



COUNCIL REPORT

Report Date: July 10, 2026
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VanRIMS No.: 08-2000-20
Meeting Date: July 28, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Updating Apartment Regulations

Recommendations

- A. THAT Council approve the application to amend the Zoning and Development By-law at this Council meeting, generally as presented in Appendix A, as follows:
- (i) Replace unit mix requirements in various district schedules with a standardized requirement in Section 10 for a minimum of 35 per cent of dwelling units to have two or more bedrooms, including a minimum of five per cent three-or-more-bedroom units;
 - (ii) Replace Access to Natural Light requirements in various district schedules with a standardized requirement in Section 10 for all living rooms and bedrooms required to meet unit mix requirements to provide a window on an exterior wall;
 - (iii) Replace the computation of floor area sections in various district schedules with a consolidated computation of floor area section in Section 10;
 - (iv) Remove the maximum limit that may be excluded from the computation of floor area for residential common amenities, balconies and other similar spaces;
 - (v) Add a requirement in Section 11 for a minimum 2.3 sq. m. (25 sq. ft.) of residential storage space for each dwelling unit, and replace the existing floor area exclusion for residential storage space with a simplified exclusion of up to six per cent of residential floor area in Section 10;
 - (vi) Update Schedule J: Affordable Housing Schedule to remove reference to the existing residential storage space exclusion; and

- (vii) Fix an error in the RM-9A District Schedule originating from By-law No. 14747;

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 A.

- B. THAT subject to approval of Recommendation A, Council adopt the proposed revisions to the conditionally approved CD-1 by-law provisions set out in Appendix E, amendments to enacted CD-1 by-law provisions set out in Appendix F and changes to rezoning conditions set out in Appendix G, for the projects listed in Appendix D to align with the proposed policy and by-law amendments included in Recommendation A;

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 F, at the time of enactment of the amendments to the Zoning and Development By-law in accordance with Appendix A.

- C. THAT at the time of enactment of the amendments to the Zoning and Development By-law, Council approve the amendments to various land use documents generally in accordance with Appendix C.
- D. THAT Recommendations A through C be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any 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 is part of a broader response to support housing, development viability and livability by modernizing and simplifying the City's zoning regulations, policies and guidelines. It implements Council direction from the *Report Back on Supporting Development Viability and Unlocking New Housing Supply* (December 2025) and the *Regulatory Changes to Advance Progress Towards 3-3-3-1 Permitting Targets* (July 2024) to standardize requirements and incentives applicable to the design of new apartments, while improving and simplifying review processes. Specifically, this report contains four key amendments to the Zoning and Development By-law:

- Remove floor area exclusion maximum limits for residential amenities and balconies;

- Standardize unit mix requirements for a minimum of 35 per cent of dwelling units to have two-or-more-bedrooms, with a minimum of five per cent three-or-more-bedrooms;
- Allow more design flexibility to create diverse unit layouts, including permitting different types of inboard rooms; and
- Simplify residential storage incentives with a standardized residential floor area exclusion of up to six per cent and clarify requirements through a new minimum storage regulation.

To apply these changes to in-stream applications, this report also includes recommendations to incorporate the necessary revisions to 33 recently approved CD-1 rezonings in principle and 4 recently approved and enacted CD-1 by-laws. In addition, this report also includes consequential amendments to various by-laws and policies.

This report is linked to the City-wide Design and Development Guidelines (CDDG) report (RTS 18459), scheduled for Council on July 22. The CDDG streamlines and modernizes the City's urban design framework. The CDDG would provide updated guidelines to accompany the proposed zoning regulations contained in this report.

This application is consistent with all applicable Official Development Plans. The proposed amendments apply to residential uses for the sole purpose of permitting development that is, in whole or in part, residential, and more than half of the gross floor area of all buildings resulting from the changes is anticipated to be residential. Section 559.02(4) of the Vancouver Charter prohibits Council from referring these amendments to a public hearing.

Council Authority/Previous Decisions

- Report Back on Supporting Development Viability and Unlocking New Housing Supply (2025)
- Regulatory Changes to Advance Progress Towards 3-3-3-1 Permitting Targets (2025)
- Housing Vancouver Strategy (2017) and 3 Year Action Plan 2024-2026 (2024)
- Family Room: Housing Mix Policy for Rezoning projects (2016)

City Manager's Comments

The City Manager recommends approval of the forgoing.

Context and Background

Apartments now make up the vast majority of new housing in Vancouver. More people are living in multi-family housing than traditional single-family or low-density housing – this includes a wide mix of residents, seniors, families with children, and people living alone. To support this shift in how we live, staff are proposing updates to our regulations to ensure that apartments (and other types of new multi-family housing with more than 8 units) are designed to meet the everyday

needs of the residents who live in them, while at the same time, ensuring our regulations are simple, consistent, and clear. This will streamline development reviews, allowing housing to be built faster.

Supporting Development Viability

Vancouver's housing market continues to face severe financial pressures, driven by high construction and financing costs alongside stagnating or declining sales prices and rents. While this price moderation is a welcome shift for residents, the economic mismatch directly threatens project viability. Without targeted intervention, fewer development projects will move forward, and applications already moving through the system risk stalling before construction begins, ultimately choking housing delivery and reducing critical employment in construction and related industries.

In response to these headwinds, the City is taking early and sustained action to improve development viability across multiple fronts. As part of the *Report Back on Supporting Development Viability and Unlocking New Housing Supply (2025)*, Council directed staff to modernize apartment regulation to reduce permitting times, lower construction costs, and eliminate design bottlenecks. This includes simplifying balcony and common amenity requirements, updating storage rules, relaxing unit mix requirements, and permitting inboard rooms to enhance housing feasibility while ensuring apartments are designed to accommodate a variety of different household types.

Permitting Improvement Program

The Permitting Improvement Program (PIP) aims to transform the development process by simplifying regulations and reducing processing wait times. This includes actively identifying ways to making zoning regulations clearer, more consistent, and easier to navigate. As part of this ongoing work, in July 2024, Council directed staff to advance a number of regulatory changes, including removing complex horizontal of angle of daylight rules (completed in February 2025), reporting back on the feasibility of allowing interior "borrowed light" rooms, and ways to improve and simplify balcony and storage regulations. The Development Policy Rationalization Panel that informed the PIP work advised that while the floor space ratio (FSR) exclusion was critical to incentivize the provision of residential bulk storage, the requirements applied based on the Storage Bulletin are overly prescriptive and create churn throughout the application process.

Housing Vancouver 3-Year Action Plan (2024-2026)

Guided by the Housing Vancouver Strategy, the Vancouver Plan (now the Vancouver Official Development Plan), and City Council's Strategic Priorities, the Housing Vancouver Three-year Action Plan (2024-2026) contains over 50 actions that advance more inclusive, affordable and complete neighbourhoods across the city. The actions are grouped into seven policy areas, including planning for existing and future housing needs. Action 1.7 under this policy area calls for zoning and policy amendments to clarify requirements and improve livability of new apartment buildings. Changes to be explored include bedroom mix and common indoor and outdoor amenity space requirements, among other ideas.

Unit Mix Policies for Two and Three Bedroom Units

Since 2016, the City has encouraged a supply of larger apartments through the Family Room: Housing Mix Policy for Rezonings. Under this Policy, multifamily developments are required to deliver at least 35 per cent of their total units as two or more bedroom units. For rental projects, the requirement is for 35 per cent two or more bedroom units. While the inclusion of three or more bedroom units have been encouraged it is not required in policy. For strata developments, 35 per cent two or more bedroom units, including a minimum of 10 per cent three or more bedroom units is required. Unit mix requirements have been included in several zoning districts that permit new apartment development, including the C-2, RR, R3, R4, and R5 districts. Notably, the Broadway Plan included a 10 per cent three-bedroom requirement for both strata and rental developments.

The City's 10-year Housing Vancouver strategy sets an overall target for 40 per cent of all new units across all housing types (apartments and lower-density housing such as townhouses, multiplexes and duplexes) to provide two or more bedrooms. The ultimate goal of these unit mix policies is to diversify housing options for families with children, intergenerational households, and downsizing seniors, but balanced against the reality that larger units are more expensive to construct for builders and increasingly difficult for households to afford.

Strategic Analysis

The recommendations in this report to amend Sections 10 and 11 of the Zoning and Development By-law are intended to simplify and modernize apartment regulations and apply to new residential and mixed-use buildings containing more than eight units. Area-specific Official Development Plans (ODPs) are not subject to these changes as staff are working to integrate existing ODPs into the single unified Vancouver ODP by June 30, 2030, in accordance with Bill 18, Vancouver Charter Amendment Act (No. 2). The proposed zoning changes would not apply to low density housing with 8 or fewer units (e.g. multiplex).¹ Staff are preparing updates to low density regulations through a separate work program, which is intended to respond to Bill 25 (Housing and Municipal Affairs Statutes Amendment Act, 2025) and related Council motions. For full details on the changes, please refer to Appendix A, B and C.

The following subsections summarize the key proposed zoning changes, approach to processing in-stream applications, and implementation and next steps.

1. Balconies & Residential Amenity Spaces

Current Regulation	Proposed Change
- Floor area exclusions for balconies and amenity areas are contained within each district schedule - Balcony spaces are exempted from floor area calculations up to a maximum threshold, which varies by district	- Remove maximum limits on floor area exclusions for balconies and residential amenity spaces - Consolidate rules for calculating floor area, including exclusions, into one consistent section in Section 10 of the Zoning and Development By-law,

¹ Except for the proposed requirement for all living rooms to meet Access to Natural Light requirements, which would apply to all new dwelling units, housekeeping units and sleeping units.

schedule, ranging from eight per cent to 16 per cent Amenity areas are exempted from floor area calculations up to 10 per cent in most district schedules, with some CD-1s having a different cap	removing repetition across each of the individual district schedules (including C, FC, FM-1, HA-1, HA-1A, HA-3, IC-3, MC-1, RM, RR, R3, R4 and R5 districts)
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Rationale

Current regulations limit the amount of floor area that may be excluded for balconies at eight to 16 per cent and for residential amenity spaces at 10 per cent in most cases. Although the majority of projects do not exceed these maximum exclusion allowances, these caps create inconsistency and have resulted in poor design outcomes in some instances when applicants have run up against the maximum cap for balconies. The proposed changes remove these maximum limits entirely. In addition, all provisions regulating the computation of floor area, including exclusions, will be moved from individual district schedules into one consolidated “upfront” section in the Zoning and Development By-law. See Section 5.0 Simplification below for more details.

Through a public survey commissioned by the City and conducted by Mustel, we heard that both private open space and common amenity spaces are well-utilized and rank highly among housing priorities for apartment residents. The proposed changes will standardize the review process, improve clarity for applicants in navigating City by-laws, and remove zoning restrictions that will make it easier to build larger, higher-quality balconies and amenities. Refer to Appendices H and I for more details on the technical analysis and engagement work that informed this proposed change.

2. Unit Mix

Current Regulation	Proposed Change
- Current unit mix requirements are inconsistent across rezoning policies, guidelines, community plans and district schedules with respect to the percentage of two- and three-bedroom units required, as well as further variations based on tenure (rental vs strata) and type of development process (rezoning vs development permit) <i>Some examples:</i> - Rezoning for strata housing and all housing developed under the Broadway Plan (including rental) – 25 per cent two-bedrooms and 10 per cent three-or-more-bedroom units	- A standardized unit mix requirement for 35 per cent two-or-more-bedroom units, including a minimum of five per cent three-or-more-bedroom units will be added to Section 10 in the Zoning and Development By-law and will be applicable to new projects, and all tenures and types of development process (rezoning and development permit) - Exceptions will be permitted for mixed-use developments on constrained mid-block sites, seniors housing, supportive housing, and housing developed in the Downtown Eastside Plan area

• Rental rezonings in the rest of the city require 35 per cent two-or-more-bedrooms (no requirement for three-bedroom units) • District schedules vary greatly – some older districts have no requirements, others have a range from 25 per cent to 35 per cent two-or-more-bedroom units	
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Rationale

The proposed change replaces outdated and inconsistent rules with a single city-wide requirement for unit mix in new apartments. The new regulation simplifies the unit mix for all rezonings, development permits, and tenures – new projects must include a minimum of 35 per cent two-or-more-bedroom units, with at least five per cent dedicated specifically to three-bedroom units.

Residents have consistently emphasized the importance of diversity in the new housing stock, including more two- and three-bedroom units to meet the needs of a variety of households, including families, downsizing seniors, those who work from home, etc. Through the Mustel survey, apartment residents identified the size of their home and the number of bedrooms as some of the most important features when looking for new housing. According to the 2021 Census, most households who live in unsuitable housing² would need one additional bedroom, the majority needing a two-bedroom or three-bedroom dwelling. Renters and apartment dwellers are more likely to be in unsuitable housing.

While larger units are highly desirable, newly built larger units are out of reach for most households to afford. The average rent for a newer three-bedroom apartment has reached \$4,068 per month (requiring an annual income of approximately \$160,000 to afford)³, while pre-sale prices average \$1.76 million⁴, making three-bedroom units exceptionally difficult to afford for households that need them, including families with children. On the development side, industry feedback has noted that larger units are harder to lease at rents that are profitable and that they can be challenging to fit into a building plan while achieving an efficient layout. Design testing commissioned by the City also showed that three-bedroom units are particularly difficult to fit on small mid-block sites where exterior wall space with opportunities for windows is limited. See Appendix H for more information on the technical analysis.

However, in the long-term, these units remain expensive because they are scarce. While the stock of three-bedroom rental units in Vancouver has doubled over the past decade, due to decades of underbuilding, there are only approximately 1,200 units, representing about two per

² Unsuitable housing refers to dwellings that are too small for the size and make-up of the household, based on the National Occupancy Standard.

³ CMHC Rental Market Survey, October 2025. Estimate of income needed based on rent assumed at 30% of gross annual income.

⁴ Zonda Urban & rennie Intelligence, August 2025

cent of the overall stock of purpose-built rental housing⁵. It is important to continue to increase this supply over time to address this part of the affordability crisis.

The proposed five per cent three-bedroom requirement seeks to strike a careful balance between the need to continue to expand the supply of larger unit types over the longer term with the current economic and affordability realities. Overall, the new standardized unit mix will apply to more projects and raise the baseline for the provision of three-bedroom units, even though requirements will drop in a few cases.

To ensure appropriate flexibility is provided for in the new regulations, exceptions to the unit mix requirements are proposed, including for seniors housing, supportive housing, developments in the Downtown Eastside (DTES), and physically constrained sites.

3. Access to Natural Light and Inboard Rooms

Current Regulation	Proposed Change
• Access to natural light (formerly horizontal angle of daylight) regulations are included in each district schedule • A window on an exterior wall is required for all rooms in a dwelling unit, except washrooms, kitchens, and storage • It has been staff's practice to not support partition walls enclosing sleeping spaces	• Allow more types of inboard rooms that are designed and used for a variety of purposes, including: • enclosed sleeping areas in studios; • additional bedrooms • 'flex' spaces that may serve as a home office, storage, nursery, mudroom, etc. • Continue to require a window for all bedrooms counted towards the unit mix requirement (see #2 above), as well as for all living rooms

Rationale

In 2025, Council approved changes to remove horizontal angle of daylight regulations to reduce regulatory complexity and directed staff to report back on the feasibility of permitting inboard rooms. Engagement through the Mustel survey revealed mixed views: some participants opposed inboard rooms used as bedrooms, while others noted they had inboard rooms in their current apartments and were satisfied with them, or that they would be open to considering an inboard bedroom in future housing (see Appendix I and section below Public/Civic Agency Input).

The proposed change permits a broader range of inboard rooms for flexible use, while requiring windows for all bedrooms counted toward unit mix requirements and for all living rooms in all units. Accordingly, all bedrooms required to meet the proposed unit mix obligation – 35 per cent two-or-more-bedroom units including five per cent three-or-more-bedroom units – must have a window on an exterior wall. Design testing has shown that inboard rooms could allow more

⁵ CMHC Rental Market Survey, October 2025

diverse, optimized layouts, and improve design outcomes in some circumstances. Staff anticipate that enclosed sleeping spaces in studio units in low-rise buildings and tower podiums are the most likely way these changes will be utilized. Inboard rooms may also enable better utilization of interior space in deeper buildings on deep sites. Inboards are expected to be less frequently proposed in larger unit types as inboards cannot be used to meet the two- and three-bedroom requirements. Additionally, they are unlikely to be utilized in towers, where the floorplates are not deep enough to fit these layouts easily (see Appendix H).

4. Storage Requirement and General FSR Exclusion

Current Regulation	Proposed Change
- Storage exclusions are included in each district schedule - Up to 40 sq. ft. of above-grade storage per unit may be excluded from floor area - Design parameters are specified in the <i>Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin</i> - A standard development condition for a minimum of 25 sq. ft. per unit is included in every new multifamily development	- New regulation to be included in Section 11 for a minimum of 25 sq. ft. of bulk storage per unit, provided either in-suite or out-of-suite (such as in a common storage room). - Above-grade storage will be included in FSR, and in-suite storage will be included in unit area. - Introduction of a standardized floor area exclusion of up to six per cent of residential floor area to replace the 40 sq. ft. per unit floor area exclusion to be included in Section 10 of the Zoning and Development By-law, that is not directly tied to the storage provision and may be applied to other uses.

Rationale:

Under current regulations, bulk storage is incentivized through an FSR exclusion of up to 40 sq. ft. per unit, and a minimum of 25 sq. ft. per unit is secured through permit conditions.

Engagement with public and industry stakeholders confirmed that dedicated storage remains important to residents; however, the current approach is widely viewed by developers and architects as overly prescriptive and rigid, resulting in design inefficiencies and space being repurposed (see Appendix I).

The proposed change maintains the current expectation for a minimum of 25 sq. ft. of bulk storage per unit and adds it as a standardized by-law regulation that allows for it to be provided either in-suite or out-of-suite. Storage above grade will be included in the computation of FSR, and the storage-specific exclusion will be replaced with a standardized FSR exclusion of up to six per cent of residential floor area, which may be applied more flexibly to the residential component of the project. This approach ensures the provision of storage while maintaining a comparable exclusion for applicants that is simpler to administer and enabling more efficient and functional design outcomes.

Staff analyzed the proposed six per cent FSR exclusion against the current unit-based system. On a typical project, six per cent aligns with the maximum available exclusion (40 sq. ft. per unit above grade). Not all applicants have maximized this existing exclusion as not all units include in-suite storage, and in-suite storage rooms have averaged approximately 35 sq. ft. in size. Under the proposed changes, staff expect almost all projects will utilize the full six per cent exclusion. In some cases, this could result in a slightly lower FSR for the same gross floor area (no change to the total building area). In other cases, if other zoning and building constraints allow, projects could maximize their allowable FSR and land all or part of the six per cent exclusion as additional gross floor area. See Appendix H for more details.

Staff also evaluated how the proposed exclusion affects inclusionary social housing requirements, which usually requires developers to give 20 per cent of total residential FSR to the City as turnkey social housing. Case studies indicate the six per cent exclusion could result in a two to five per cent drop in social housing floor area. However, immediate impacts will be minimal because few inclusionary social housing projects are in the development pipeline due to the current strata market slowdown. Staff will be undertaking a comprehensive review and update of the City's inclusionary housing policies to address these economic challenges and anticipate reporting back with recommendations in Fall 2027.

5. Simplification and Other Changes

To simplify regulations and improve clarity for applicants, the following changes are proposed:

- Remove the "computation of floor area" section from individual district schedules described in this report to reduce variation and inconsistencies across zones, and consolidate the regulations into a single updated section within Section 10 of the Zoning and Development By-law
- Update Schedule J to align how below-market rental requirements are established and processed with the proposed storage regulation and FSR exclusion changes
- Remove a requirement in the RM-8A District Schedule that sets unit size ranges with a maximum unit size threshold for townhouse units. This regulation is complex to administer, inconsistent with other zones, and has not had a significant impact on unit size outcomes
- Council enacted zoning updates on June 3, 2026 to comply with Bill 16 (2024) requirements on density bonusing. Following enactment, one of the updates could not be made to the RM-9A district schedule due to an incorrect section reference in amending By-law No. 14747. The proposed amendment corrects this error and allows a regulation allowing density for pre-1940s infill single detached houses to be moved to a new Section 5 relaxations section to comply with Bill 16.

For more details on these regulatory changes and consequential amendments to by-laws and policies, please refer to Appendices A, B and C of this report. Additional analysis of the engagement results is provided in the Public/Civic Engagement Input section below and within Appendix I. A summary of the technical analysis and policy research informing this work is also available in Appendices H and J.

6. Alignment with the City-wide Design and Development Guidelines

The proposed regulations for balconies, residential amenities, unit mix, inboard rooms and storage will be accompanied by detailed design expectations and guidance on discretion in the new City-wide Design and Development Guidelines (CDDG), anticipated to be considered by Council on July 22, 2026. If approved and enacted, both the new by-law regulations proposed through this report and the associated guidelines that are part of the CDDG are proposed to come into effect at the same time (anticipated for October 27, 2026). See Section 7 below for more details.

7. Implementation

Enactment and Force and Effect Date

Should Council approve the recommendations in this report, the new regulations are anticipated to be enacted on October 27, 2026 and would take effect immediately after enactment. At that time, staff would be able to intake and process new rezoning and development permit applications under the new regulations, as well as formal re-submissions and amendments or revisions to existing applications.

In-stream Applications

One objective of the proposed changes is to support the viability of new housing projects, and industry stakeholders, including those with in-stream applications, have expressed significant interest in the proposed regulatory changes. The proposed implementation strategy focuses on minimizing disruption to in-stream projects by providing flexibility and choice for applications that have yet to reach building permit issuance that authorizes work beyond excavation and shoring (typically Stage 2). Applicants who want to incorporate the updated rules into their existing applications will be provided a clear path to do so. Conversely, they may also choose to proceed uninterrupted under the previous rules.

As of end of May 2026, there were currently 106 in-stream rezoning projects that are approved or have enacted their new zoning, and 131 additional in-stream projects that are in various phases of the development permit process that have yet to reach building permit stage 2 issuance.

Recommendation B of this report apply the proposed regulatory changes to 41 CD-1 rezoning projects that received Council approval since Council provided direction to advance work on these changes as part of the *Report Back on Supporting Development Viability and Unlocking New Housing Supply* report on December 10, 2025. Changes to select CD-1 projects approved prior to December 10, 2025 are also included where applicants expressly requested consideration. The changes to these CD-1s have been customized in order to provide flexibility for applicants to elect to utilize some, all or none of the new regulations. Changes to accompanying rezoning conditions of approval are also proposed to align with new regulations, simplify and standardize language. Changes to the CD-1 by-laws and conditions of approval vary depending on the specifics of each project. The specific changes to the CD-1 by-laws and rezoning conditions for each project are detailed in Appendices D, E, F and G.

This proactive approach prevents a surge of individual CD-1 text amendment applications after enactment, allowing interested projects to integrate the new zoning regulations into their plans much faster. Looking ahead, staff also plan to bring forward amendments to other CD-1 by-laws

to ensure this flexibility is provided to other in-stream projects that are not captured in this report.

For in-stream projects that involve rezoning to a standard zoning district schedule (e.g. an RR, R3, R4 or R5 district), or those that are being permitted under standard zoning and did not require a site-specific rezoning, applicants will also have the choice to proceed under the existing regulations or update their application to use the new regulations. However, standard schedules do not allow for custom adjustments, or mixing and matching, like CD-1s. Choosing to use any of the new rules means having to comply with the full set of new regulations.

Process Design, Training, and Monitoring

To ensure successful implementation, sufficient time is required to complete staff training, update materials and IT systems, and operationalize process changes. To support applicants during this setup phase, staff will provide early advice on individual projects starting September 22, 2026, including preliminary guidance ahead of the formal enactment date.

Over the long term, the proposed regulation and process changes are anticipated to be simpler and significantly easier to navigate for both applicants and staff. However, there will be an adjustment period in the interim. During this transition period as both applicants and staff are getting up to speed on the new regulations, there could be temporary impacts on processing times and costs, particularly for in-stream projects where applicants request multiple changes to their existing applications. Regulation and process simplification remains an ongoing priority for the City.

Potential Processing and Implementation Implications

Staff will actively monitor the outcomes from these zoning updates, both in respect of process simplification and apartment design outcomes, every six months for a period up to three years to measure and evaluate the success and use of these new regulations, and outcomes for permit process efficiency. Specifically, staff will assess the unit mix, the performance of inboard rooms, the increase in balcony and amenity space exclusions, and the simplification of storage implementation. If the proposed changes have unintended impact on permit timing and efficiencies and design outcomes, staff will bring forward for Council's consideration changes, refinements and adjustments to address them.

Existing Buildings

Existing, occupied buildings, including those undergoing renovations, can be exempted from new unit mix requirements but cannot be considered for the new six per cent FSR exclusion. Despite this, access to natural light regulations (permitting types of inboard rooms), unlimited residential amenity, and balcony exclusions can be applied. This approach enables previously approved buildings to expand outdoor space and new amenity space, while avoiding the additional cost, time, and complexity of applying new regulations to existing buildings.

Large Developments

Staff identified that large projects (generally exceeding the site area or floor area thresholds set out in the Rezoning Policy for Sustainable Large Developments) may have unique

considerations and that the proposed regulations, including the new six per cent FSR exclusion, may merit further consideration and customization through each CD-1 rezoning process. Potential implications for the delivery of inclusionary social housing, DCLs and the amount of additional achievable gross floor area have been noted as deserving review. Staff will apply discretion in the application of the new regulations to large developments on a case-by-case basis, and will monitor outcomes and recommend further changes specific to these types of projects if necessary.

Public/Civic Agency Input

Staff undertook targeted public and industry engagement as part of the work that informed the recommended changes in this report, including exploring housing experiences and preferences among apartment residents in Vancouver, and gathering feedback from developers and architects on existing regulations and the proposed changes. This included:

- In October 2024, the City commissioned Mustel to survey 500 apartment residents in Vancouver on their current housing and priorities when looking for new housing.
- In early 2025, the City commissioned Happy Cities to interview 11 developers and architects on design and development considerations for apartment livability.
- In March 2026, an in-person workshop with 28 developers and architects to present the proposed changes and receive feedback on the draft regulation and guidelines.

Through the Mustel survey, we heard that:

- Bedroom count and overall unit size were among the most important features in a current and potential future home for apartment residents, especially for renters, along with layout, quietness, access to private outdoor space, and exposure to natural light.
- Opinions on inboard rooms were mixed. A quarter of apartment residents said they had an inboard room in their current home. Half of those used it as a bedroom, and 70 per cent were satisfied with the room for that purpose. Forty-five per cent of all respondents said they would not consider using an inboard room as a bedroom, while 21 per cent said they would, and 28 per cent said maybe.
- A lack of storage, insufficient living space or space for guests, and a lack of in-suite laundry were key detractors from overall happiness for apartment residents.
- Common amenity spaces were considered important and well-utilized, but the types of amenities preferred varied.

In the industry interviews and workshop, we heard from developers and architects that:

- There is a need for more three-bedroom units but there are financial and design challenges with delivering them.

- There is interest in new inboard room regulations, and that inboard rooms are already present in the market, and more flexibility would allow for more layout diversity and better utilization of deep or constrained sites.
- Bulk storage is important and desirable for apartment residents, but the current FSR exemption for in-suite storage is difficult to administer, and prescriptive configuration requirements limit design flexibility.

Overall, industry representatives were supportive of the proposed simplified regulatory approach, and there was a high level of interest in applying the proposed regulations to in-stream projects.

Full details of the engagement and findings are provided in Appendix I.

Financial Implications

Staff estimate that the new six per cent floor space exclusion will have a minor impact on Development Cost Levy (DCL) collection, causing a modest two to three per cent drop in typical projects. Because DCLs are collected based on total floor area after exclusions (FSR), revenue could decrease if developers use the exclusion(s) to reduce a building's overall FSR rather than adding extra floor area. The impact is anticipated to be modest because above-ground storage already qualifies for a fee exemption under current rules. As noted in the implementation section of the report, large developments may have unique considerations and will continue to be reviewed on a case by case.

Legal Implications

The proposed by-law amendments and staff recommendations in this report have been developed in accordance with the new provincial legislative requirements, including for public hearings and procedures for planning and development. If the Recommendations in this report are adopted by Council, Council will amend the Zoning and Development By-law, a variety of CD-1 by-laws and adopt a series of policy changes related to the by-law amendments.

Conclusion

This report implements Council direction from December 2025 (*Supporting Development Viability*) and July 2024 (*Regulatory Changes to Advance 3-3-3-1 Permitting Targets*). The proposed regulatory changes streamline housing delivery by setting new apartment design requirements that support the needs of a diverse range of households, while ensuring they do not compromise the financial viability of new projects.

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Appendix B: Summary of Consequential Amendments

Appendix C: Policy Amendment Table

Appendix D: List of CD-1 Projects to be Revised or Amended

Appendix E: Summary of Projects Seeking Revisions to Conditionally Approved CD-1s

Appendix F: Summary of Projects Seeking Amendments to CD-1 By-laws

Appendix G: Summary of Projects Seeking Revisions to Rezoning Conditions

Appendix H: Summary of Technical Analysis

Appendix I: Engagement Summary

Appendix J: Jurisdictional Scan

APPENDIX A
DRAFT By-law to amend Zoning and Development By-law No. 3575
regarding Updating Apartment Regulations and Miscellaneous Amendments

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 10, Council adds the following new sections in the correct numerical order:

“

10.39 Access to Natural Light

10.39.1 Each bedroom that is provided in order to comply with the minimum requirements set out in section 10.40, in the FC-1 District Schedule, or in the HA-1 and HA-1A Districts Schedule, and each living room in a dwelling unit, housekeeping unit or sleeping unit, must have at least 1 window on an exterior wall of a building.

10.40 Unit Mix in Infill Multiple Dwelling, Multiple Dwelling or Mixed-Use Residential Building Containing More Than 8 Dwelling Units

10.40.1 For infill multiple dwelling containing more than 8 dwelling units, multiple dwelling containing more than 8 dwelling units, and mixed-use residential building containing more than 8 dwelling units:

- (a) if the building contains below-market rental dwelling units, at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms; and
- (b) if the building does not contain below-market rental dwelling units, at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of dwelling units must have 3 or more bedrooms.

10.40.2 Section 10.40.1 does not apply:

- (a) in the FC-1, HA-1, HA-1A or HA-2 districts;
- (b) where 100% of the residential floor area of a development is social housing and:
 - (i) there is a housing agreement that restricts occupancy to residents aged 55 years or older, or

- (ii) services are provided to residents on-site to support their ability to maintain their housing, which may include life and employment skills training, meals, mental health and substance use services, and community referrals to these or other services;
 - (c) in areas subject to an official development plan that contains unit mix requirements; or
 - (d) to buildings existing as of [date of enactment].
- 10.40.3 Where section 10.40.1 applies to more than 1 building proposed as part of a development permit application, the required number of dwelling units with 2 or more bedrooms and the required number of dwelling units with 3 or more bedrooms may be provided disproportionately across the buildings.
- 10.40.4 The Director of Planning may decrease the percentage of dwelling units with 2 or more bedrooms or 3 or more bedrooms required under section 10.40.1 for mixed-use residential building containing more than 8 dwelling units located in a C, HA, I, M or CD-1 district, if:
 - (a) the building does not exceed 27.5 m in height;
 - (b) the site is not a corner site with a frontage greater than 30.1 m;
 - (c) the site adjoins a side property line of a site located in a C, HA, I, M or CD-1 district without the intervention of a lane; and
 - (d) the Director of Planning considers all applicable Council policies and guidelines.
- 10.41 Computation of Floor Area in Certain Districts**
- 10.41.1 The regulations set out in this section 10.41 apply to the C, FC, FM-1, HA-1, HA-1A, HA-3, IC-3, MC-1, RM, RR, R3, R4 and R5 districts, except where otherwise specified.
- 10.41.2 Computation of floor area must include:
 - (a) all floors, measured to the extreme outer limits of the building including accessory buildings; and
 - (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 10.41.3 Computation of floor area must exclude:

- (a) balconies, decks, exterior passageways for townhouse access, and any other appurtenances that the Director of Planning considers similar to the foregoing;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) entries, porches and verandahs, and unconditioned floor areas located below the floors of entries, porches, and verandahs to which there is no access from the interior of the building;
- (d) floors or portions of floors used for:
 - (i) off-street parking and loading, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage,
 - (iii) heating and mechanical equipment, and
 - (iv) other uses that the Director of Planning considers similar to the foregoing;
- (e) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) all storage area below base surface;
- (h) all residential storage above base surface to a maximum of 3.7 m² per dwelling unit for buildings existing as of [date of enactment];
- (i) in the C districts, exterior circulation above the first storey to a maximum of 5% of the total permitted floor area; and
- (j) in the RM-7, RM-7A, RM-8 and RM-8A districts, and for duplex and duplex with secondary suite in any of the other districts listed in section 10.41.1, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:

- (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
- (ii) the excluded floor area does not exceed 10% of the permitted total floor area,

and despite the definition of “partial storey” in Section 2 of this by-law, the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 10.41.3(j).

10.41.4 If the Director of Planning considers all applicable Council policies and guidelines and, for child day care facilities, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood, the Director of Planning may permit any or all of the following to be excluded from the computation of floor area:

- (a) child day care facilities:
 - (i) in the C-1, C-2, C-2B, C-2C, C-7, C-8, FC-1, FM-1, IC-3, RM-2, RM-3, RM-3A, RM-4, RM-9, RM-9B, RM-10, RM-11, R3, R4 and R5 districts, to a maximum of 10% of the total permitted floor area,
 - (ii) in the RM-5, RM-5A, RM-5B, RM-5C, RM-5D and RM-6 districts, to a maximum of 20% of the total permitted floor area or 1,500 m², whichever is lesser,
 - (iii) in the C-3A, FC-2 and HA-3 districts, to a maximum of 20% of the total permitted floor area or 1,000 m², whichever is lesser, and
 - (iv) in the C-5, C-5A, C-6, HA-1 and HA-1A districts, to a maximum of 10% of the total permitted floor area or 1,000 m², whichever is lesser;
- (b) common amenity areas;
- (c) in the C-2A, C-2D and C-2E districts, any or all of the following to a combined maximum of 10% of the total permitted floor area:
 - (i) areas accessory to hotel use, limited to meeting rooms, conference facilities, guest recreational facilities such as fitness centres, swimming pools and locker areas, libraries, business centres and other areas that the Director of Planning considers similar to the foregoing, and
 - (ii) child day care facilities; and
- (d) in the C-1, C-3A, C-7, C-8, FC-1, MC-1, RM-3, RM-3A and RM-6

districts, and for buildings other than residential rental tenure buildings in the C-2, C-2B, C-2C and C-2C1 districts, enclosed balconies to a maximum of 50% of the total number of balconies and enclosed balconies.

10.41.5 For infill multiple dwelling containing more than 8 dwelling units, multiple dwelling containing more than 8 dwelling units, and mixed-use residential building containing more than 8 dwelling units, all of which must comply with the residential storage requirements in section 11.3.1.10 of this by-law, a maximum of 6% of the residential floor area may be excluded from the computation of floor area, except that this does not apply to buildings existing as of [date of enactment].”.

