

SUMMARY AND RECOMMENDATION

1. Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments

Summary: To amend the Vancouver ODP to change the designations on the Generalized Land Use (GLU) map for some sites in the Village areas as follows:

- From Residential Multiplex to Residential Low-Rise and Mixed-Use Low-Rise;
- From Residential Low-Rise to Mixed-Use Low-Rise;
- From Institutional to Mixed-Use Low-Rise for one site.

To amend Map B2 in the Vancouver ODP to include the Villages Plan areas as an area-specific policy.

To amend the Vancouver ODP to provide clarification on how to consider a proposed development's consistency with GLU designations. In addition, correcting a numbering error and replacing a policy on groundwater protection that was intended to be inserted at enactment of the ODP.

To amend the Zoning and Development By-law to implement the land use changes enabled by the proposed Villages Plan, which is recommended for approval at the public hearing, as well as the previously approved Rupert and Renfrew Station Area Plan. Further, to streamline the delivery of housing and new mixed-use buildings, to rezone most of the areas in 17 Villages, as well as certain low-rise mixed-use areas in Rupert and Renfrew and select blocks in Grandview-Woodland. Proposed amendments to the Zoning and Development By-law include:

- Amend the R3 Districts Schedule to add a new R3-4 low-rise residential district with inclusionary zoning requirements for affordable housing, and to increase the floor space ratio (FSR) for sites with a minimum site area of 460 m² from 1.45 FSR to 1.6 FSR in all R-3 districts to provide greater flexibility in low-rise apartment forms, including new space efficient stair options. In addition, align notification requirements for R1-1 uses with the R1-1 District Schedule.
- Amend the C-2A District Schedule to add the C-2D and C-2E low-rise mixed-use districts, which would not be subject to rental replacement required by the Rental Housing Stock Official Development Plan. In addition, the C-2E would include inclusionary zoning requirements for affordable housing.
- Repeal the RM-12 District Schedule.
- Increase housing options and mixed-use options through a City-initiated rezoning of certain parcels (from R1-1, RT-2, RT-5, RT-10, RT-11, RM-1, RM-7, RM-8, RM-8A, RM-11, RM-12, and C-1) to the R3-1, R3-4, C-2D and C-2E districts.
- 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.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments”, dated May 26, 2026, (“Report”), referred to Public Hearing at the Council Meeting of June 2, 2026.

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

- 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 of the Report;

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 of the Report.

- B. THAT subject to the approval of recommendation A, Council approve the Villages Plan, in principle, generally in accordance with Appendix B of the Report, 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 of the Report, 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 of the Report.

- 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 of the Report;

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 of the Report;

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 of the Report 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 of the Report;

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 of the Report 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 of the Report;

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 of the Report 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 of the Report, 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 of the Report;

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 of the Report.

- 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 of the Report;

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 of the Report.

- 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.

[Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments]