lighting.~~ ~~● Allow low rise residential apartment building on the southeast corner of East 8th Avenue~~ ~~and Garden Drive, as follows:~~ ~~○ Height: up to 6 storeys.~~ ~~○ Density: up to 2.65 FSR.~~ ~~○ Site frontage: 15.1 m (49.5 ft.) (minimum).~~ ~~○ Provide public realm improvements that could include increased sidewalk width, street trees and amenities such as seating, feature lighting, bike racks.~~	All policies and development opportunities for parcels within the Nanaimo St and E 1st Ave Village and the Nanaimo St and E Broadway Village boundaries have been consolidated into the Villages Plan. As the portion of Garden Drive, E 7th to E 8th Ave is fully covered with Villages, these policies are to be removed.
	94	*Amend text below* Figure 6.39: Traditional Rowhouse Development on a 4-Lot Assembly: As part of City-initiated implementation work, some measurements on	Diagram is incorrectly referencing RM-12. The typology shown in the diagram is permitted under RM-11, not RM-12. Diagram text to be updated to reflect this.

Section #	Page #	Amendment	Rationale
		this diagram may have changed. Please refer to the ~~RM-12N~~ RM-11 District Schedule for current regulations.	
6.5.4 Northwest Apartment Area	95	*Amend* Figure 6.40: Grandview Northwest Apartment Area Land Use *to remove all colour fill and dashed lines from the area which is overlapping with the Nanaimo St and E 1st Ave Village, the Nanaimo St and E Broadway Village and the parcels currently zoned RM-12 (along E 1st Avenue, east of Semlin Drive)*	The areas that are overlapping with the Nanaimo St and E 1st Ave Village and the Nanaimo St and E Broadway Village have been removed, as all policies and development opportunities for parcels within the Village boundaries have been consolidated into the Villages Plan. To avoid duplication, this map is to be amended to remove parcels from the area that overlap with the Villages. Parcels currently zoned RM-12 are also to be removed from the map. RM-12 is to be repealed as part of the Villages Planning Program and these parcels will be included in the city-initiated rezoning to R3-1. The new zone will allow more development opportunities than what is currently permitted under the Grandview-Woodland Plan.
6.6 Nanaimo	97-104	*Remove all content in Section 6.6.(pages 97-104)* *Replace with text:* Section 6.6 has been removed including Figures 6.41 - 6.45. Content and development opportunities have been migrated to the Villages Plan.	Nanaimo sub-area is proposed to be removed in the Grandview-Woodland Plan. All parcels within the Nanaimo sub-area are proposed to be City-initiated rezoned to allow for more development opportunities than what the Grandview-Woodland Community Plan currently allows. Sub-area to be removed.
6.7 Commercial-Broadway	105	*Amend* Commercial-Broadway Station Precinct Sub-Area Context Map *to remove all colour fill from the area which is overlapping with the Nanaimo St and E Broadway Village.*	The Villages Plan proposes adding more development opportunities than those currently identified in the Grandview-Woodland Plan for the area

Section #	Page #	Amendment	Rationale
Station Precinct			overlapping with the Nanaimo St and E Broadway Village. To prevent duplication between the two plans, all policies and development opportunities for parcels within the Villages boundaries will be consolidated into the Villages Plan. This map is to be amended to remove parcels which are in the area that overlap with the Villages.
	105	The Station Precinct is generally bounded by Clark Drive, ~~Nanaimo Street~~ Lakewood Drive, East 12th Avenue, the Grandview Cut, and Broadway.	All policies and development opportunities for parcels within the Nanaimo St and E Broadway Village boundaries have been consolidated into the Villages Plan. The text amendment from Nanaimo Street to Lakewood Drive seeks to corrects the new sub-area boundaries once the Village parcels have been removed.
	106	*Amend* Figure 6.46: Commercial-Broadway Station Precinct (CBSP) Land Use Map and Character Areas *to remove all colour fill, dashed lines and leader lines and their associated text labels from the area which is overlapping with the Nanaimo St and E Broadway Village.*	The areas that are overlapping with the Nanaimo St and E Broadway Village have been removed, as all policies and development opportunities for parcels within the Village boundaries have been consolidated into the Villages Plan. To avoid duplication, this map is to be amended to remove parcels from the area that overlap with the Villages.
	107	Directions vary depending on the part of the subarea—there are ~~five~~ four character areas: Station Mixed Use and Employment, Station Residential, Broadway East Multi-Family, ~~Transition Area,~~ and Residential Character Area	The transition area sub-area fully overlaps with the Nanaimo St and E Broadway Village. All policies and development opportunities for parcels within the Village boundaries have been consolidated into the Villages Plan.

Section #	Page #	Amendment	Rationale
			Therefore, this sub-area is to be removed and the reference to five sub-areas to be amended to four.
6.7.1 Station Mixed-Use and Employment	108	*Amend* Figure 6.47: CBSP Station Mixed-use and Employment Land Use *to remove all colour fill, dashed lines, and local-serving retail site symbol from the area which is overlapping with the Nanaimo St and E Broadway Village.*	The areas that are overlapping with the Nanaimo St and E Broadway Village are to be removed, as all policies and development opportunities for parcels within the Village boundaries have been consolidated into the Villages Plan. To avoid duplication, this map is to be amended to remove parcels from the area that overlap with the Villages.
6.7.2 Station Residential	114	*Amend* Figure 6.51: CBSP Station Residential Land Use *to remove all colour fill, dashed lines, and local-serving retail site symbol from the area which is overlapping with the Nanaimo St and E Broadway Village.*	Same rationale as above.
	116	*Amend text below* Figure 6.53: CBSP Residential Area Typical Section: As part of City-initiated implementation work, some measurements on this diagram may have changed. Please refer to the ~~RM-12N~~ RM-11 District Schedule for current regulations.	Diagram is incorrectly referencing RM-12. A building form shown in this diagram is permitted under RM-11, not RM-12. Diagram text to be updated to reflect this.
	117	*Amend text below* Figure 6.54: 4-Storey 'T' Typology on a 4-Lot Assembly: As part of City-initiated implementation work, some measurements on this diagram may have changed. Please refer to the ~~RM-12N~~ RM-11 District Schedule for current regulations.	Same rationale as above.
6.7.3 Broadway East Multi-Family	118	*Amend* Figure 6.55: CBSP Broadway East Multi-Family Land Use *to remove all colour fill, dashed lines, and local-serving retail site symbol from the area which is overlapping with the Nanaimo St and E 1st Ave Village and the Nanaimo St and E Broadway Village.*	The areas that are overlapping with the Villages areas are to be removed, as all policies and development opportunities for parcels within the Village boundaries have been consolidated into the Villages Plan. To avoid duplication, this map is to be amended to remove

Section #	Page #	Amendment	Rationale
			parcels from the area that overlap with the Villages.
	119	Broadway from Semlin Drive to ~~Garden Drive~~ Lakewood Drive .... North side of East 10th Avenue between Semlin Drive and ~~Garden Drive~~ Lakewood Drive	All policies and development opportunities for parcels that overlap with the Village boundaries have been consolidated into the Villages Plan. The text amendment from Garden Drive to Lakewood Drive seeks to corrects the new sub-area boundaries once the Village parcels have been removed.
6.7.4 Transition Area	120-121	*Remove content in Section 6.7.4 (pages 120-121)* *Add text:* Section 6.7.4 has been removed including Figure 6.58. Content and development opportunities have been migrated to the Villages Plan.	The transition area sub-area fully overlaps with the Nanaimo St and E Broadway Village. All policies and development opportunities for parcels within the Village boundaries have been consolidated into the Villages Plan. Therefore, this sub-area is to be removed.
6.7.5 Residential Character Area	122	*Amend* Figure 6.59: CBSP Residential Character Area Land Use *to remove all colour fill, dashed lines, and local-serving retail site symbol from the area which is overlapping with the Nanaimo St and E Broadway Village.*	The areas that are overlapping with the Nanaimo St and E Broadway Village are to be removed, as all policies and development opportunities for parcels within the Village boundaries have been consolidated into the Villages Plan. To avoid duplication, this map is to be amended to remove parcels from the area that overlap with the Villages.
7.2 Provide a Diversity of Housing Options in the Neighbourhood	135	*Amend:* Figure 7.6: Housing Policies for Grandview-Woodland *to remove all colour fill and policy area labels (A-F) from the area which is overlapping with the Nanaimo St and E 1st Ave Village, the Nanaimo St and E Broadway Village and the parcels currently zoned RM-12.*	The areas that are overlapping with the Nanaimo St and E 1st Ave Village and the Nanaimo St and E Broadway Village are to be removed, as all policies and development opportunities for parcels within the Village boundaries have been

Section #	Page #	Amendment	Rationale
			consolidated into the Villages Plan. This map is to be amended to remove parcels from the area that overlap with the Villages. Parcels currently zoned RM-12 are also to be removed from the map. RM-12 is to be repealed as part of the Villages Planning Program and these parcels will be included in the city-initiated rezoning to R3-1. The new zone will allow more development opportunities than what is currently permitted under the Grandview-Woodland Plan.
8.1 Complete Streets	140	8.1.2 Consider 'complete street' principles and designs as opportunities arise on other streets, particularly those with relatively lower traffic volumes and wide rights-of-way. ~~(e.g. Nanaimo Street).~~	All policies, including transportations improvements, for parcels within the boundaries of the Nanaimo St and E 1st Village and the Nanaimo St and E Broadway Village will be consolidated into the Villages Plan. These references are to be removed to avoid duplication.
8.2 Transportation Safety	141	8.2.1 Improve safety for all road users at collision 'hotspots', including (but not limited to): … ● Nanaimo at Dundas~~,~~ and Hastings~~, East 1st Avenue, and Broadway~~.	Same rationale as above.
	142	*Amend* Figure 8.2: Safety 'Hotspots' Map *to remove 'Safety Hotspots' symbol at Nanaimo St and E 1st Ave and Nanaimo St and E Broadway.*	Same rationale as above.
9.1 Streets as Places	157	9.1.1 Support the enhancement of shopping areas (Commercial Drive~~,~~ and Hastings Street~~, and proposed commercial areas on Nanaimo Street~~)	Same rationale as above.
9.2 Plazas	160	9.2.1 Pursue new and improved hard-surfaced plaza areas as part of key new developments. Programming should consider cultural programming, markets, outdoor theatre, kid's festivals, and weather-	All policies, including public space improvements i.e. plazas, for parcels within the boundaries of the Nanaimo St

Section #	Page #	Amendment	Rationale
		proofing measures. The following are priority locations: ... ~~● Nanaimo and Charles – southeast corner as part of redevelopment.~~	and E 1st Village and the Nanaimo St and E Broadway Village will be consolidated into the Villages Plan. These references are to be removed to avoid duplication.
9.5 Parks	164	*Amend* Figure 9.1: Grandview-Woodland Parks and Public Spaces *to remove 'plaza - potential locations for new or expanded' symbol at southeast corner of Nanaimo St and Charles St.*	Same rationale as above.
11.1 Heritage and Character Resources	182	11.1.4 In areas currently zoned RS and RT, introduce a new zone to allow for infill and multiple conversion dwellings on sites with pre-1940 character merit buildings (Grandview, ~~Nanaimo Street,~~ and Commercial-Broadway Station Precinct subareas).	Nanaimo sub-area is proposed to be removed in the Grandview-Woodland Plan. All parcels within the Nanaimo sub-area are proposed to be City-initiated rezoned to allow for more development opportunities than what the Grandview-Woodland Community Plan currently allows. Sub-area to be removed.
13 Community Well-being	199	*Amend* Figure 13.1: Existing Social Assets in Grandview-Woodland: 1. *Remove all social asset symbols from the area which is overlapping with the Nanaimo St and E 1st Ave Village and the Nanaimo St and E Broadway Village.* *2. Add a new delineation for this same area:* *- Apply a solid grey outline around the entire area.* *- Apply a transparent grey fill inside the outlined area.* *- Add the label "Villages Plan Area" centred within the filled area.* *3. Add text below image:* The Villages Plan was approved in 2026 and overlaps with parts of the Grandview-Woodland Plan. Refer to the Villages Plan for policies and development opportunities that apply to the overlap areas.	Policy 13.11.1 in the Grandview-Woodland Plan applies for all existing places of worship to allow for additional height and density for the preservation of existing places of worship. The Villages Plan provides a rezoning enabling policy to allow for additional height and density for the one place of worship within the Villages boundaries which is identified on this plan. Remove from this plan as policy in the Villages Plan applies instead.
17.1 Privately-initiated Rezonings	257	*Amend* Figure 17.3: Non-conforming Small-scale Deactivated Retail (RS and RM zones):	Policies relating to local serving retail sites for parcels within the boundaries of the Nanaimo St and E 1st Village and

Section #	Page #	Amendment	Rationale
		~~2121 East Broadway (East of Lakewood)~~	the Nanaimo St and E Broadway Village will be consolidated into the Villages Plan. Remove this reference to avoid duplication.
	259	*Amend* Figure 17.4: Privately-initiated Rezoning Areas *to remove all colour fill from the areas which are overlapping with the Nanaimo St and E Broadway Village and the parcels currently zoned RM-12 (along E 1st Avenue, east of Semlin Drive).*	The Villages Plan proposes adding more development opportunities than those currently identified in the Grandview-Woodland Plan for the areas overlapping with the Nanaimo St and E 1st Ave Village and the Nanaimo St and E Broadway Village. To prevent duplication between the two plans, all policies and development opportunities for parcels within the Villages boundaries will be consolidated into the Villages Plan.
	260	*Amend* Figure 17.5: Negotiated CACs and Fixed Rate CACs *to remove all colour fill from the areas which are overlapping with the Nanaimo St and E Broadway Village and the parcels currently zoned RM-12 (along E 1st Avenue, east of Semlin Drive).*	The 2026 Financing Growth Update will transition the City's approach to development contributions from CACs to more City-initiated zoning with pre-set, predictable contributions (DCLs and ACCs). With the Villages largely implemented through City-initiated zoning, the primary funding tools for public benefits in Villages will be DCLs and ACCs, along with inclusionary zoning for affordable housing. Remove CAC requirements here to avoid duplication.
	261	Fixed rate CAC target – Some rezonings will be asked to contribute a fixed rate CAC target per square foot on the approved net increase in density beyond existing zoning. These are generally sites where up to 4- and 6-storey mixed-use projects are permitted along ~~Nanaimo Street,~~ Broadway, and East 12th Avenue.	Nanaimo sub-area is proposed to be fully removed in the Grandview-Woodland Plan. Therefore, reference to this subarea is to be removed.

Section #	Page #	Amendment	Rationale
17.2 City-initiated Rezonings	262	Prepare new RT Guidelines for the Grandview~~,~~ ~~Nanaimo Street~~ and Commercial Broadway Station Precinct sub-areas to reflect the plan policy.	Same rationale as above.
	263	*Amend* Figure 17.6: City-initiated Rezoning Areas *to remove all colour fill from the area which is overlapping with the Nanaimo St and E 1st Ave Village, the Nanaimo St and E Broadway Village and all parcels currently zoned RM-12.*	Parcels within the Village boundaries and parcels that are zoned RM-12 will be included in the city-initiated rezoning under the Villages planning program. To avoid duplication, parcels to be removed from the map.

5. Table 5: Summary of Proposed Amendments to Marpole Community Plan

Proposed amendments are described in italicized text, shown in red if the amendments are an addition and are shown in red with a strikethrough if the amendments are a deletion.

Section #	Page #	Amendment	Rationale
6 Places	29	*Amend* Figure 6.2: Land Use: *1. Remove all colour fill from the areas overlapping with the Angus Dr and W 57th Ave Village and the Oak St and W 67th Ave Village.* *2. Add a new delineation for this same area:* *- Apply a solid grey outline around the entire area.* *- Apply a transparent grey fill inside the outlined area.* *- Add the label "Villages Plan Area" centred within the filled area.* *3. Add text below image:* The Villages Plan was approved in 2026 and overlaps with parts of the Marpole Plan. Refer to the	The Villages Plan proposes adding more development opportunities than those currently identified in the Marpole Plan for the overlapping areas. To prevent duplication between the two plans, all policies and development opportunities for parcels within overlapping area will be consolidated into the Villages Plan. The text below the image is proposed to reflect this.

Section #	Page #	Amendment	Rationale
		Villages Plan for policies and development opportunities that apply to the overlap areas.	
6.1 Granville	31	*Amend Granville sub-area map to remove all colour fill from the area overlapping with the Angus Dr and W 57th Ave Village.*	The Villages Plan proposes adding more development opportunities than those currently identified in the Marpole Plan for the overlapping areas. To prevent duplication between the two plans, all policies and development opportunities for parcels within the overlapping areas will be consolidated into the Villages Plan and removed from the Marpole Plan. Map to be edited to reflect this.
6.1.1 Mixed-use (up to 12 storeys)	33	*Amend land use map to remove all colour from the area overlapping with the Angus Dr and W 57th Ave Village.*	Same rationale as above.
6.1.2 Mixed-use (up to 8 storeys)	34	*Amend land use map to remove all colour fill from the area overlapping with the Angus Dr and W 57th Ave Village.*	Same rationale as above.
6.1.3 Mixed-use (up to 6 storeys)	35	*Amend land use map to remove all colour fill from the area overlapping with the Angus Dr and W 57th Ave Village.*	Same rationale as above.
6.1.4 Apartment with choice of use at grade (up to 6 storeys)	36	*Amend land use map to remove all colour fill from the area overlapping with the Angus Dr and W 57th Ave Village.*	Same rationale as above.
6.1.5 Apartment (up to 6 storeys)	37	*Amend land use map to remove all colour fill from the area overlapping with the Angus Dr and W 57th Ave Village.*	Same rationale as above.
6.1.6 Apartment (up to 4 storeys)	38	*Amend land use map to remove all colour fill from the area overlapping with the Angus Dr and W 57th Ave Village.*	Same rationale as above.
6.1.7 Townhouse/ rowhouse (up to 3 storeys)	39	*Amend map:* *1. Remove all colour fill from the area overlapping with the Angus Dr and W 57th Ave Village.*	Same rationale as above. See row below for rationale for the removal of the cross-section.

Section #	Page #	Amendment	Rationale
		2. Remove cross-section marker at Granville St between French St and W 60th Ave.	
	39	*Remove cross-section diagram on page*	The cross section shown reflects the townhouse / rowhouses form along Granville Street. The west side of Granville Street is part of the Angus Drive and W 57th Avenue Village. The Villages Plan allows for a greater diversity of housing and mixed-use forms up to 6-storeys. Therefore, this cross section is no longer accurate or representative of future conditions.
6.2 Hudson 6.2.1 Mixed-use (up to 12 storeys)	43	*Amend land use map to remove all colour fill from the area overlapping with the Oak St and W 67th Ave Village.*	The Villages Plan proposes adding more development opportunities than those currently identified in the Marpole Plan for the overlapping areas. To prevent duplication between the two plans, all policies and development opportunities for parcels within the overlapping areas will be consolidated into the Villages Plan and removed from the Marpole Plan.
6.2.2 Mixed-use (up to 8 storeys)	44	*Amend land use map to remove all colour fill from the area overlapping with the Oak St and W 67th Ave Village.*	Same rationale as above.
6.2.3 Mixed-use (up to 6 storeys)	45	*Amend land use map to remove all colour fill from the area overlapping with the Oak St and W 67th Ave Village.*	Same rationale as above.
6.2.4 Apartment with choice of use at grade (up to 6 storeys)	46	*Amend land use map to remove all colour fill from the area overlapping with the Oak St and W 67th Ave Village.*	Same rationale as above.
6.2.5 Apartment (up to 6 storeys)	47	*Amend land use map to remove all colour fill from the area overlapping with the Oak St and W 67th Ave Village.*	Same rationale as above.
6.3 Oak	49	Oak Street will transition to have a more urban residential character with new housing types and an improved overall look and feel. ~~Located in the centre of Marpole, Oak Street at West 67th Avenue will~~	All policies for parcels within the area overlapping with the Villages boundaries will be consolidated into the Villages Plan. These references are to be removed to avoid duplication.

Section #	Page #	Amendment	Rationale
		~~become a focus for this area, developed as an urban mixed-use "node", creating a vital connection between east and west Marpole. The commercial area will be strengthened and enhanced through more prominent mid-rise, mixed-use buildings, including increased retail space at street level, and a new urban plaza to help establish a sense of place.~~ Wide sidewalks, street trees and planted boulevards will create a comfortable, safe and attractive walking experience along Oak Street.	
	49	*Amend Oak sub-area map to remove all colour fill from the area overlapping with the Oak St and W 67th Ave Village.*	The Villages Plan proposes adding more development opportunities than those currently identified in the Marpole Plan for the overlapping areas. To prevent duplication between the two plans, all policies and development opportunities for parcels within the overlapping areas will be consolidated into the Villages Plan and removed from the Marpole Plan. Map to be edited to reflect this.
	50	*Remove all content on page 50.* *Add text:* Page has been removed including Figure 6.5. Content and development opportunities have been migrated to the Villages Plan.	The content on page 50 refers to an area wholly within the Oak Street and W 67th Avenue Village. All policies for parcels within the boundaries for the Oak Street and W 67th Avenue Village will be consolidated into the Villages Plan. Content is to be removed to avoid duplication.
6.3.1 Mixed-use (up to 8 storeys)	51	*Remove all content on page 51.* *Add text:* 6.3.1 section no longer applies. Content and development opportunities have been migrated to the Villages Plan.	Section 6.3.1 refers to an area wholly within the Oak Street and W 67th Avenue Village. All policies for parcels within the boundaries for the Oak Street and W 67th Avenue Village will be consolidated into the Villages Plan. Section to be removed to avoid duplication.

Section #	Page #	Amendment	Rationale
6.3.2 Apartment (up to 6 storeys)	52	*Amend land use map:* *1. Remove all colour fill from the area overlapping with the Oak St and W 67th Ave Village.* *2. Remove cross-section marker at Oak St and W 64th Ave.*	The Villages Plan proposes adding more development opportunities than those currently identified in the Marpole Plan for the area overlapping with the Oak Street and W 67th Avenue Village. To prevent duplication between the two plans, all policies and development opportunities for parcels within the overlapping areas will be consolidated into the Villages Plan and removed from the Marpole Plan. Map to be edited to reflect this. The cross section is also to be removed. See row below for rationale. Marker to be removed from the map.
	52	*Remove cross section diagram on page*	The cross section shown reflects the apartment and townhouse / rowhouses form stepping back from Oak Street. The cross section is located within the Oak Street and W 67th Avenue Village. The Villages Plan will allow for a greater diversity of housing and mixed-use forms up to 6-storeys for this area. Therefore, this cross section is no longer accurate or representative of future conditions.
6.3.3 Townhouse/rowhouse (up to 3 storeys)	53	*Amend land use map:* *1. Remove all colour fill from the area overlapping with the Oak St and W 67th Ave Village.* *2. Remove cross-section marker*	The Villages Plan proposes adding more development opportunities than those currently identified in the Marpole Plan for the overlapping areas. To prevent duplication between the two plans, all policies and development opportunities for parcels within the overlapping areas will be consolidated into the Villages Plan and removed from the Marpole Plan. Map to be edited to reflect this. The cross section is also to be removed. See below row for rationale. Marker to be removed from the map.

Section #	Page #	Amendment	Rationale
	53	*Remove cross-section diagram on page*	The cross section shown reflects the apartment and townhouse / rowhouses form stepping back from Oak Street. The cross section is located within the Oak Street and W 67th Avenue Village. The Villages Plan will allow for a greater diversity of housing and mixed-use forms up to 6-storeys for this area. Therefore, this cross section is no longer accurate or representative of future conditions.
7 Built Form Guidelines Oak	68	*Remove:* ~~7.1.9 Provide a public plaza at the intersection of Oak Street and West 67th Avenue. Refer to 10.0 Parks, Open Space, and Greening for details.~~ *Replace with:* 7.1.9 policy no longer applies. Content and development opportunities have been migrated to the Villages Plan.	All policies, including public open space improvements such as plazas, for parcels within the boundaries for the Villages will be consolidated into the Villages Plan. These references are to be removed to avoid duplication.
8 Housing	86	*Amend:* Figure 8.5: Housing Policies *to remove all colour fill and policy area labels (A-F) from the areas overlapping with the Angus Dr and W 57th Ave Village and the Oak St and W 67th Ave Village.*	The Villages Plan proposes adding more development opportunities than those currently identified in the Marpole Plan for the overlapping areas. To prevent duplication between the two plans, all policies and development opportunities for parcels within the overlapping areas will be consolidated into the Villages Plan and removed from the Marpole Plan. Map to be edited to reflect this.
9 Transportation	90	9.1.2 Improve crossing opportunities on major streets (e.g., SW Marine Drive at Ash Street, ~~Oak Street at West 64th Avenue,~~ and Oak Street at West 71st Avenue). This may include adding signals, intersection realignments, curb ramps, improved lighting, etc.	All policies, including transportation improvements, for parcels within the boundaries for the Villages will be consolidated into the Villages Plan. These references are to be removed to avoid duplication.

Section #	Page #	Amendment	Rationale
	92	9.1.7 Prioritize public realm improvements on key walking streets, including all shopping areas (e.g., Granville Street, ~~Oak Street at West 67th Avenue~~, Cambie at West 59th Avenue and Marine Landing). This may include new benches, lighting, landscaping, street trees, wayfinding, etc.	Same rationale as above.
	93	*Amend* Figure 9.2: Existing and Potential Walking and Cycling Routes* *to remove 'proposed mid-block walking and cycling link' dashed lines within the blocks on both east and west sides of Oak St between W 64th Ave and W 70th Ave.*	Same rationale as above.
10 Parks, Open Space and Greening	102	*Remove:* ~~3. Oak Street at West 67th Avenue (northeast or northwest corner):~~ ~~Mid-size plaza; neighbourhood identity, a gathering place on the West 67th Avenue neighbourhood connector, seating, lighting, drinking fountain; hard/softscape; retail activity at edge engaged with plaza.~~ *Replace with:* 3. Location has been removed. Content and development opportunities have been migrated to the Villages Plan.	Same rationale as above.
	103	*Amend* Figure 10.2: Parks, Plazas, and Open Spaces *to remove plaza number 3 on map at intersection of Oak St and W 67th Ave*	All policies, including public open space improvements such as plazas, for parcels within the boundaries for the Villages will be consolidated into the Villages Plan. These references are to be removed to avoid duplication.
	105	*Amend* Figure 10.3: Fraser River Connections *to remove plaza number 3 on map at intersection of Oak St and W 67th Ave*	Same rationale as above.

Section #	Page #	Amendment	Rationale
11 Local Economy	114	*Remove:* ~~11.1.6 Enhance the retail node at Oak Street and West 67th Avenue through additional housing opportunities and improved public realm, including an improved crossing at this intersection~~ *Replace with:* 11.1.6. policy no longer applies. Content and development opportunities have been migrated to the Villages Plan.	All policies for areas which overlap with the Village boundaries will be consolidated into the Villages Plan. These references are to be removed to avoid duplication.
17 Public Benefits Strategy	165	Repave major roads and improve safety and efficiency at major intersections for all road users (e.g.,~~ Oak Street at West 67th Avenue and~~ a number of intersections along SW Marine Drive)	All policies, including transportation improvements, for areas which overlap with the Villages boundaries will be consolidated into the Villages Plan. These references are to be removed to avoid duplication.
18 Implementation	172	*Amend:* Figure 18.1: Developer-initiated Rezoning Areas *to remove all colour fill from the areas overlapping with the Angus Dr and W 57th Ave Village and the Oak St and W 67th Ave Village.*	The Villages Plan proposes adding more development opportunities than those currently identified in the Marpole Plan for the overlapping areas. To prevent duplication between the two plans, all policies and development opportunities for parcels within the Villages boundaries will be consolidated into the Villages Plan and removed from the Marpole Plan.
	173	*Amend* Figure 18.2: Negotiated CACs* *to remove all colour fill from the areas overlapping with the Angus Dr and W 57th Ave Village and the Oak St and W 67th Ave Village.*	The 2026 Financing Growth Update will transition the City's approach to development contributions from CACs to more City-initiated zoning with pre-set, predictable contributions (DCLs and ACCs). With the Villages largely implemented through City-initiated zoning, the primary funding tools for public benefits in Villages will be DCLs and ACCs, along with inclusionary zoning for affordable housing. Remove CAC requirements here to avoid duplication.

Section #	Page #	Amendment	Rationale
	174	*Amend* Figure 18.3: Fixed Rate CAC Target* *to remove all colour fill from the areas overlapping with the Angus Dr and W 57th Ave Village and the Oak St and W 67th Ave Village.*	Same rationale as above.
	175	*Amend* Figure 18.4: City-initiated Rezonings: *1. Remove all colour fill from the areas overlapping with the Angus Dr and W 57th Ave Village and the Oak St and W 67th Ave Village.* *2. Remove 'proposed mid-block walking and cycling link' dashed lines from the areas overlapping with the Angus Dr and W 57th Ave Village and the Oak St and W 67th Ave Village.*	Parcels within the Village boundaries will be included in the city-initiated rezoning under the Villages planning program. To avoid duplication, parcels to be removed from the map.

6. Table 6: Summary of Proposed Amendments to Cambie Corridor Plan

Proposed amendments are described in italicized text, shown in red if the amendments are an addition and are shown in red with a strikethrough if the amendments are a deletion.

Section #	Page #	Amendment	Rationale
3.3 CONCEPT PLAN	30-31	*Amend:* Concept Plan: *1. To reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.* *2. Remove all colour fill from the areas overlapping with the Oak St and W 49th Ave Village and Oak St and W 67th Ave Village.* *3. Add a new delineation for the areas identified in point 2 above:*	Amendments to the Cambie Corridor Plan are proposed to incorporate the land use changes developed through the Villages planning process for the Heather Street and W 33rd Avenue Village while retaining the existing Cambie Corridor Plan opportunities for this area. The general approach was to remove areas which overlapped with the Villages from community plans. However, the Heather St and E 33rd Ave Village is the exception as many sites have already redeveloped under the Cambie Corridor Plan. For

Section #	Page #	Amendment	Rationale
		- Apply a solid grey outline around the entire area. *- Apply a transparent grey fill inside the outlined area.* *- Add the label "Villages Plan Area" centred within the filled area.* *4. Add text below image:* The Villages Plan was approved in 2026 and overlaps with parts of the Cambie Corridor Plan. Refer to the Villages Plan for policies and development opportunities that apply to the overlap areas.	this location, all land use directions will be delivered through an amendment to the Cambie Corridor Plan, with existing policies retained where applicable. For the Oak St and W 49th Ave Village and the Oak St and W 67th Ave Village, the Villages proposes adding more development opportunities than those currently identified in the Cambie Corridor Plan. To prevent duplication between the two plans, all policies and development opportunities for parcels within the overlapping areas will be consolidated into the Villages Plan and removed from the Cambie Corridor Plan.
4.2.1 MIXED-USE BUILDINGS ON ARTERIALS	50	*Amend land use map to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Amendments to the Cambie Corridor Plan are proposed to incorporate the land use changes proposed through the Villages planning process for the Heather Street and W 33rd Avenue Village while retaining the existing Cambie Corridor Plan opportunities for this area.
4.2.2 CAMBIE STREET: KING EDWARD-29TH AVENUE	51	*Amend land use map to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Same rationale as above.
4.2.3 KING EDWARD AVENUE: HEATHER–COLUMBIA STREET	52	*Amend land use map to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Same rationale as above.
4.2.4 CAMBIE STREET: 29TH – 33RD AVENUE	53	*1. Delete: Representative Section: Cambie Street between 32nd and 33rd Avenue.* *2. Amend land use map:* *- Remove section marker from map.* *- Reflect the land use changes proposed through*	Same rationale as above.

Section #	Page #	Amendment	Rationale
		the Villages planning process for Heather St and W 33rd Avenue Village.	
4.2.5 MIXED-USE (4 STOREYS)	54	*Delete all content in 4.2.5 and replace with the following:* 4.2.5. HEATHER ST AND W 33RD AVENUE VILLAGE ST _____ Uses: Missing Middle Residential Density: up to 2.4 FSR Height: up to 6 storeys _____ - Missing middle housing including single detached houses, multiplexes, townhouses and low-rise apartment buildings up to 6 storeys - Heights and densities vary by housing type and tenure - Implemented through City-initiated rezoning to R3-4. Refer to the Implementation Section (Chapter 14) for more information. - Some sites have additional rezoning opportunities under the Cambie Corridor Plan. - For built form guidelines and specific densities for each building type, refer to district schedule and associated design guidelines. _____ Uses: Mixed-use Density: up to 2.4 FSR Height: up to 6 storeys _____ - Low rise mixed-use buildings up to 6 storeys - Implemented through city-initiated rezoning to C-2E. Refer to the Implementation Section (Chapter	Section 4.2.5, which identifies policies for the mixed-use block along W 33rd Ave, is no longer required as the block is proposed to be part of the City-initiated rezoning as part of the Villages Planning program to allow for this development opportunity. Therefore, Section 4.2.5 is no longer needed. To prevent renumbering throughout the document, the new material has been placed under Section 4.2.5.

Section #	Page #	Amendment	Rationale
		14) for more information. - For built form guidelines and specific densities for each building type, refer to district schedule and associated design guidelines. *Insert map that reflects the Heather St and W 33rd Avenue Village boundary as per the Villages Plan:* *- In the style of the Cambie Corridor Plan* *- Include existing fill 'Mixed-use (up to 6 storeys)' and new fill for 'Missing Middle Residential'.*	
4.2.6 CAMBIE STREET: 33RD–37TH AVENUE	55	*Amend land use map to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Amendments to the Cambie Corridor Plan are proposed to incorporate the land use changes identified through the Villages planning process for the Heather Street and W 33rd Avenue Village. Maps to be edited to reflect change.
4.2.7 35TH AVENUE CONNECTION	56	*Amend land use map and text to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Same rationale as above.
4.2.8 4-STOREY STRATA APARTMENTS OR 6-STOREY RENTAL	58	*Amend land use map and text to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Same rationale as above.
4.2.9 TOWNHOUSES	59	*Amend land use map to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village and relocate the cross-section marker to the blocks either side of W 27th Avenue between Cambie Street and Yukon St.* *Amend the text below* Representative Section: 29th Avenue between Heather Street and Ash Street to label *'W 27th Ave (66')' in the centre of the section and 'W 28th Ave' on the right.*	Amendments to the Cambie Corridor Plan are proposed to incorporate the land use changes identified through the Villages planning process for the Heather Street and W 33rd Avenue Village. Cross-section marker proposed to be relocated to where the cross-section is still applicable.

Section #	Page #	Amendment	Rationale
4.3 OAKRIDGE MUNICIPAL TOWN CENTRE	60	*Amend* Overview of Oakridge Municipal Town Centre map *to remove all colour fill from the area overlapping with the Oak St and W 49th Ave Village.*	The Villages Plan proposes adding more development opportunities than those currently identified in the Cambie Corridor Plan for the areas overlapping with the Oak Street and W 49th Avenue Village and the Oak St and W 67th Avenue Village. To prevent duplication between the two plans, all policies and development opportunities for parcels within the overlapping areas will be consolidated into the Villages Plan and removed from the Cambie Corridor Plan.
4.3.1 CAMBIE STREET: 39TH–45TH AVENUE	65	*Amend land use map to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Amendments to the Cambie Corridor Plan are proposed to incorporate the land use changes identified through the Villages planning process for the Heather Street and W 33rd Avenue Village.
4.3.2 41ST AVENUE: WILLOW–COLUMBIA STREET	72	*Amend land use map to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Same rationale as above.
4.3.4 HEATHER STREET (LOCAL SHOPPING STREET): 37TH–41ST AVE	80	*Amend land use map to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Same rationale as above.
4.3.5 43RD AVENUE (LOCAL SHOPPING STREET): LANE EAST OF CAMBIE TO ALBERTA ST	82	*Amend land use map to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Same rationale as above.
4.3.6 HIGH-DENSITY RESIDENTIAL AREAS	84	*Amend land use map to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Same rationale as above.

Section #	Page #	Amendment	Rationale
4.3.6.1 HIGH-DENSITY RESIDENTIAL AREAS (NORTH OF 41ST AVENUE)	86	*Amend land use map to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Same rationale as above.
4.3.6.2 HIGH-DENSITY RESIDENTIAL AREAS (SOUTH OF 41ST AVENUE)	88	*Amend land use map:* *1. To reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.* *2. Remove all yellow colour fill (townhouse) from the area overlapping with the Oak St and W 49th Ave Village.*	Regarding change item 1: amendments to the Cambie Corridor Plan are proposed to incorporate the land use changes identified through the Villages planning process for the Heather Street and W 33rd Avenue Village. Regarding change item 2: the Villages Plan proposes adding more development opportunities than those currently identified in the Cambie Corridor Plan for the areas overlapping with the Oak Street and W 49th Avenue Village. To prevent duplication between the two plans, all policies and development opportunities for parcels within the overlapping areas will be consolidated into the Villages Plan and removed from the Cambie Corridor Plan.
4.3.7 41ST AVENUE: WILLOW–COLUMBIA STREET	89	*Amend land use map to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Amendments to the Cambie Corridor Plan are proposed to incorporate the land use changes identified through the Villages planning process for the Heather Street and W 33rd Avenue Village.
4.3.8 CAMBIE STREET: 37TH–39TH AVENUE	90	*Amend land use map to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Same rationale as above.
4.3.9 4-STOREY STRATA APARTMENTS OR 6-STOREY RENTAL	91	*Amend land use map to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Same rationale as above.

Section #	Page #	Amendment	Rationale
4.3.11 CAMBIE STREET: 45TH–48TH AVENUE	93	*Amend land use map to remove all yellow colour fill (townhouse) from the area overlapping with the Oak St and W 49th Ave Village.*	The Villages Plan proposes adding more development opportunities than those currently identified in the Cambie Corridor Plan for the areas overlapping with the Oak Street and W 49th Avenue Village. To prevent duplication between the two plans, all policies and development opportunities for parcels within the overlapping areas will be consolidated into the Villages Plan and removed from the Cambie Corridor Plan.
4.3.12 TOWNHOUSES	94	*Amend land use map:* *1. Remove all yellow colour fill (townhouse) from the area overlapping with the Oak St and W 49th Ave Village.* *2. To reflect the land use changes for Heather St and W 33rd Avenue Village.*	Regarding item 1 change: the Villages Plan proposes adding more development opportunities than those currently identified in the Cambie Corridor Plan for the areas overlapping with the Oak Street and W 49th Avenue Village. To prevent duplication between the two plans, all policies and development opportunities for parcels within the overlapping areas will be consolidated into the Villages Plan and removed from the Cambie Corridor Plan. Regarding item 2 change: amendments to the Cambie Corridor Plan are proposed to incorporate the land use changes identified through the Villages planning process for the Heather Street and W 33rd Avenue Village.
4.3.13 JEWISH COMMUNITY CENTRE (JCC) ADJACENT PRECINCT	95	*Amend land use map to remove all yellow colour fill (townhouse) from the area overlapping with the Oak St and W 49th Ave Village.*	The Villages Plan proposes adding more development opportunities than those currently identified in the Cambie Corridor Plan for the areas overlapping with the Oak Street and W 49th Avenue Village. To prevent duplication between the two plans, all policies and development opportunities for parcels within the overlapping areas will be consolidated into the Villages Plan and removed from the Cambie Corridor Plan.

Section #	Page #	Amendment	Rationale
4.4 LANGARA	96	~~Mixed-use development at Oak Street and 49th Avenue will strengthen this local shopping node and provide new rental housing.~~	All policies for parcels within the boundaries for the Oak Street and W 49th Avenue Village will be consolidated into the Villages Plan. Remove reference to avoid duplication.
	96	*Amend Overview of Langara map to remove all colour fill from the area overlapping with the Oak St and W 49th Ave Village.*	The Villages Plan proposes adding more development opportunities than those currently identified in the Cambie Corridor Plan for the areas overlapping with the Oak Street and W 49th Avenue Village. To prevent duplication between the two plans, all policies and development opportunities for parcels within the overlapping areas will be consolidated into the Villages Plan and removed from the Cambie Corridor Plan.
4.4.1 CAMBIE STREET: 48TH - 49TH AVENUE	98	*Amend land use plan to remove all yellow colour fill (townhouse) from the area overlapping with the Oak St and W 49th Ave Village.*	Same rationale as above.
4.4.4 LOCAL COMMERCIAL AREAS	101-102	*Remove all content on pages 101-102* *Replace with:* 4.4.4 section no longer applies. Content and development opportunities have been migrated to the Villages Plan.	Same rationale as above.
4.4.5 49TH AVENUE: TISDALL–CAMBIE STREET	103	*Amend land use plan to remove all yellow colour fill (townhouse) from the area overlapping with the Oak St and W 49th Ave Village.*	Same rationale as above.
4.4.6 CAMBIE STREET: 49TH–54TH AVENUE	104	*Amend land use plan remove all yellow colour fill (townhouse) from the area overlapping with the Oak St and W 49th Ave Village.*	Same rationale as above.
4.4.7 TOWNHOUSES	105	*Amend land use plan remove all colour fill and hatched fill from the area overlapping with the Oak St and W 49th Ave Village.*	Same rationale as above.

Section #	Page #	Amendment	Rationale
5 BUILT FORM GUIDELINES	126	*Amend* Figure 5.1: Built Form Guidelines *to remove all colour fill from the area overlapping with the Oak St and W 49th Ave Village and Oak St and W 67th Ave Village and amend to reflect the land use changes proposed through the Villages planning process for Heather St and W 33rd Avenue Village.*	Same rationale as above.
5.2 MIXED-USE BUILDINGS ON ARTERIALS: 4 TO 22 STOREYS	133	Mixed-use sites fronting Oak Street should provide 6.7 m (22 ft) from curb to building face. Flanking streets off Oak Street should provide the following public realm space (from curb to building face): • 16th Avenue: 5.5 m (18 ft) • King Edward Avenue: 5.5 m (18 ft) • 26th Avenue: 6.7 m (22 ft) • 41st Avenue: 6.7 m (22 ft) • 42nd Avenue: 4.5 m (14.8 ft) ~~• 49th Avenue: 5.5 m (18 ft)~~	All policies for parcels within the boundaries for the Oak Street and W 49th Avenue Village will be consolidated into the Villages Plan. Remove reference to avoid duplication.
7.1 HOUSING DIVERSITY	186	*Amend* Figure 7.1: Provide a diversity of housing options in a variety of forms *to replace all colour fill with existing fill 'Low- & mid-rise apartments (including family-sized units)' for the areas overlapping with the Heather St and W 33rd Ave Village. Remove all colour fill from the area overlapping with the Oak St and W 49th Ave Village and Oak St and W 67th Ave Village.*	Amendments to the Cambie Corridor Plan are proposed to incorporate the land use changes identified through the Villages planning process for the Heather Street, W 33rd Avenue Village, Oak St and W 49th Avenue Village, and the Oak St and W 67th Village. Maps to be edited to reflect change.
7.2 HOUSING AFFORDABILITY	190	*Amend* Figure 7.2: Provide a range of affordability*:* *1. Remove all colour fill and letter 'B' from the area overlapping with the Oak St and W 49th Ave Village.* *2. Amend to add the parcels which have been city-initiated rezoned to R3-4 or C-2E in the area overlapping with the Heather St and W 33rd Avenue Village.*	For the Oak St and W 49th Avenue Village, the policies, including the below market rental policy has been moved to the Villages Plan. For the Heather St and E 33rd Avenue Village, the proposed city-initiated rezoning under Villages rezones parcels allows for both strata and secured-market rental housing options within the. Therefore, parcels which have been rezoned to R3-4 or C-2E should be added to identify them as 'Secured market rental housing'.

Section #	Page #	Amendment	Rationale
9 Parks, Open Space & Public Spaces	215	*Amend* Figure 9.1: Parks, Open Space & Public Spaces: Existing and Planned to *remove the plaza symbols from the areas overlapping with the Oak St and W 49th Ave Village and the Oak St and W 67th Ave Village.*	All policies, including public space improvements i.e. plazas, for parcels within the boundaries for the Oak St and W 49th Village and Oak St and W 67th Village will be consolidated into the Villages Plan. Amend map to reflect this and avoid duplication.
14 Implementation	264	*Amend* Figure 14.2: Privately-initiated Rezonings: *1. Remove all colour fill from the areas overlapping with the Oak St and W 49th Ave Village and Oak St and W 67th Ave Village.* *2. Amend the figure to remove those parcels within the Heather St and W 33rd Avenue Village which are proposed to be City-intiated rezoned as part of the Villages Planning Program and no longer have a rezoning opportunity under the Cambie Corridor Plan.*	The Villages Plan proposes adding more development opportunities than those currently identified in the Cambie Corridor Plan for the area overlapping with the Oak St and W 49th Village and Oak St and W 67th Avenue Village. To prevent duplication between the two plans, all policies and development opportunities for parcels within these Villages boundaries will be consolidated into the Villages Plan. Regarding the Heather St and W 33rd Avenue Village, some of the parcels that are proposed for City-initiated rezoning as part of the Villages Planning Program will no longer have a privately-initiated rezoning option under the Cambie Corridor Plan. Therefore, these parcels can be removed from this map.

Section #	Page #	Amendment	Rationale
	266	*Amend* Figure 14.3: Proposed Negotiated CACs and Fixed CAC Targets *to remove all colour fill from the areas overlapping with the Oak St and W 49th Ave Village and Oak St and W 67th Ave Village and the block in the Heather St and W 33rd Avenue Village which is being proposed for City-initiated rezoning to C-2E.*	The 2026 Financing Growth Update will transition the City's approach to development contributions from CACs to more City-initiated zoning with pre-set, predictable contributions (DCLs and ACCs). Remove CAC requirements here to avoid duplication for the Oak St and W 49th Ave and Oak St and W 67th Ave Village. For Heather St and W 33rd Ave Village, one block is to be removed from this map where the target CAC no longer applies. This is as it is proposed to be City-intiated rezoned to C-2E and no longer has a privately-initiated rezoning option.
	268	*Amend* Figure 14.4: City-initiated Rezonings: *1. In the areas which overlap with the Heather St and W 33rd Ave Village boundary as per the Villages Plan, add colour fill to indicate parcels to be City-initiated rezoned to R3-4 and C-2E.* *2. Remove all existing colour fill from the areas overlapping with the Oak St and W 49th Ave Village and Oak St and W 67th Ave Village.*	The Villages Plan proposes adding more development opportunities than those currently identified in the Cambie Corridor Plan for the area overlapping with the Oak St and W 49th Village and Oak St and W 67th Avenue Village. To prevent duplication between the two plans, all policies and development opportunities for parcels within these Villages boundaries will be consolidated into the Villages Plan. Amendments to the Cambie Corridor Plan are proposed to identify the parcels which were part of the City-initiated rezoning under the Villages planning process for the Heather Street and W 33rd Avenue Village.

7. Table 7: Summary of Proposed Amendments to Cambie Corridor Public Realm Plan

Proposed amendments are described in italicized text, shown in red if the amendments are an addition and are shown in red with a strikethrough if the amendments are a deletion.

Section #	Page #	Amendment	Rationale
2 Character Areas	7	*Amend map:* *8. To remove the plaza symbols and the 'Active Link' dashed lines from the areas overlapping with the Oak St and W 49th Ave Village and the Oak St and W 67th Ave Village.* *9. Add a new delineation for the Oak St and W 49th Ave Village and Oak St and W 67th Ave Village.* *- Apply a solid grey outline around the areas* *- Apply a transparent grey fill inside the outlined area.* *- Add the label "Villages Plan Area" centred within the filled area.* *10. Add text below image:* The Villages Plan was approved in 2026 and overlaps with parts of the Cambie Corridor Plan. Refer to the Villages Plan for policies and development opportunities that apply to the overlap areas.	All policies for parcels within the boundaries for the Oak Street and W 49th Avenue Village and the Oak Street and W 67th Avenue Village will be consolidated into the Villages Plan. Remove reference to avoid duplication.
2.1 Geographic Scope	8-9	*Amend* Figure 2.1: Overview of Cambie Corridor *to remove the plaza symbols and the 'Active Link' dashed lines from the areas overlapping with the Oak St and W 49th Ave Village and the Oak St and W 67th Ave Village.*	Same rationale as above.
2.1.3 Oakridge Town Centre	12	*Amend* Figure 2.1.3: Overview of Oakridge Town Centre *to remove the plaza symbols and the 'Active Link' dashed lines from the areas overlapping with the Oak St and W 49th Ave Village and the Oak St and W 67th Ave Village.*	Same rationale as above.

Section #	Page #	Amendment	Rationale
2.1.4 Langara	13	*Amend* Figure 2.1.4: Overview of Langara *to remove the plaza symbols and the 'Active Link' dashed lines from the area overlapping with the Oak St and W 49th Ave Village.*	Same rationale as above.
	13	Minor plazas ... ~~• 49th Avenue at Oak Street: Corner plaza; retail activity at edge and engaged with plaza.~~	Same rationale as above.
2.1.5 Marpole	14	*Amend* Figure 2.1.5: Overview of Marpole *to remove the plaza symbols and the 'Active Link' dashed lines from the area overlapping with the Oak St and W 67th Ave Village.*	Same rationale as above.
2.1.6 Marine Landing	15	*Amend* Figure 2.1.6: Overview of Marine Landing *to remove the plaza symbols and the 'Active Link' dashed lines from the area overlapping with the Oak St and W 67th Ave Village.*	Same rationale as above.
	15	*Remove below text and legend symbol:* ~~• Northeast corner Oak Street and 67th Avenue (corner): Mid-size plaza; neighbourhood identity, gathering place see Marpole Plan~~	Same rationale as above.
3.8 Urban Plazas and Enhanced Open Spaces	62-63	*Amend* Figure 3.8: Overview of plazas, enhanced open spaces, and public realm improvements *to remove the plaza symbols and the 'Active Link' dashed lines from the areas overlapping with the Oak St and W 49th Ave Village and the Oak St and W 67th Ave Village.*	Same rationale as above.

Section #	Page #	Amendment	Rationale
3.9 Active Links	72-73	*Amend* Figure 3.9: Active links *to remove the plaza symbols and the 'Active Link' dashed lines from the areas overlapping with the Oak St and W 49th Ave Village and the Oak St and W 67th Ave Village.*	Same rationale as above.
4.3 Integrated Rainwater Management	98-99	*Amend* Figure 4.3: Locations for rainwater management *to remove the plaza symbols and the 'Active Link' dashed lines from the areas overlapping with the Oak St and W 49th Ave Village and the Oak St and W 67th Ave Village.*	Same rationale as above.

11. Table 8: Summary of Proposed Amendments to Rupert and Renfrew Station Area Plan

Proposed amendments are described in italicized text, shown in red if the amendments are an addition and are shown in red with a strikethrough if the amendments are a deletion.

<table>
<tr><th>Section #</th><th>Page #</th><th>Amendment</th><th>Rationale</th></tr>
<tr><td>Residential – Low-Rise – Up to 4 Storeys</td><td>66</td><td>Delete Table 2.8 and replace with:

Table 2.8 – Residential – Low-Rise – Up to 4 Storeys – Policy Summary Table
<table><tr><td>Sub-Area</td><td colspan="2">Residential – Low-Rise – Up to 4 Storeys</td></tr><tr><td>Option</td><td>Low-rise residential with choice of use</td><td>Townhouse</td></tr><tr><td>Tenure</td><td colspan="2">Strata</td></tr><tr><td>Max. Height</td><td>23.0 m (up to 4 storeys)</td><td>11.5 m (up to 3 storeys)</td></tr><tr><td>Max. Density and Site Requirements</td><td>See R3-1 District Schedule</td><td>See RM-8A District Schedule</td></tr></table></td><td>To align with the approach taken in this Council report, simplifying table to directly reference the R3-1 District Schedule where feasible.</td></tr>
</table>

<table>
<tr><th>Section #</th><th>Page #</th><th>Amendment</th><th>Rationale</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><td>Pathway</td><td>• Privately-initiated rezoning to CD-1 District Schedule for sites located outside of the Fire Flow Utility Upgrade Area.

• For sites identified within the Fire Flow Utility Upgrade Area on Map 4.2: City-Initiated Rezoning Areas Map, no rezonings will be recommended for approval until infrastructure upgrades are complete. See Policy 2.1.1.7 for more information.</td><td>• Privately-initiated rezoning to RM-8A District Schedule for sites located outside of the Fire Flow Utility Upgrade Area.

• For sites identified within the Fire Flow Utility Upgrade Area on Map 4.2: City-Initiated Rezoning Areas Map, no rezonings will be recommended for approval until infrastructure upgrades are complete. See Policy 2.1.1.7 for more information.</td></tr>
<tr><td>Guidelines</td><td colspan="2">Design and Development Guidelines</td></tr>
</table>
</td><td></td></tr>
<tr><td>Mixed-Use Residential – Low-Rise High Street</td><td>67</td><td>
Delete Table 2.9 and replace with:
Table 2.9 - Mixed-Use Residential – Low-Rise – High Street and Existing Commercial Policy Summary Table
<table>
<tr><td>Sub-Area</td><td>Mixed-Use Residential – Low-Rise – High Street and Existing Commercial</td></tr>
<tr><td>Pathway</td><td>• Sites zoned C-2A or C-2D can proceed directly to a development permit where they meet requirements under the C-2A, C-2D and C-2E Districts Schedule.

• For all mixed-use sites in the Rapid Transit Area Map 2.5, in addition to high-rise options, sites may be eligible for a</td></tr>
</table>
</td><td>With the creation of the C-2D Zone and the implementation of city-initiated rezoning, some existing content in tables and policies can be simplified and consolidated.</td></tr>
</table>

Section #	Page #	Amendment	Rationale
		rezoning to C-2D under the C-2A, C-2D and C-2E Districts Schedule. • Where a C-1 site is located outside of the Fire Flow Utility Upgrade Area, sites are eligible to proceed directly to a development permit under the C-1 District Schedule or may apply for a rezoning to C-2D under the C-2A, C-2D and C-2E Districts Schedule. • For mixed-use sites identified within the Fire Flow Utility Upgrade Area on Map 4.2: City-Initiated Rezoning Areas Map, no rezonings will be recommended for approval until infrastructure upgrades are complete. See Policy 2.1.1.7 for more information.	
		Guidelines: C-2 Guidelines	
		Notes: • Along Rupert Street there are a small number of sites located within 400 metres of Rupert SkyTrain Station but identified as Mixed-use Residential - Low-Rise (up to 8 storeys) on Map 2.6 – Villages and Other Low-Rise Residential Areas Map. The land use designation for these sites is based on consistency with the solar access policy. These sites may be eligible for additional height and density if compliant with exceptions identified in the Solar Access Guidelines for Areas Outside of Downtown and/or the Transit-Oriented Areas Rezoning Policy.	
	67	Mixed-Use Residential – High Street and Existing Commercial Areas Policies	See above.
Mixed-Use Residential – Low-Rise – Existing	68	*Delete all content on page 68, including headings, table 2.10 and policies 2.2.3.7 and 2.2.3.8.*	See above.

Section #	Page #	Amendment	Rationale
Commercial Areas			
Mixed-Use Residential – Low-Rise – Off Arterial Commercial Areas	69	*Amend Table 2.11 to re-title as 2.10 and add the following:* Pathway: Privately-initiated rezoning to ~~C-2 district schedule~~ CD-1, using the form of development requirements from the C-2D zone under C-2A, C-2D and C-2E Districts Schedule.	Updated to reflect title of new C-2D zone and District Schedule.
4.1.1 Privately-Initiated Rezonings	211	*Update* Map 4.1 - Privately-Initiated Rezoning Areas Map *to reflect City-initiated rezoning changes of some C-1 sites proposed to be rezoned to C-2D.*	Map and legend updated to reflect city-initiated rezoning of some C-1 sites to C-2D.
4.1.2 City-Initiated Rezoning	213	2. ~~Low-rise commercial district~~ Mixed-Use Residential (C-2A or C-2D; see Map 4.2: City-Initiated Rezonings Areas Map). *Add a footnote as follows:* Includes choice of use for ground-floor commercial uses.	Updated to clarify wording and to reflect the names of the relevant districts.
4.1.2 City-Initiated Rezonings	215	*Update* Map 4.2 - City-Initiated Rezoning Areas Map *to reflect City-initiated rezoning of C-1 sites identified for rezoning to C-2A as approved by Council on April 14, 2026, and the City-initiated rezoning of sites to C-2D and R3-1 proposed within the Village areas.*	Map and legend updated to reflect city-initiated rezoning of C-2C1 sites recently completed through another Council report and to reflect the district schedules being used for mixed-use sites. Also removing reference to BMR requirements as these are not mandatory within the C-2D zone.

Appendix I

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 proposed amendments to the Zoning and Development By-law related to the new Villages Districts Schedule.

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.

Schedule/ Section Name	Section #	Description of Amendment	Rationale
Section 2	**Definition table**	*Amend part (i) of "Rental Housing Unit" definition:* "(i) section 2.24 of the C-2A, C-2D and C-2E Districts Schedule"	Update to include new Village districts (C-2D, C-2E)
Section 4	**4.8.1**	"(n)(ii) Multiple conversion dwelling containing the same or fewer units in total, except in the RT-4, RT-4A, RT-5, RT-7, RT-8, RT-9, RT-10, RT-11, RM-1, RM-7, RM-7A, RM-8, RM-8A, RM-9, RM-9A, RM-9B, RM-10, RM-11~~, RM-12~~ or First Shaughnessy districts."	Remove reference to RM-12 as district will be repealed.
Section 5	**5.2.4**	"If an owner applies to replicate a multiple conversion dwelling or infill damaged by fire to the extent of 60% or more of its value above its foundations, and the Director of Planning has previously given a bonus, relaxation or variation under the RT-3, RT-4~~,~~ and RT-4A, RT-5, RT-7, RT-8, RT-9, RT-10, RT-11, RM-1, RM-7 and RM-7A, RM-8~~,~~ and RM-8A, RM-9 and RM-9B, RM-9A, RM-10, RM-11, ~~RM-12, R3-1, R3-2, R3-3, R4-1, or R5-1, R5-2, R5-3, or R5-4~~ R3, R4, or R5 district schedules in respect of such use, and the proposed replication is in accordance with the most recently issued development or building permits for that use, the Director of Planning must vary the provisions of the applicable district schedule to the extent necessary to permit the replication."	Update to include new Village districts and remove reference to RM-12 and correct minor administrative errors.

Schedule/ Section Name	Section #	Description of Amendment	Rationale
Section 9	**9.1.1**	"**Commercial** C-1 C-2 C-2A C-2B C-2C C-2C1 C-2D C-2E C-3A C-5 C-5A C-6 C-7 C-8 FC-1 FC-2"	Update to include new Village districts (C-2D, C-2E, and R3-4) and remove reference to RM-12 as district will be repealed.
		"**Residential** FM-1 R3-1 R3-2 R3-3 R3-4 R4-1 R5-1 R5-2 R5-3 R5-4 RM-1 RM-2 RM-3 RM-3A RM-4 RM-5 RM-5A RM-5B RM-5C RM-5D RM-6 RM-7 RM-7A RM-8 RM-8A RM-9 RM-9A RM-9B RM-10 RM-11 ~~RM-12~~ RT-1 RT-2 RT-3 RT-4 RT-4A RT-5 RT-7 RT-8 RT-9 RT-10 RT-11"	
R3 Districts Schedule	**1.1**	"The intent of this districts schedule, which contains the regulations for the R3-1, R3-2, ~~and~~ R3-3 and R3-4 district, is to encourage low-rise apartments and mixed-use residential buildings of varied tenures, while also preserving lower density options."	Update to include new Village districts.
	1.2	"Townhouse in the R3-1 and R3-4 districts"	
	2.1(b)	"the submission of any advisory group, property owner or tenant, except that this section 2.1(b) does not apply to uses that must comply with the regulations that apply to the R1-1 district."	Supports new Village district schedule.
	2.2.1(a)	"the RM-8A district if the site is in the R3-1 or R3-4 district, except that:"	Update to include new Village districts.
	2.2.6(a)	"in the R3-1 and R3-4 districts"	
	3	*Within the tables in sections 3.1.1.2(a), 3.1.1.3, 3.1.1.4(b), and 3.1.1.5(b), replace "1.45" with "1.60" wherever it appears.*	Update to include new Village districts.
	3.1.1	*Add new sections 3.1.1.6 and 3.1.1.7:* "**R3-4 District** 3.1.1.6 In the R3-4 district, if the form of tenure for the residential floor area is secured as 100% residential rental tenure:	Supports new Village district schedule.

<table>
<tr><th>Schedule/ Section Name</th><th>Section #</th><th>Description of Amendment</th><th>Rationale</th></tr>
<tr><td></td><td></td><td>
a) The maximum floor space ratio is set out in the following table:
<table>
<tr><th></th><th colspan="4">Maximum Floor Space Ratio by Minimum Site Area</th></tr>
<tr><th></th><th>1470 m^2</th><th>920 m^2</th><th>613 m^2</th><th>460 m^2</th></tr>
<tr><td>(i) on a site that does not exceed 33.5 m in depth</td><td>2.70</td><td>2.70</td><td>2.40</td><td>1.60</td></tr>
<tr><td>(ii) on a corner site with a minimum site frontage of 40.2 m</td><td>2.70</td><td>2.40</td><td>2.20</td><td>1.60</td></tr>
<tr><td>(iii) all other sites</td><td>2.40</td><td>2.40</td><td>2.20</td><td>1.60</td></tr>
</table>
b) despite sections 3.1.1.6(a)(i) and 3.1.1.6(a)(ii) above, the maximum floor space ratio is 3.00 if:
i. the site:
A. does not exceed 33.5 m in depth and has a minimum site area of 920 m^2 or
B. is a corner site with a minimum site frontage of 40.2 m and has a minimum site area of 1,470 m^2, and
ii. either:
A. a minimum of 20% of the residential floor area is secured as below-market rental dwelling units if the site is in a transit-oriented area, or
B. 100% of the residential floor area is developed as social housing; and

c) despite section 3.1.1.6(a)(iii) above, the maximum floor space ratio is 2.70 if the site has a minimum site area of 920 m^2 and 100% of the residential floor area is developed as social housing.
</td><td></td></tr>
</table>

<table>
<tr><th>Schedule/ Section Name</th><th>Section #</th><th>Description of Amendment</th><th>Rationale</th></tr>
<tr><td></td><td></td><td>3.1.1.7 In the R3-4 district, if the form of tenure for the residential floor area includes any tenure other than residential rental tenure:

a) the maximum floor space ratio is set out in the following table:
<table><tr><th></th><th colspan="4">Maximum Floor Space Ratio by Minimum Site Area</th></tr><tr><th></th><th>1470 m²</th><th>920 m²</th><th>613 m²</th><th>460 m²</th></tr><tr><td>(i) on a site that does not exceed 33.5 m in depth</td><td>2.00</td><td>2.00</td><td>2.00</td><td>1.60</td></tr><tr><td>(ii) on a corner site with a minimum site frontage of 40.2 m</td><td>2.00</td><td>1.75</td><td>1.75</td><td>1.60</td></tr><tr><td>(iii) all other sites</td><td>1.75</td><td>1.75</td><td>1.75</td><td>1.60</td></tr></table>
b) despite sections 3.1.1.7(a)(ii) above, the maximum floor space ratio is 2.00 if:
i. the site has a minimum site area of 1,470 m²,
ii. the site consists of 1 or more lots on record in the Land Title Office prior to [force and effect date] where each lot has an area of 623 m² or more and a frontage of 17.1 m or more, and
iii. a minimum of 3% of the residential floor area is developed as social housing or a cash in lieu payment may be provided.”</td><td></td></tr>
<tr><td></td><td>3.1.2 and 3.2.2</td><td>Update heading of second column in both tables:”
“R3-1, R3-2, ~~and~~ R3-3, and R3-4”</td><td>Update to include new Village districts.</td></tr>
<tr><td>C-2A District Schedule</td><td>Title</td><td>“C-2A, C-2D and C-2E Districts Schedule”</td><td></td></tr>
<tr><td></td><td>1.2</td><td>“The table below provides an overview of outright and conditional approval uses in the C-2A, C-2D and C-2E districts, categorized by the minimum site area required, where applicable.”</td><td></td></tr>
<tr><td></td><td>2.1</td><td>In use table, delete all “Dwelling Uses” and replace with:</td><td>Supports new Village district schedule.</td></tr>
</table>

<table>
<tr><th>Schedule/ Section Name</th><th>Section #</th><th>Description of Amendment</th><th>Rationale</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><th colspan="3">Dwelling Uses</th></tr>
<tr><td>Dwelling uses existing as of [force and effect date], except Mixed Use Residential Building and Principal Dwelling Unit with Lock-off Unit</td><td>Conditional</td><td></td></tr>
<tr><td>Mixed-Use Residential Building</td><td>Conditional</td><td>2.2.2, 2.2.3, 2.2.4</td></tr>
<tr><td>Principal Dwelling Unit with Lock-Off Unit</td><td>Conditional</td><td>2.2.5</td></tr>
</table>
</td><td></td></tr>
<tr><td></td><td>2.2.4</td><td>“~~Development on any site~~ In the C-2A district, development on any site consisting of 3 or more dwelling units that:”</td><td>Update to include new Village districts.</td></tr>
<tr><td></td><td>2.2.5</td><td>“Principal dwelling unit with lock-off unit is permitted only in a ~~multiple dwelling or~~ mixed-use residential building.”</td><td>Supports new Village district schedule.</td></tr>
<tr><td></td><td>3.1.1</td><td>Add new section 3.1.1.1 and renumber following sections sequentially:

“3.1.1.1 Developments requiring below-market rental dwelling units or social housing are subject to Schedule J: Affordable Housing Schedule”</td><td></td></tr>
<tr><td></td><td></td><td>Replace 3.1.1.2 with the following:

“3.1.1.2 In the C-2A and C-2D districts, for mixed-use residential building:

a) if the form of tenure for the residential floor area:
(i) is secured as 100% residential rental tenure, the maximum floor space ratio is 3.50 provided that in the C-2A district, at least 35% of the total dwelling units have 2 or more bedrooms, or

(ii) includes any tenure other than residential rental tenure, the maximum floor space ratio is 2.50; and</td><td></td></tr>
</table>

Schedule/ Section Name	Section #	Description of Amendment	Rationale
		b) the floor space ratio for non-dwelling uses on the first storey facing the street must be at least 0.35."	
		Add new 3.1.1.3 and renumber following sections sequentially: "3.1.1.3 In the C-2E district, for mixed-use residential building: a) if the form of tenure for the residential floor area: (i) is secured as 100% residential rental tenure, the maximum floor space ratio is: (A) 2.50, or (B) 3.50 provided that a minimum of 20% of the residential floor area is secured as below-market rental dwelling units, or (ii) includes any tenure other than residential rental tenure: (A) the maximum floor space ratio is 2.50, and (B) if the site consists of 1 or more lots on record in the Land Title Office prior to October 27, 2026 where any of the lots have an area of 623 m^2 or more and a frontage of 17.1 m or more, a minimum of 3% of the residential floor area must be developed as social housing or a cash in lieu payment may be provided; and b) the floor space ratio for non-dwelling uses on the first storey facing the street must be at least 0.35"	
		Amend 3.1.1.5 with the following: "3.1.1.5 Despite ~~sections 3.1.1.1(a) and 3.1.1.2(a)~~ sections 3.1.1.2(a)(i), 3.1.1.3(a)(i)(B) and 3.1.1.4(a) above, the maximum floor space ratio is 3.70 if the site is a corner site:"	Supports new Village district schedule.
	3.1.2	*Update heading of second column in table:* "**C-2A, C-2D and C-2E**"	

<table>
<tr><th>Schedule/ Section Name</th><th>Section #</th><th>Description of Amendment</th><th>Rationale</th></tr>
<tr><td></td><td>5.1</td><td>“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)~~ 2.2.3, 3.1.1.2(a)(i) and 3.1.1.2(b) of this schedule”</td><td></td></tr>
<tr><td>RM-12 District Schedule</td><td></td><td>Repeal RM-12 District Schedule</td><td>RM-12 is to be repealed as part of the Villages Planning Program. All RM-12 parcels will be included in the city-initiated rezoning to R3-1.</td></tr>
<tr><td>Schedule D</td><td>N/A</td><td>Update zoning map to reflect zoning changes through the Villages Plan</td><td>Incorporate changes from the Villages Plan into the zoning map.</td></tr>
<tr><td>Schedule J</td><td>3.1.1</td><td><table><tr><th>Zoning District</th><th>Discount Rate</th></tr><tr><td>C-2E</td><td>10%</td></tr><tr><td>R3-1, R3-2, ~~and~~ R3-3 and R3-4</td><td>10%</td></tr><tr><td>R4-1</td><td>20%</td></tr><tr><td>R-1, R5-2, R5-3 and R5-4</td><td>20%</td></tr><tr><td>RR-3B</td><td>10%</td></tr></table></td><td>Update tables to include new Village districts (C-2E, R3-4)</td></tr>
</table>

<table>
<tr><th>Schedule/ Section Name</th><th>Section #</th><th>Description of Amendment</th><th>Rationale</th></tr>
<tr><td>Schedule J</td><td>8.1</td><td>
<table>
<tr><th>Zoning District</th><th>Cash in Lieu Rate</th></tr>
<tr><td>C-2E</td><td>$5,920 per m^2</td></tr>
<tr><td>FC-2 (Sub Area E)</td><td>$6,558 per m^2</td></tr>
<tr><td>FSD</td><td>$5,920 per m^2</td></tr>
<tr><td>R1-1</td><td>$5,920 per m^2</td></tr>
<tr><td>R3-4</td><td>$5,920 per m^2</td></tr>
<tr><td>RM-8A</td><td>$5,920 per m^2</td></tr>
</table>
</td><td></td></tr>
</table>

Table 2: Summary of proposed amendments to other By-laws related to the new Villages Districts Schedule.

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.

By-law	Schedule/ Section Name	Section #	Description of Amendment	Rationale
Noise Control By-law	**Schedule B**		Add C-2D, C-2E and R3-4 to list of intermediate zones.	Update to include new Village districts (C-2D, C-2E, and R3-4), and remove reference to RM-12
Parking By-law	**Section 4**	**4.2.1(c)**	"Multiple Dwelling in the following districts, except if located in a transit-oriented area: RM-9A~~,~~ and RM-11~~, and RM-12~~"	

By-law	Schedule/ Section Name	Section #	Description of Amendment	Rationale
Parking By-law		**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, RR-3C, C-1, C-2, C-2A, C-2B, C-2C, C-2C1, C-2D, C-2E, C-7, C-8, M, I, DEOD, and First Shaughnessy Districts"	
		4.5.8	"4.5.8 Landscaping of Setbacks 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, RR-3C, C-1, C-2, C-2A, C-2B, C-2C, C-2C1, C-2D, C-2E, 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."	
		4.5.10	"4.5.10 Surface 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, RR-3C, C-1, C-2, C-2A, C-2B, C-2C, C-2C1, C-2D, C-2E, 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."	
		4.5.11	"4.5.11 Temporary Parking Areas 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, RR-3C, C-1, C-2, C-2A, C-2B, C-2C, C-2C1, C-2D, C-2E, 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."	
	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 m2, that is commencing	Update to include new Village districts.

By-law	Schedule/ Section Name	Section #	Description of Amendment	Rationale
			business in an existing building in the C-2, C-2A, C-2D, C-2E, C-3A, C-5, C5A or C-6 zone, and that constitutes a change of use from the previous use in the same premises, in which case the loading standard is at least one Class A space for each 100-200 square metres of gross floor area; and"	
Sign By-law	**Part 7**	**7.1, Table 1**	"Residential Sign District (Part 8) • The RA-1, R1-1, RT-1, RT-2, RT-3, RT-4, RT-4A, RT-5, RT-7, RT-8, RT-9, RT-10, RT-11, RM-1, RM-2, RM-3, RM-3A, RM-4, RM-7, RM-7A, RM-8, RM-8A, RM-9, RM-9A, RM-9B, RM-11, and ~~RM-12,~~ RR-1, RR-2A, RR-2B and RR-2C zoning districts;" "Commercial, Mixed Use and Industrial Sign District (Part 9): • The C-1, C-2, C-2A, C-2B, C-2C, C-2C1, C-2D, C-2E, C-3A, C-5, C-5A, C-6, C-7, C-8, Downtown (DD), FC-1 and FC-2 zoning districts; • The R3-1, R3-2, R3-3, R3-4, R4-1, R5-1, R5-2, R5-3, and R5-4 zoning districts"	Update to include new Village districts (C-2D, C-2E, and R3-4), and remove reference to RM-12
	Part 9	**9.15, Table 9.1**	*Add to first row (Maximum Permitted Sign Area 3.0 m^2)* "C-1, C-5, C-5A, C-6, C-7, FM-1, R3-1, R3-2, R3-3, R3-4, R4-1, R5-1, R5-2, R5-3, or R5-4"	
			Add to second row (Maximum Permitted Sign Area 9.0 m^2) "C-2, C-2A, C-2B, C-2C, C-2C1, C-2D, C-2E, C-3A, C-8, CWD, DD, FC-1, FC-2, HA-3, I-1A, I-1B, I-1C, IC-1, IC-2, IC-3, MC-1, MC-2, RR-3A or RR-3B zoning district, BCPED and DEOD"	

By-law	Schedule/ Section Name	Section #	Description of Amendment	Rationale
Sign By-law		**9.15, Table 9.2**	*Add to first row (the lesser of 2.25 m^2 …)* "C-1, C-5, C-5A, C-6, C-7, R3-1, R3-2, R3-3, R3-4, R4-1, 5-1, R5-2, R5-3, or R5-4 zoning district and FCCDD"	
			Add to second row (the lesser of 7.0 m^2 …) "C-2, C-2A, C-2B, C-2C, C-2C1, C-2D, C-2E, C-3A, C-8, CWD, FC-1, I-1, I-1A, I-1B, I1C, I-2, I-3, IC-1, IC-2, IC-3 or M1, M-1A, M-1B, M-2, MC-1, MC-2, RR-3A or RR-3B zoning district, BCPED and DEOD"	
	Part 9	**9.20, Table 9.3**	*Add to first row (the lesser of 2.25 m^2 …)* "C-1, C-5, C-5A, C-6, C-7, R3-1, R3-2, R3-3, R3-4, R4-1, R5-1, R5-2, R5-3, or R5-4 zoning district and FCCDD"	
			Add to second row (the lesser of 7.0 m^2 …) "C-2, C-2A, C-2B, C-2C, C-2C1, C-2D, C-2E, C-3A, C-8, CWD, FC-1, I-1, I-1A, I-1B, I1C, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M-1A, M-1B, M-2, MC-1, MC-2RR-3A or RR-3B zoning district and BCPED and DEOD"	
		9.21(a)	"(a) is in the C-2, C-2A, C-2D, C-2E, C-3A, C-5, C-6, DD or HA-3 zoning district;"	
		9.22(a)	"(a) is in the C-2, C-2A, C2-B, C-2C, C-2D, C-2E, C-3A, IC-2, MC-2 or DD zoning district;"	
Subdivision By-law	**Schedule A**	**Table 1**	*Delete the following line:* ~~"RM-12 Multiple Dwelling 40' [12.192m 4800 sq. ft. [445.935 m^2]"~~	
			Insert the following after R3-3:	

By-law	Schedule/ Section Name	Section #	Description of Amendment	Rationale
			"R3-4 Residential 50' [15.240 m] 6000 sq. ft. [557.418 m²]"	
			Insert the following after C-2C1: "C-2D Commercial 40' [12.192 m] 4800 sq. ft. [445.935 m²] C-2E Commercial 40' [12.192 m] 4800 sq. ft. [445.935 m²]"	
		Table 2	*Delete the following line:* ~~"RM-12 Multiple Dwelling 30' [9.144 m] 3000 sq. ft. [278.709 m²]"~~	
			Insert the following after R3-3: "R3-4 Residential 30' [9.144 m] 3000 sq. ft. [278.709 m²]"	
			Insert the following after C-2C1: "C-2D Commercial 25' [7.620 m] 3000 sq. ft. [278.709 m²] C-2E Commercial 25' [7.620 m] 3000 sq. ft. [278.709 m²]"	
		N/A	*Delete properties from R1-1 maps.*	Align with proposed amendments to the subdivision by-law

Table 3: Summary of proposed amendments to Policies and Guidelines related to the new Villages Districts Schedule.

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.
Amendments will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

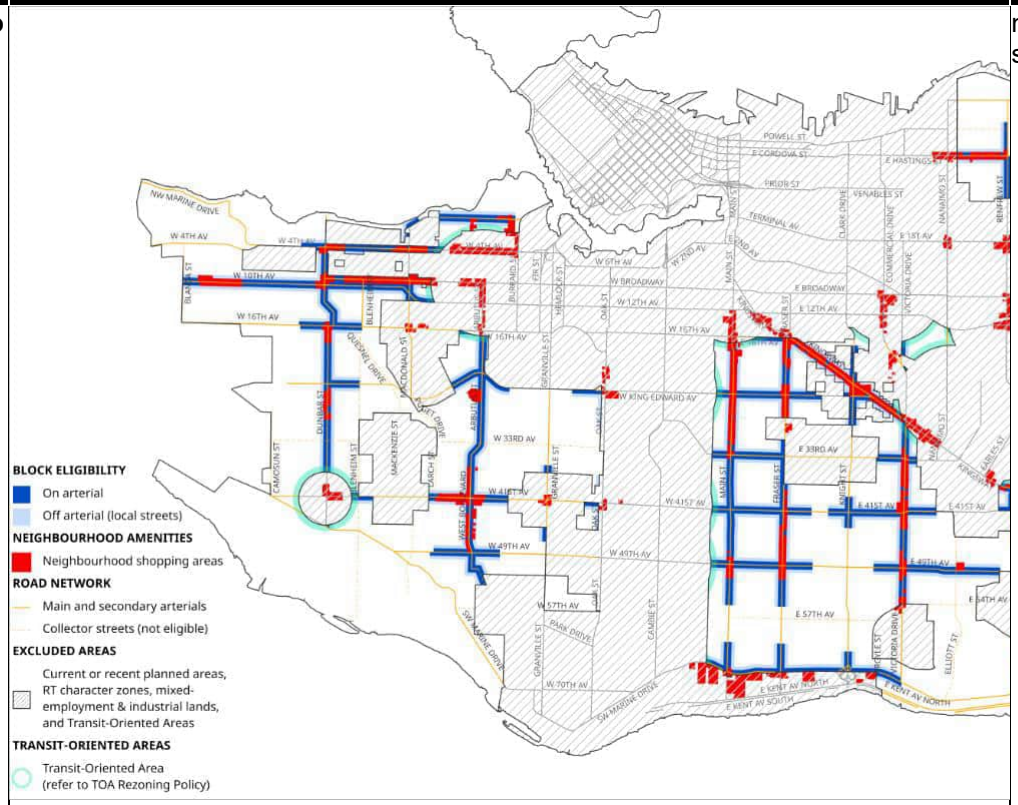
Policy/Guideline	Schedule/ Section Name	Section #	Description of Amendment	Rationale
Development Contribution Expectation Policy in Areas Undergoing Community Planning	**Area-Specific DCE Policies**	**2**	• "The Broadway planning program (west of Vine Street) to be considered as part of future area planning or the City-wide planning process • The Rupert and Renfrew area planning process • ~~The Villages Planning Program~~"	Village areas will be excluded from the DCE Policy following the completion of the planning program.
	Table 1a: Area Specific Priorities and DCE Policies	**2**	*Rename "Table 1a: Area Specific Priorities and DCE Policies" to:* "Table 1: Area Specific Priorities and DCE Policies"	
	Table 1b: Area Specific Priorities and DCE	**2**	*Delete "Table 1b: Area Specific Priorities and DCE Policies (Continued)" in its entirety.*	

Policy/Guideline	Schedule/ Section Name	Section #	Description of Amendment	Rationale
	Policies (Continued)			
	Table 2: Area Specific DCE Targets	**2**	*Delete "Villages Planning Program" row and sub rows in "Table 2: Area Specific DCE Targets".*	
	Area Boundaries (See Area Maps Below)	**3**	*Delete "Map B: Villages Planning Program" in its entirety.*	
Hotel Development Policy	**Table 1: Area-Specific Rezoning Policies**	**3.2.1**	*Add "Villages" under Column 1 "Areas" and "Villages Plan (2026)" under Column 2 "Council Approved Policy / Plan"*	Village areas will be considered for hotel uses.
	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, C-2A, C-2B, C-2C, ~~and~~ C-2C1, C-2D, and C-2E zoning districts, as well as any adjacent sites zoned CD-1, where no purpose-built rental residential housing will be displaced and are proposing 100% of the total FSR to be developed as hotel use with customarily supporting commercial uses. Rezoning applications should be consistent with the following:"	Update to include new Village districts.

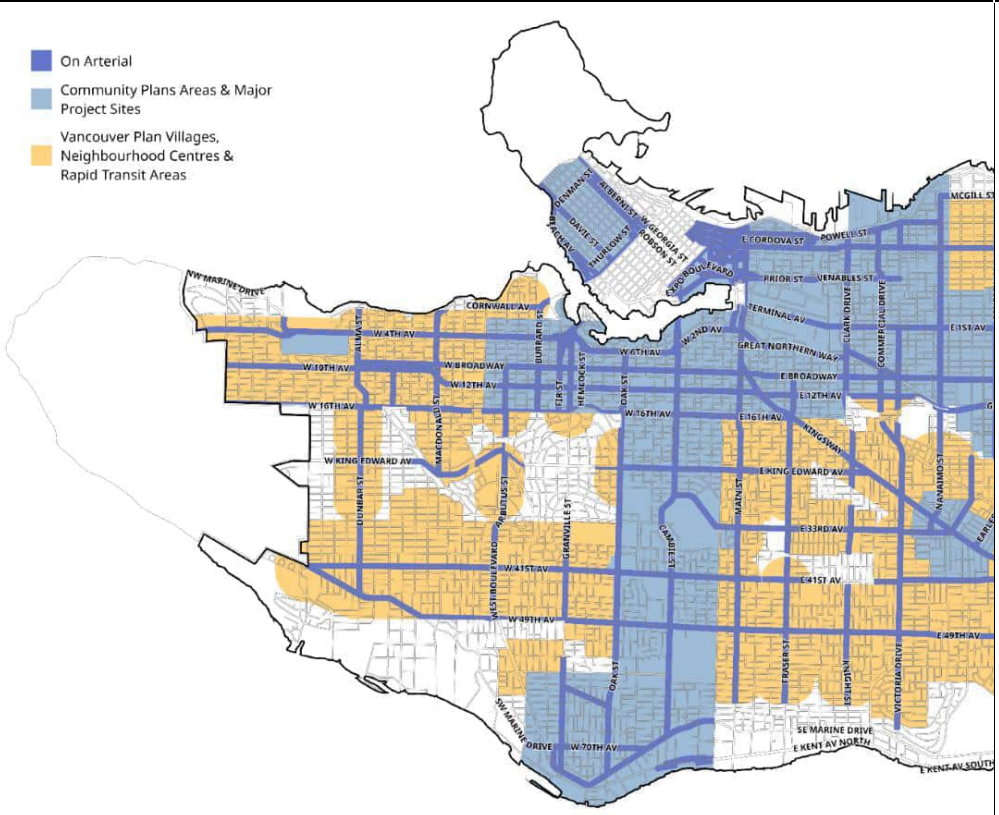
Policy/Guideline	Schedule/ Section Name	Section #	Description of Amendment	Rationale
	Rezoning for Hotel Density on Commercial High Streets	**3.2.2.1(d)**	"These rezoning policies (section 3.2.2.1) apply city-wide, except in areas that have recently approved community plans (e.g. Cambie Corridor Plan, West End Plan, Grandview-Woodland Plan, Marpole Plan, Broadway Plan, Rupert and Renfrew Station Area Plan, ~~and the~~ Downtown Eastside Plan and the Villages Plan), designated Transit-Oriented Areas, or areas that are undergoing community planning programs and have interim rezoning policies in place that limit the applicability of this policy."	Village areas will be considered for hotel uses.
RM-12 Guidelines	**N/A**	**N/A**	*Repeal document*	RM-12 district will be repealed.
Secured Rental Policy	**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, C-2D, and C-2E district schedules, the C-2, C-2B, C-2C, and C-2C1 Residential Rental Tenure Guidelines, and the Rental Incentives Program Bulletin."	Update to include new Village districts.
	Exclusions	**2.2**	"These rezoning policies (section 2.3 and 2.4) apply city-wide, except in areas that have recently approved community plans (e.g. Cambie Corridor Plan, West End Plan, Grandview-Woodland Plan, Marpole Plan, Broadway Plan, Rupert and Renfrew Station Area Plan, Villages Plan, and the Downtown Eastside Plan), designated Transit-Oriented Areas, or areas that are undergoing community planning programs and have interim rezoning policies in place that limit the applicability of this policy."	Village areas will be excluded from the SRP because similar rental tenure opportunities are enabled through the new district schedules.
	Rezoning in C-2, C-2B, C-2C and C-	**2.3.1**	"2.3.1 Rezoning in C-2, C-2A, C-2B, C-2C, ~~and~~ C-2C1, C-2D, and C-2E Districts: As the C-2, C-2A, C-2B, C-2C, ~~and~~ C-2C1, C-2D, and C-2E zoning districts include unique provisions for rental housing, rezoning for rental housing development will	Update to include new Village districts.