3. In section 11.3.1, Council adds the following new section in the correct numerical order:

“11.3.1.10 For infill multiple dwelling containing more than 8 dwelling units, multiple dwelling containing more than 8 dwelling units, and mixed-use residential building containing more than 8 dwelling units, a minimum of 2.3 m² of residential storage area must be provided within or accessory to each dwelling unit, except that this requirement does not apply to any of the following:

- (a) a lock-off unit;
- (b) a micro dwelling;
- (c) a room designated under the Single Room Accommodation By-law;
- (d) dwelling units subject to an official development plan that contains residential storage area requirements other than what is specified in this section 11.3.1.10; or
- (e) buildings existing as of [date of enactment].”.

4. In section 2.1(a) of Schedule J, Council strikes out “excluded from the computation of residential floor area”.

5. In the R3 Districts Schedule, Council:

- (a) in column 3 of the table in section 2.1:
 - (i) in the line for “Apartment containing more than 8 dwelling units”, strikes out “, 2.2.7”,
 - (ii) in the line for “Apartment containing more than 8 dwelling units, in combination with Townhouse”, strikes out “, 2.2.8”,
 - (iii) in the line for “Mixed-Use Residential Building”, strikes out “2.2.7, 2.2.9” and substitutes “2.2.8”,
 - (iv) strikes out “2.2.10” wherever it appears and substitutes “2.2.9”,

- (v) strikes out “2.2.11” wherever it appears and substitutes “2.2.10”, and
 - (vi) strikes out “2.2.12” wherever it appears and substitutes “2.2.11”;
 - (b) strikes out section 2.2.6;
 - (c) renumbers sections 2.2.7 through 2.2.12 as sections 2.2.6 through 2.2.11, respectively;
 - (d) in sections 2.2.1(a) and 2.2.1(c)(ii), strikes out “section 3.1.1.3(b)” and substitutes “section 3.1.1.3”;
 - (e) strikes out section 4.1 in its entirety;
 - (f) renumbers sections 4.2, 4.2.1, 4.2.2, 4.3 and 4.3.1 as sections 4.1, 4.1.1, 4.1.2, 4.2 and 4.2.1, respectively;
 - (g) in section 4.1.2, strikes out “section 4.1.2(c) of this schedule” and substitutes “section 10.41 of this by-law”;
 - (h) in section 4.2.1(b), strikes out “section 4.1.2(c) of this schedule” and substitutes “section 10.41 of this by-law”; and
 - (i) strikes out section 4.4 in its entirety.
6. In the R4 District Schedule, Council:
- (a) in column 3 of the table in section 2.1:
 - (i) in the line for “Apartment containing more than 8 dwelling units”, strikes out “, 2.2.8”,
 - (ii) in the line for “Apartment containing more than 8 dwelling units, in combination with Townhouse”, strikes out “, 2.2.9”,
 - (iii) in the line for “Mixed-Use Residential Building”, strikes out “2.2.8, 2.2.10” and substitutes “2.2.9”,
 - (iv) strikes out “2.2.11” wherever it appears and substitutes “2.2.10”,
 - (v) strikes out “2.2.12” wherever it appears and substitutes “2.2.11”, and
 - (vi) strikes out “2.2.13” wherever it appears and substitutes “2.2.12”;
 - (b) strikes out section 2.2.7;
 - (c) renumbers sections 2.2.8 through 2.2.13 as sections 2.2.7 through 2.2.12, respectively;

- (d) in section 2.2.2(b), strikes out “section 3.1.1.3(b)” and substitutes “section 3.1.1.3”;
 - (e) strikes out section 4.1 in its entirety;
 - (f) renumbers sections 4.2, 4.2.1 and 4.2.2 as sections 4.1, 4.1.1 and 4.1.2, respectively;
 - (g) in section 4.1.2, strikes out “section 4.1.2(c) of this schedule” and substitutes “section 10.41 of this by-law”; and
 - (h) strikes out section 4.3 in its entirety.
7. In the R5 Districts Schedule, Council:
- (a) in column 3 of the table in section 2.1:
 - (i) in the line for “Apartment containing more than 8 dwelling units”, strikes out “, 2.2.8”,
 - (ii) in the line for “Apartment containing more than 8 dwelling units, in combination with Townhouse”, strikes out “, 2.2.9”,
 - (iii) in the line for “Mixed-Use Residential Building”, strikes out “2.2.8, 2.2.10” and substitutes “2.2.9”,
 - (iv) strikes out “2.2.11” wherever it appears and substitutes “2.2.10”,
 - (v) strikes out “2.2.12” wherever it appears and substitutes “2.2.11”, and
 - (vi) strikes out “2.2.13” wherever it appears and substitutes “2.2.12”;
 - (b) strikes out section 2.2.7;
 - (c) renumbers sections 2.2.8 through 2.2.13 as sections 2.2.7 through 2.2.12, respectively;
 - (d) in sections 2.2.2(a) and 2.2.2(c)(ii), strikes out “section 3.1.1.1(b)” and substitutes “section 3.1.1.3”
 - (e) strikes out section 4.1 in its entirety;
 - (f) renumbers sections 4.2, 4.2.1 and 4.2.2 as sections 4.1, 4.1.1 and 4.1.2, respectively;
 - (g) in section 4.1.2, strikes out “section 4.1.2(c) of this schedule” and substitutes “section 10.41 of this by-law”; and
 - (h) strikes out section 4.3 in its entirety.

8. In the RM-1 District Schedule, Council:
 - (a) strikes out section 4.1 in its entirety;
 - (b) strikes out section 4.6 in its entirety;
 - (c) rennumbers sections 4.2, 4.2.1, 4.3, 4.3.1, 4.4, 4.4.1, 4.4.2, 4.5, 4.5.1, 4.7 and 4.7.1 as sections 4.1, 4.1.1, 4.2, 4.2.1, 4.3, 4.3.1, 4.3.2, 4.4, 4.4.1, 4.5 and 4.5.1, respectively; and
 - (d) in section 4.2.1, strikes out “section 4.1.2(f) of this schedule” and substitutes “section 10.41 of this by-law”.
9. In the RM-2, RM-3, RM-3A and RM-4 District Schedules, Council:
 - (a) strikes out section 4.1 in its entirety;
 - (b) rennumbers sections 4.2 and 4.2.1 as sections 4.1 and 4.1.1, respectively; and
 - (c) strikes out section 4.3 in its entirety.
10. In the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule, Council:
 - (a) in column 3 of the table in section 2.1:
 - (i) strikes out “, 2.2.9”,
 - (ii) strikes out “2.2.10” wherever it appears and substitutes “2.2.9”,
 - (iii) strikes out “2.2.11” wherever it appears and substitutes “2.2.10”,
 - (iv) strikes out “2.2.12” wherever it appears and substitutes “2.2.11”,
 - (v) strikes out “2.2.13” wherever it appears and substitutes “2.2.12”,
 - (vi) strikes out “2.2.14” wherever it appears and substitutes “2.2.13”,
 - (vii) strikes out “2.2.15” wherever it appears and substitutes “2.2.14”,
 - (viii) strikes out “2.2.16” wherever it appears and substitutes “2.2.15”,
 - (ix) strikes out “2.2.17” wherever it appears and substitutes “2.2.16”,
 - (x) strikes out “2.2.18” wherever it appears and substitutes “2.2.17”,
 - (xi) strikes out “2.2.19” wherever it appears and substitutes “2.2.18”,
 - (xii) strikes out “2.2.20” wherever it appears and substitutes “2.2.19”,

- (xiii) strikes out “2.2.21” wherever it appears and substitutes “2.2.20”,
 - (xiv) strikes out “2.2.22” wherever it appears and substitutes “2.2.21”,
 - (xv) strikes out “2.2.23” wherever it appears and substitutes “2.2.22”,
 - (xvi) strikes out “2.2.24” wherever it appears and substitutes “2.2.23”,
 - (xvii) strikes out “2.2.25” wherever it appears and substitutes “2.2.24”,
 - (xviii) strikes out “2.2.26” wherever it appears and substitutes “2.2.25”, and
 - (xix) strikes out “2.2.27” wherever it appears and substitutes “2.2.26”;
 - (b) strikes out section 2.2.9;
 - (c) renumbers sections 2.2.10 through 2.2.27 as section 2.2.9 through 2.2.26, respectively;
 - (d) strikes out section 4.1 in its entirety;
 - (e) strikes out section 4.3 in its entirety;
 - (f) renumbers sections 4.2, 4.2.1, 4.4, 4.4.1, 4.4.2 and 4.4.3 as sections 4.1, 4.1.1, 4.2, 4.2.1, 4.2.2 and 4.2.3, respectively;
 - (g) in section 4.2.3, strikes out “this section 4.4” and substitutes “this section 4.2”;
 - (h) in section 4.2.3(a), adds “and” after “secured market rental housing;”;
 - (i) strikes out section 4.2.3(b);
 - (j) strikes out section 4.2.3(c);
 - (k) renumbers section 4.2.3(d) as section 4.2.3(b); and
 - (l) in section 5.4:
 - (i) in section 5.4(a), adds “and” after “secured market rental housing;”,
 - (ii) strikes out sections 5.4(b) and 5.4(c), and
 - (iii) renumbers section 5.4(d) as section 5.4(b).
11. In the RM-6 District Schedule, Council:
- (a) strikes out section 4.1 in its entirety;
 - (b) renumbers sections 4.2, 4.2.1, 4.4, 4.4.1, 4.4.2, and 4.4.3 as sections 4.1, 4.1.1, 4.2, 4.2.1, 4.2.2, and 4.2.3, respectively; and

- (c) strikes out section 4.3 in its entirety.
12. In the RM-7 and RM-7A Districts Schedule, Council:
- (a) in section 2.2.7(c), strikes out “and 4.4” and substitutes “and 4.3”;
 - (b) strikes out section 4.1 in its entirety;
 - (c) strikes out section 4.6 in its entirety;
 - (d) renumbers sections 4.2, 4.2.1, 4.3, 4.3.1, 4.4, 4.4.1, 4.5, 4.5.1, 4.7, 4.7.1, 4.7.2, 4.7.3 and 4.7.4 as sections 4.1, 4.1.1, 4.2, 4.2.1, 4.3, 4.3.1, 4.4, 4.4.1, 4.5, 4.5.1, 4.5.2, 4.5.3, and 4.5.4, respectively;
 - (e) in sections 4.5.1 and 4.5.4, strikes out “this section 4.7” and substitutes “this section 4.5”; and
 - (f) in section 4.5.2(h), strikes out “section 4.7.2(g)” and substitutes “section 4.5.2(g)”.
13. In the RM-8 and RM-8A Districts Schedule, Council:
- (a) in column 3 of the table in section 2.1:
 - (i) in the line for “Mixed-Use Residential Building” and the line for “Townhouse”, strikes out “, 2.2.13”,
 - (ii) strikes out “2.2.14” wherever it appears and substitutes “2.2.13”,
 - (iii) strikes out “2.2.15” wherever it appears and substitutes “2.2.14”,
 - (iv) strikes out “2.2.16” wherever it appears and substitutes “2.2.15”,
 - (v) strikes out “2.2.17” wherever it appears and substitutes “2.2.16”,
 - (vi) strikes out “2.2.18” wherever it appears and substitutes “2.2.17”, and
 - (vii) strikes out “2.2.19” wherever it appears and substitutes “2.2.18”;
 - (b) in section 2.2.9(c), strikes out “and 4.5” and substitutes “and 4.3”;
 - (c) strikes out section 2.2.13;
 - (d) renumbers sections 2.2.14 through 2.2.19 as sections 2.2.13 through 2.2.18, respectively;
 - (e) in section 2.2.17, strikes out “section 2.2.16(b)” and substitutes “section 2.2.15(b)”;
 - (f) strikes out section 3.1.1.3 and substitutes the following:

“3.1.1.3 In the RM-8A district, if the site:

- (a) consists of a single lot on record in the Land Title Office prior to June 30, 2026;
 - (b) has an area of 623 m² or more;
 - (c) has a minimum site frontage of 17.1 m; and
 - (d) is located west of the centre lines of Ontario Street or Carrall Street,

a minimum of 8% of the residential floor area must be developed as social housing or a cash in lieu payment may be provided.”;
- (g) strikes out section 3.1.1.4;
- (h) renumbers section 3.1.1.5 as section 3.1.1.4;
- (i) strikes out section 3.2.1.3 and substitutes the following:

“3.2.1.3 In the RM-8A district, if the site:

 - (a) consists of a single lot on record in the Land Title Office prior to June 30, 2026;
 - (b) has an area of 623 m² or more;
 - (c) has a minimum site frontage of 17.1 m; and
 - (d) is located west of the centre lines of Ontario Street or Carrall Street,

a minimum of 8% of the residential floor area must be developed as social housing or a cash in lieu payment may be provided.”;
- (j) strikes out section 3.2.1.4;
- (k) renumbers section 3.2.1.5 as section 3.2.1.4;
- (l) strikes out section 4.1 in its entirety;
- (m) strikes out section 4.6 in its entirety;
- (n) renumbers sections 4.2, 4.2.1, 4.3, 4.3.1, 4.4, 4.4.1, 4.5, 4.5.1, 4.7, 4.7.1, 4.7.2, 4.7.3 and 4.7.4 as sections 4.1, 4.1.1, 4.2, 4.2.1, 4.3, 4.3.1, 4.4, 4.4.1, 4.5, 4.5.1, 4.5.2, 4.5.3 and 4.5.4, respectively;
- (o) in sections 4.5.1 and 4.5.3, strikes out “section 4.7” and substitutes “section 4.5”;
- (p) in section 4.5.2(h), strikes out “section 4.7.2(g)” and substitutes “section 4.5.2(g)”.

14. In the RM-9A District Schedule, Council:

- (a) in section 2.2.6(c), strikes out “section 4.5” and substitutes “section 4.3”;
- (b) strikes out section 4.1 in its entirety;
- (c) strikes out section 4.5 in its entirety;
- (d) renumbers sections 4.2, 4.2.1, 4.3, 4.3.1, 4.4 and 4.4.1 as sections 4.1, 4.1.1, 4.2, 4.2.1, 4.3 and 4.3.1, respectively; and
- (e) adds a new section 5 in the correct numerical order as follows:

“5 RELAXATIONS

- 5.1 Despite section 3.5.1.1 of this schedule, the Director of Planning may relax the permitted floor space ratio to a maximum of 0.90 for infill single detached house to facilitate the retention of a building existing on the site prior to January 1, 1940 if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.”.