Policy/Guideline	Schedule/ Section Name	Section #	Description of Amendment	Rationale
	2C1 Districts		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. 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, C-2D, or C-2E 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. Circumstances where CD-1 rezoning may be considered will generally be limited to the following: • 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, C-2D, or C-2E; or • 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, C-2D, or C-2E 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, C-2D, or C-2E."	
	Table 1: Consideration for Rezoning in Commercial, Multi-family, Industrial,	**2.3.1**	"C-2, C-2A, C-2B, C-2C, C-2C1, C-2D, C-2E 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, C-2D, or C-2E district schedule."	Update to include new Village districts

Policy/Guideline	Schedule/ Section Name	Section #	Description of Amendment	Rationale
	and ODP Areas			
	Table 2: Considerations for Rezoning in R1-1 and RT Zones	**2.4.3**	"Mixed-Use Requirements (RR-3) 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-2A, C-2B, C-2C, C-2C1, C-2D, C-2E, 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, C-2D, and C-2E 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)."	
	Implementation	**N/A**	"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, C-2D, and C-2E)."	
	Appendix: Eligibility Map	**Map A: Eligibility Map for Low Density**	*Replace "Map A: Eligibility Map for Low Density Transition Areas" with map below that removes overlapping Village areas.*	Village areas will be excluded from the SRP because similar rental tenure opportunities are enabled through the

Policy/Guideline	Schedule/ Section Name	Section #	Description of Amendment	Rationale
		Transition Areas		new district schedules
Seniors Housing Rezoning Policy	**Table 1: Location and Form of Development**	**4**	"Rezoning to Specific Height and Density [1, 2]"	Reference to new footnote below

Policy/Guideline	Schedule/ Section Name	Section #	Description of Amendment	Rationale
	Table 1: Location and Form of Development	**4**	Insert new footnote under "Table 1: Location and Form of Development:" "[2] There is an overlap between the areas where rezoning applications for Seniors Housing may be considered under this policy and the Villages Plan. Seniors Housing up to 6 storeys may also be considered in Villages Plan areas through a development permit, refer to the Villages Plan for more information, including Plan area boundaries. Applicants are encouraged to review both this policy and the Villages Plan to determine which enabling policy to apply under."	Including new wording to provide additional guidance to applicants and explain geographic overlap between Seniors Rezoning Policy and the Villages Plan
	Mixed-use Residential Building Policies	**4.3(a)**	"Mixed-use will generally be required for sites that: (a) are immediately adjacent to a property that has existing zoning for commercial use (e.g., C-1, C-2, C-2A, C-2D, C-2E, RR-3A, RR-3B, or CD-1 with retail at grade), or"	Update to include new Village districts
	Appendix: Rezoning Policy Maps	**Map A: Locations of sites that can be considered within the Seniors Housing Rezoning Policy**	*Replace "Map A: Locations of sites that can be considered within the Seniors Housing Rezoning Policy" with map below that includes the Villages Plan refined boundaries.*	17 Village area boundaries updated to align with Villages Plan refined boundaries. Rupert and Renfrew Station Area Plan boundaries updated to reflect final approved plan boundaries

Policy/Guideline	Schedule/ Section Name	Section #	Description of Amendment	Rationale
				
Transit-Oriented Areas	**Appendix: List of Area Plans**	**Appendix: List of Area**	*Add "Villages Plan" under Column 1 "Area Plan" and "Yes*" under Column 2 "TOAs Integrated"*	Village areas will be excluded from the Transit-Oriented Areas Rezoning Policy because similar development

Policy/Guideline	Schedule/ Section Name	Section #	Description of Amendment	Rationale
Rezoning Policy		**Plans "Table"**		opportunities are enabled through the Villages Plan
Villages Interim Rezoning Policy	**N/A**	**N/A**	*Repeal document*	Villages Interim Rezoning Policy will no longer apply once the Villages Plan is approved

APPENDIX J

PROPOSED VANCOUVER OFFICIAL DEVELOPMENT PLAN AMENDMENT

regarding minor 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 Vancouver Official Development Plan By-law No. 14660.

2. In Part 4, section FG1. Urban Structure Strategy, in the descriptions below "Neighbourhood Type", Council:

strikes out "***FG1.3***" and substitutes with "***FG1.4***"
strikes out "***FG1.4***" and substitutes with "***FG1.5***"
strikes out "***FG1.5***" and substitutes with "***FG1.6***"
strikes out "***FG1.6***" and substitutes with "***FG1.7***"
strikes out "***FG1.7***" and substitutes with "***FG1.8***"
strikes out "***FG1.8***" and substitutes with "***FG1.9***"

3. Council strikes out Policy 10.1.2 in its entirety and substitutes with the following:

"10.1.2 Protect and manage groundwater by minimizing contamination and waste, enhancing recharge, and ensuring sustainable use of the resource."

4. 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.

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

ENACTED by Council this day of , YYYY

_____
Mayor

_____
City Clerk

APPENDIX K

SUMMARY OF FINANCIAL TESTING

MEMORANDUM

coriolis CONSULTING CORP.

DATE:	21 May 2026
TO:	Graham Anderson, City of Vancouver
FROM:	Blair Erb, Coriolis Consulting Corp.
RE:	**Summary of Economic Testing for Villages Planning Program and Zoning**

1.0 Introduction

The Villages Planning Program is a key action of the Vancouver Official Development Plan (previously Vancouver Plan), the City's long-range strategy for managing growth and change to 2050. The Vancouver ODP identifies 25 future Villages located throughout the City, each centered around shops and services within primarily low-density residential areas. The Villages Planning Program focuses on 17 of these Villages. The remaining eight Villages will be planned through other programs including some that have already been planned through the Rupert and Renfrew Station Area Plan.

As part of the planning program, the City is creating detailed land use plans for each of the 17 Villages and implementing new zoning in each area.

To help staff evaluate and refine the new zoning districts that will apply in each Village, the City retained Coriolis Consulting Corp. to complete financial analysis to help determine:

- Whether new development is likely to be financially viable under the proposed zoning districts.
- The likely impact of potential inclusionary social housing requirements, including the impact of cash in lieu contributions.
- The likely impact of potential inclusionary below market rental unit requirements.
- Strategies that can be used to help balance financial viability across different development options in a zoning district.

This memo provides a summary of the findings, focusing on:

- The approach to the analysis.
- The types of case study sites analyzed.
- The development scenarios tested.
- The key assumptions.
- The main findings of the analysis.

We completed the financial analysis between November 2024 and April 2026. Market conditions, costs and development regulations evolved over this time period, so we updated the analysis on a regular basis. The findings outlined in this memo are based on market conditions and costs as of early 2026.

During the course of the work, we analyzed over 300 scenarios. We provided the detailed results of all of the scenarios that we analyzed to City staff separately.

2.0 Approach

In order for private developers to be interested in proceeding with a new project, the project needs to be financially attractive. This means that developers planning new projects need to think the project will generate a sufficient return on the total investment to obtain project financing and address the costs and risks associated with the new development. This is different than non-profit or government funded development projects which may not require a return on project costs.

We analyzed the likely financial performance of different development scenarios that will be permitted under the proposed zoning schedules at case study sites throughout the Villages planning areas. For each private sector for-profit redevelopment scenario, we compared the estimated potential revenues with the total anticipated costs to determine the likely profitability of the scenario and the land value supported by the scenario:

1. In consultation with City staff, we identified a range of different case study sites for our analysis in the different Village locations.
2. We estimated the value of each site under its existing use and existing zoning. This is the minimum value that a developer would need to pay for a site in order to acquire it for redevelopment.
3. We agreed with City staff on the redevelopment scenarios to test for each of the case study sites (e.g., density, mix of uses, tenure, affordable housing assumptions). These included all of the options in the proposed zoning districts as well as options that were explored but not included in the proposed zoning.
4. We created detailed financial proformas to analyze the likely financial performance of each redevelopment scenario at each case study site.
5. For strata residential projects (or other ownership forms of housing), we used the financial analysis to:
    - Estimate the maximum land value supported by the redevelopment scenario. This is the value that a developer could afford to pay for the case study site, complete the overall project and expect to generate a sufficient return on their total investment upon sale of all of new units. In order for a scenario to be financially viable, the land value supported by a redevelopment scenario needs to be approximately equal to (or higher than) the value of the property under its existing use and zoning. Otherwise, it will be more attractive (financially) to retain the property in its existing use or build new ownership housing under the current zoning.
    - Estimate the profit margin from the completed development (profit on sale of all units divided by total project costs including land cost) if the applicant acquired the property at the value of the property under its existing use and zoning, built the project, and sold all of the units.
6. New rental projects are either retained by the developer or sold by the developer to an investor upon completion, so for the rental scenarios, we used the financial analysis to evaluate different indicators of land value and profitability depending on whether the project was sold or retained by the developer, including:
    - The value that a developer could afford to pay for the case study site, complete the overall project and expect to generate a sufficient return on their total investment upon project completion.
    - The profit margin from the completed development (profit on sale of building divided by total project costs) if the applicant acquired the property at the value of the property under its existing use and zoning, built the project, rented out the units and sold the completed project to an investor.

- The annual yield to the developer (annual net income divided by total project costs) if the applicant acquired the property at the value of the property under its existing use and zoning, built the project, rented out the units and held the completed project as an income-producing property.

7. We then used the results of the proforma analysis to determine:

   - Whether the redevelopment scenario would likely be financially viable.
   - For select scenarios, whether the financial performance could support an inclusionary housing component.

3.0 Case Study Sites and Development Scenarios Tested

We identified a range of different case study sites across the different Village areas.

Most case sites are currently zoned R1-1 or RT (which allow lower density forms of housing) as these are the common existing zoning districts in the Villages. However, some of the case sites are currently zoned C-1 (which allows low density commercial and mixed use development).

The case study sites selected for the analysis were all improved with older, lower density existing buildings and are similar to the types of properties that have been redeveloped in Vancouver in the past. Sites with higher value improvements were not selected as these properties are not assumed to be redevelopment candidates in the short term.

The case sites include a combination of single stand-alone lots that can accommodate smaller projects as well as assemblies of multiple lots that can accommodate larger scale projects:

- The single lot case sites were used to test development options that could be permitted on a small lot, such as multiplex, small townhouse projects and smaller apartment buildings.
- The assemblies were used to test larger scale townhouse scenarios and apartment scenarios.

The City provided us with development scenarios to test at each of the case study sites. The scenarios are based on the different options that will be permitted in the proposed Village zoning.

In total, we analyzed over 300 different scenarios at over 25 sites.

This section summarizes the scenarios tested. We have divided the scenarios into residential scenarios and mixed use scenarios.

3.1 Residential Scenarios

For sites that are potential residential zoning candidates, we analyzed a range of development scenarios which varied based on the assumed case study lot size.

For residential scenarios that can be constructed on a single stand-alone lot, the development options that we analyzed include:

- Multiplex at 1.0 FSR.
- Single lot townhouse development (with grade level parking) at 1.2 FSR.
- Apartment (strata and rental) at 1.45 FSR, 1.6 FSR, and 1.75 FSR including single egress stair (SES) building scenarios.
- Market rental apartment at 2.2 FSR.

For the residential scenarios that would require larger lot assemblies, the development options that we analyzed include:

- Townhouse at 1.2 FSR with either grade level parking or underground parking.
- Strata apartment at 1.75 FSR.
- Strata apartment at 2.0 FSR.
- Market rental apartment at 2.4 FSR.
- Market rental apartment at 2.7 FSR.
- 6 storey rental apartment at 3.0 FSR with 80% market rental and 20% below market rental.

We evaluated the ability of projects to provide a share of the units as turnkey social housing units, or cash in lieu. Scenarios with inclusionary housing that were explored included 1.0 FSR multiplex, 1.2 FSR townhouse and 2.0 FSR strata apartment.

3.2 Mixed Use Scenarios

For the case sites that are mixed use apartment and retail zoning candidates, the development options that we analyzed include:

- Mixed use strata apartment and retail at 2.5 FSR on single stand-alone lots assuming SES buildings.
- Mixed use strata apartment and retail at 2.5 FSR on lot assemblies.
- 100% market rental at 3.5 FSR to 3.7 FSR on lot assemblies in east side locations.
- 80% market rental with 20% below market rental at 3.5 FSR on single stand-alone lots assuming SES buildings in west side locations.
- 80% market rental with 20% below market rental at 3.5 FSR to 3.7 FSR in west side locations on lot assemblies.

For the 2.5 FSR strata mixed use scenarios, we evaluated the ability of projects to provide a share of the units as turnkey social housing units, or cash in lieu.

5.0 Key Assumptions

1. The market values, rents and costs used in our analysis vary depending on the location of the site and the development scenario being analyzed. These assumptions are based on market conditions in early 2026.
2. Rezoning and redevelopment scenarios that involve the assembly of multiple existing single family (or duplex) homes include an allowance to address the costs associated with assembling multiple properties simultaneously.
3. Key assumptions for the strata, market rental, below market rental and turnkey social housing scenarios include:
    - Strata and 100% market rental projects pay the full City-wide and Utilities DCLs. The DCL rates used in the analysis are based on the current (May 2026) proposed draft DCL rates which are 20% lower than the DCL rates that were in effect prior to the DCL reductions approved in December 2025.
    - The existing City-wide DCL waiver is available for projects that include below market rental units, but the Utilities DCL is paid.

- Turnkey social housing units built by a private developer are dedicated to the City at no cost to the City. These units are eligible for a full waiver of the City's DCLs.
- Metro Vancouver DCC rates are based on the 2027 (Step 3) rates that were in effect in March 2026 (prior to downward revisions approved in April 2026).
- Scenarios that include below market units assume that 20% of the residential floor area is allocated to below market rental units.
- Starting rents for new below market units are set at 10% below the City-wide CMHC average rent (by bedroom type).
- Rent increases for the below market units are regulated under the Residential Tenancy Act (RTA) during tenancies. At the start of a new tenancy, the below market rents are reset to 10% below the CMHC City-wide average rent for that year.

4. Our analysis assumes that tenants displaced by new development are provided with assistance and moving expenses to relocate to an alternate rental unit, provided the opportunity to move into a unit at the newly completed rental building at below market rent (if the new project includes below market rental units), and compensated for any increase in rent for the alternate rental unit until the new below market unit is available. Each scenario assumes one existing renter household for every two lots in the case study assembly, based on sample data for renter households in the R1-1 zone. The small number of existing renter households at each case site results in a relatively minor financial impact associated with the tenant protection policies.
5. No CACs or amenity share contributions (density bonus contributions) are included in the analysis.
6. Draft ACC rates (up to $10 per square foot depending on density) were included in the analysis. These rates were under development during the course of the analysis. Any of the scenarios that include social housing units (or cash in leu) assume that ACCs are paid on market units at the proposed draft ACC rates (as of April 2026). Rental projects that include below market units are assumed to be eligible for a waiver on any ACCs.
7. Off-site utility and infrastructure cost allowances are included in the analysis based on input from City staff. In addition, the impact of front ender agreements were evaluated for select apartment scenarios.
8. Private developers need to earn a sufficient profit margin on total project costs in order for the project to be financially viable. The profit margin targeted in the financial analysis is 15% of total project costs. If the profit margin is lower, the viability of the scenario is questionable.

6.0 Key Findings

6.1 General Findings

Some of the general findings that apply to all of the scenarios that we analyzed are as follows:

1. New housing development is challenging from a financial perspective under current market conditions due to low demand for new presale strata units, flat (or declining) rents, and cost pressures. Therefore, projects are not currently able to support (financially) the same amount of affordable housing or other amenities as projects have provided in the past (assuming the same densities).

2. Prezoning has a positive impact on the financial viability of redevelopment as it reduces the costs and time associated with approvals and increases certainty for applicants. So, the proposed City-initiated rezoning of the Villages areas will help improve the viability of new projects.

6.2 Residential Scenarios on Single Lots

Our analysis of the residential redevelopment scenarios on single stand-alone lots indicates that:

1. Strata multiplex development on larger lots (over 6,705 square feet) that are currently zoned R1-1 on the west side of Vancouver is likely to be viable at 1.0 FSR. In addition, our analysis indicates that:
    - This type of development can support an inclusionary housing component in the range of about 2% to 10% of FSR at larger west side lots depending on the specific site.
    - In the absence of any inclusionary housing requirement, allowing multiplex at 1.0 FSR will likely increase the value of the larger west side lots which would increase land acquisition costs for developers who are interested in acquiring these lots for other housing options permitted in the new zoning district. This would impact the viability of other housing options.
    - Multiplex development on smaller lots on the west side of Vancouver or at lots on the east side cannot support an inclusionary housing component.
2. Strata townhouse development on larger lots (over 6,705 square feet) that are currently zoned R1-1 on the west side of Vancouver is likely to be viable at 1.2 FSR (assuming grade level surface parking). In addition, our analysis indicates that:
    - This type of development can support an inclusionary housing component in the range of about 6% to 14% of FSR at larger west side lots, depending on the specific site.
    - In the absence of any inclusionary housing requirement, allowing 1.2 FSR townhouse development will likely increase the value of the larger west side lots which would increase land acquisition costs for developers who are interested in acquiring these lots for other housing options permitted in the zoning district. This would impact the viability of other housing options.
    - Townhouse development at 1.2 FSR on smaller lots on the west side of Vancouver or at lots on the east side cannot support an inclusionary housing component.
3. Single egress stair apartment development (strata or rental) on single lots is unlikely to be financially viable at densities in the range of 1.45 to 1.75 FSR under current market conditions.
4. Rental apartment development on some of the larger lots (over 6,705 square feet) that are currently zoned R1-1 on the west side of Vancouver is likely to be viable at 2.2 FSR. Rental development at 2.2 FSR is unlikely to be financially viable on smaller west side lots or at lots on the east side under current market conditions.

6.3 Residential Scenarios at Assemblies of Multiple Lots

Our analysis of the residential redevelopment scenarios on lot assemblies indicates that:

1. Strata townhouse development at 1.2 FSR will be viable at some types of lots, but not others:
    - This type of development will likely be financially viable at west side assemblies that include larger lots. However, it does not support any inclusionary housing and is unlikely to put upward pressure on existing lot values.

- It is unlikely to be financially viable at assemblies of smaller lots on the west side or in east side locations under current market conditions other than in limited circumstances (such as low lot acquisition cost).

2. Strata apartment development at 1.75 FSR will be viable in specific situations:

   - This type of development will likely be financially viable at west side assemblies, particularly assemblies that include larger lots (over 6,705 square feet). However, it does not support any inclusionary housing and is unlikely to put upward pressure on existing lot values.
   - It is unlikely to be financially viable at smaller lot assemblies on the west side or at assemblies in east side locations under current market conditions.

3. Strata apartment development at 2.0 FSR will be viable at some types of lots but not others:

   - This type of development will likely be financially viable at west side assemblies, particularly assemblies that include larger lots (over 6,705 square feet). Our analysis indicates that this type of development can support an inclusionary housing component in the range of 0% to 6% of FSR at west side assemblies that include larger lots.
   - It is also likely to be viable at west side assemblies that include smaller lots. However, for small lot assemblies it does not support any inclusionary housing and is unlikely to put upward pressure on existing lot values.
   - It is unlikely to be financially viable at assemblies in east side locations under current market conditions.

   In the absence of any inclusionary housing requirement, allowing 2.0 FSR strata apartment could increase the value of the larger west side lots which would increase land acquisition costs for developers who are interested in acquiring these lots for other housing options permitted in the zoning district. This would negatively impact the viability of the other housing options.

4. 100% rental apartment development at 2.4 FSR is likely to be financially viable at west side lot assemblies across a variety of locations and lot sizes. However, it is unlikely to be viable in most east side locations.

5. 100% rental apartment development at 2.7 FSR is likely to be financially viable at west side lot assemblies across a variety of locations and lot sizes. However, it is unlikely to be viable in most east side locations other than in limited circumstances (such as low lot acquisition costs).

6. 6 storey 3.0 FSR rental development with 80% market rental and 20% below market rental could be financially viable in west side locations but is unlikely to be viable in east side locations. Although 3.0 FSR rental with 80% market and 20% below market may be viable in west side locations, market rental at 2.7 FSR will perform better financially. So, rental developers are unlikely to build to 3.0 FSR if it requires a 20% below market rental component. Increasing the permitted density will not improve viability because density beyond 3.0 FSR cannot be achieved in 6 storeys. For example, building to the 8 storey height that is permitted in a Tier 3 TOA would result in higher construction costs (concrete or mass timber). This would not be financially viable for rental projects without a large increase in permitted density.

6.4 Mixed Use Apartment and Retail Scenarios

Our analysis of the mixed use apartment and retail scenarios indicates that:

1. Mixed use strata apartment development at 2.5 FSR will be viable at some types of lots but not others:

- This type of development will likely be financially viable at west side C-1 sites, west side single residential lots (in SES buildings), and west side residential lot assemblies, particularly assemblies that include larger lots (over 6,705 square feet). Our analysis indicates that this type of development can support an inclusionary housing component in the range of about 1% to 9% of FSR at west side assemblies that include larger lots. In the absence of any inclusionary housing requirement, allowing 2.5 FSR mixed use strata apartment could increase the value of the larger west side lots which would increase land acquisition costs for developers who are interested in acquiring these lots for other housing options permitted in the zoning district. This would negatively impact the viability of the other housing options.
- It is likely to be viable at west side assemblies that include smaller lots. However, for small lot assemblies it does not support any inclusionary housing and is unlikely to put upward pressure on existing lot values.
- It is likely to be viable at east side sites currently zoned C-1.
- It is unlikely to be financially viable at residential lots in east side locations.

2. Mixed use market rental development at 2.5 FSR will be viable in west side locations, including C-1 sites and residential assemblies under a variety of lot sizes.
3. Mixed use market rental development at 3.5 FSR to 3.7 FSR will be viable in east side locations, including C-1 sites and residential assemblies.
4. Single egress stair mixed use development with 80% market rental and 20% below market rental at 3.5 FSR will be viable in west side locations on single stand-alone lots (but not east side locations).
5. Mixed use development with 80% market rental and 20% below market rental at 3.5 FSR to 3.7 FSR will be viable in west side locations, including C-1 sites and residential assemblies.

6.5 Inclusionary Turnkey Social Housing and Cash in Lieu

Our analysis indicates that there are a variety of housing options that will be permitted in the proposed zoning districts which can support an inclusionary housing component, including:

- Strata multiplex development at 1.0 FSR on larger lots in west side Village locations.
- Single lot strata townhouse development at 1.2 FSR on larger lots in west side Village locations.
- Strata apartment development at 2.0 FSR on lot assemblies that include larger lots in west side Village locations.
- Mixed use strata apartment and retail development at 2.5 FSR on lot assemblies in west side Village locations that include larger lots.

In the absence of an inclusionary housing requirement for these development options, the value of the larger west side lots will increase which would increase land acquisition costs for developers who are interested in acquiring these lots for other housing options permitted in the zoning district. This would negatively impact the viability of the other housing options that are permitted.

Therefore, the proposed zoning districts include an inclusionary housing requirement for these development options.

We used the financial analysis to test the impact on project viability of different inclusionary requirements and cash in lieu rates for each type of development. Staff used the findings to evaluate different options and refine the proposed requirements.

Based on the analysis, the proposed inclusionary requirements and cash in lieu rates are as follows:

- For west side strata multiplex projects on lots exceeding 6,705 square feet[1], there will be a 5% inclusionary housing requirement. Applicants will have the option of providing a cash in lieu contribution equivalent to $550 per square foot of the required inclusionary housing, which is $27.50 per square foot of FSR.
- For west side single lot strata townhouse projects on lots exceeding 6,705 square feet[1], there will be an 8% inclusionary housing requirement. Applicants will have the option of providing a cash in lieu contribution equivalent to $550 per square foot of the required inclusionary housing, which is $44.00 per square foot of FSR.
- For west side strata apartment projects on corner sites (which will allow 2.0 FSR), there will be a 3% inclusionary housing requirement if one or more lots in the assembly exceeds 6,705 square feet[1]. Applicants will have the option of providing a cash in lieu contribution equivalent to $550 per square foot of the required inclusionary housing, which is $16.50 per square foot of FSR.
- For west side mixed use strata apartment projects on sites which allow 2.5 FSR, there will be a 3% inclusionary housing requirement if one or more lots in the assembly exceeds 6,705 square feet[1]. Applicants will have the option of providing a cash in lieu contribution equivalent to $550 per square foot of the required inclusionary housing, which is $16.50 per square foot of FSR.

The proposed cash in lieu rate of $550 per square foot is based on the approximate estimated all-in capital cost of the inclusionary units. It includes construction costs, planning, permits, professional fees, other soft costs, financing and any applicable development cost charges. It excludes land costs and any site wide costs such as demolition and servicing.

Based on our financial testing, the proposed inclusionary housing requirements and the cash in lieu option will likely be financially viable for most of the projects in west side Village locations that will be subject to these requirements.

[1] The definition of large lot is a lot that is greater than 6,705.9 square feet with a frontage in excess of 59.1 feet.

7.0 Professional Disclaimer

This document may contain estimates and forecasts of future growth and urban development prospects, estimates of the financial performance of possible future urban development projects, opinions regarding the likelihood of approval of development projects, and recommendations regarding development strategy or municipal policy. All such estimates, forecasts, opinions, and recommendations are based in part on forecasts and assumptions regarding population change, economic growth, policy, market conditions, development costs and other variables. The assumptions, estimates, forecasts, opinions, and recommendations are based on interpreting past trends, gauging current conditions, and making judgments about the future. As with all judgments concerning future trends and events, however, there is uncertainty and risk that conditions change or unanticipated circumstances occur such that actual events turn out differently than as anticipated in this document, which is intended to be used as a reasonable indicator of potential outcomes rather than as a precise prediction of future events.

Nothing contained in this report, express or implied, shall confer rights or remedies upon, or create any contractual relationship with, or cause of action in favor of, any third party relying upon this document.

In no event shall Coriolis Consulting Corp. be liable to the City of Vancouver or any third party for any indirect, incidental, special, or consequential damages whatsoever, including lost revenues or profits.

APPENDIX L
Heather & 33rd Land Use Plan and City-initiated Rezoning

Heather St. and W 33rd Ave. Village

This Village was included in the Villages Planning Program, and land use and zoning changes are proposed for the area for Council consideration with other Villages in the summer of 2026.

The Cambie Corridor Plan (2018) has enabled rezonings in this area to 6-storeys and townhouses. In 2024, the provincial Transit-Oriented Area (TOA) legislation enabled further change up to 8-storeys in this area. Many of the sites in this Village have already developed or have been rezoned to Comprehensive Development (CD-1) for 6-storey buildings under these policies. The proposed land use changes resulting from the Villages Planning Program therefore focus on adding housing opportunities up to 6-storeys on remaining sites and implementing all low-rise areas through a City-initiated rezoning, as shown in the map below.

Heather St. and W 33rd Ave. Village



APPENDIX M

PROPOSED VANCOUVER OFFICIAL DEVELOPMENT PLAN AMENDMENT

to clarify consistency with the GLU

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 Vancouver Official Development Plan By-law No. 14660.

2. In Part 4, section FG2. Generalized Land Use Designations, in the paragraphs below "Designations Outline", Council inserts after "the respective GLU designation.", the following:

"Notwithstanding this requirement, if a proposed development is subject to two or more GLU designations, the proposed development is to be considered consistent with and not contrary to or at variance with the GLU designations if any inconsistency is minor in nature and does not meaningfully alter the intent of the existing designations. The public must be consulted on these minor inconsistencies during the engagement process for the rezoning application for the proposed development, and the minor inconsistencies must be clearly described in the zoning report for Council's consideration and the public's information.".

3. 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.

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

ENACTED by Council this day of , YYYY

_____
Mayor

_____
City Clerk