15. In the RM-9 and RM-9B Districts Schedule, Council:

- (a) in section 2.2.5(c), strikes out “section 4.5” and substitutes “section 4.3”;
- (b) strikes out section 4.1 in its entirety;
- (c) strikes out section 4.5 in its entirety; and
- (d) renumbers sections 4.2, 4.2.1, 4.3, 4.3.1, 4.4 and 4.4.1 as sections 4.1, 4.1.1, 4.2, 4.2.1, 4.3 and 4.3.1, respectively.

16. In the RM-10 District Schedule, Council:

- (a) in column 3 of the table in section 2.1:
 - (i) strikes out “2.2.2,” wherever it appears,
 - (ii) strikes out “2.2.2” wherever it appears,
 - (iii) strikes out “2.2.3” wherever it appears and substitutes “2.2.2”,
 - (iv) strikes out “2.2.4” wherever it appears and substitutes “2.2.3”,
 - (v) strikes out “2.2.5” wherever it appears and substitutes “2.2.4”,
 - (vi) strikes out “2.2.6” wherever it appears and substitutes “2.2.5”,

- (vii) strikes out “2.2.7” wherever it appears and substitutes “2.2.6”,
 - (viii) strikes out “2.2.8” wherever it appears and substitutes “2.2.7”,
 - (ix) strikes out “2.2.9” wherever it appears and substitutes “2.2.8”,
 - (x) strikes out “2.2.10” wherever it appears and substitutes “2.2.9”,
 - (xi) strikes out “2.2.11” wherever it appears and substitutes “2.2.10”,
 - (xii) strikes out “2.2.12” wherever it appears and substitutes “2.2.11”,
 - (xiii) strikes out “2.2.13” wherever it appears and substitutes “2.2.12”, and
 - (xiv) strikes out “2.2.14” wherever it appears and substitutes “2.2.13”;
 - (b) strikes out section 2.2.2;
 - (c) rennumbers sections 2.2.3 through 2.2.14 as sections 2.2.2 through 2.2.13, respectively;
 - (d) in section 2.2.6, strikes out “and 4.3” and substitutes “and 4.1”;
 - (e) in section 2.2.12, strikes out “section 2.2.12(b)” and substitutes “section 2.2.11(b)”;
 - (f) strikes out section 4.1 in its entirety;
 - (g) strikes out section 4.4 in its entirety; and
 - (h) rennumbers sections 4.2, 4.2.1, 4.3 and 4.3.1 as sections 4.1, 4.1.1, 4.2 and 4.2.1, respectively.
17. In the RM-11 District Schedule, Council:
- (a) in column 3 of the table in section 2.1:
 - (i) in the line for “Apartment” and the line for “Mixed-Use Residential Building”, strikes out “, 2.2.3, 2.2.4”,
 - (ii) in the line for “Townhouse”, strikes out “, 2.2.4, 2.2.5”,
 - (iii) strikes out “2.2.5” wherever it appears and substitutes “2.2.3”,
 - (iv) strikes out “2.2.6” wherever it appears and substitutes “2.2.4”,
 - (v) strikes out “2.2.7” wherever it appears and substitutes “2.2.5”,
 - (vi) strikes out “2.2.8” wherever it appears and substitutes “2.2.6”,
 - (vii) strikes out “2.2.9” wherever it appears and substitutes “2.2.7”,

- (viii) strikes out “2.2.10” wherever it appears and substitutes “2.2.8”,
 - (ix) strikes out “2.2.11” wherever it appears and substitutes “2.2.9”,
 - (x) strikes out “2.2.12” wherever it appears and substitutes “2.2.10”,
 - (xi) strikes out “2.2.13” wherever it appears and substitutes “2.2.11”,
 - (xii) strikes out “2.2.14” wherever it appears and substitutes “2.2.12”,
 - (xiii) strikes out “2.2.15” wherever it appears and substitutes “2.2.13”,
 - (xiv) strikes out “2.2.16” wherever it appears and substitutes “2.2.14”, and
 - (xv) strikes out “2.2.17” wherever it appears and substitutes “2.2.15”;
 - (b) strikes out section 2.2.2;
 - (c) strikes out section 2.2.3;
 - (d) rennumbers sections 2.2.4 through 2.2.17 as sections 2.2.2 through 2.2.15, respectively;
 - (e) in section 2.2.14, strikes out “section 2.2.14(b)” and substitutes “section 2.2.12(b)”;
 - (f) strikes out section 4.1 in its entirety;
 - (g) strikes out section 4.3 in its entirety; and
 - (h) rennumbers sections 4.2 and 4.2.1 as sections 4.1 and 4.1.1, respectively.
18. In the RM-12 District Schedule, Council:
- (a) in column 3 of the table in section 2.1:
 - (i) strikes out “2.2.2,” wherever it appears,
 - (ii) strikes out “2.2.2” wherever it appears,
 - (iii) strikes out “2.2.3” wherever it appears and substitutes “2.2.2”,
 - (iv) strikes out “2.2.4” wherever it appears and substitutes “2.2.3”,
 - (v) strikes out “2.2.5” wherever it appears and substitutes “2.2.4”,
 - (vi) strikes out “2.2.6” wherever it appears and substitutes “2.2.5”,
 - (vii) strikes out “2.2.7” wherever it appears and substitutes “2.2.6”,

- (viii) strikes out “2.2.8” wherever it appears and substitutes “2.2.7”,
 - (ix) strikes out “2.2.9” wherever it appears and substitutes “2.2.8”,
 - (x) strikes out “2.2.10” wherever it appears and substitutes “2.2.9”,
 - (xi) strikes out “2.2.11” wherever it appears and substitutes “2.2.10”,
 - (xii) strikes out “2.2.12” wherever it appears and substitutes “2.2.11”,
 - (xiii) strikes out “2.2.13” wherever it appears and substitutes “2.2.12”,
 - (xiv) strikes out “2.2.14” wherever it appears and substitutes “2.2.13”,
 - (xv) strikes out “2.2.15” wherever it appears and substitutes “2.2.14”,
 - (xvi) strikes out “2.2.16” wherever it appears and substitutes “2.2.15”,
 - (xvii) strikes out “2.2.17” wherever it appears and substitutes “2.2.16”,
 - (xviii) strikes out “2.2.18” wherever it appears and substitutes “2.2.17”, and
 - (xix) strikes out “2.2.19” wherever it appears and substitutes “2.2.18”;
 - (b) strikes out section 2.2.2;
 - (c) renumbers sections 2.2.3 through 2.2.19 as sections 2.2.2 through 2.2.18, respectively;
 - (d) in section 2.2.17, strikes out “section 2.2.16(b)” and substitutes “section 2.2.15(b)”;
 - (e) strikes out section 4.1 in its entirety;
 - (f) strikes out section 4.3 in its entirety; and
 - (g) renumbers sections 4.2 and 4.2.1 as sections 4.1 and 4.1.1, respectively.
19. In the FM-1 District Schedule, Council:
- (a) in section 4, strikes out “All uses in this district are subject to the following regulations.” and substitutes “[Reserved]”; and
 - (b) strikes out section 4.1 in its entirety.
20. In the RR-1 District Schedule, Council:
- (a) in column 3 of the table in section 2.1:

- (i) strikes out “2.2.1,”
 - (ii) strikes out “2.2.2” wherever it appears and substitutes “2.2.1”, and
 - (iii) strikes out “2.2.3” wherever it appears and substitutes “2.2.2”;
 - (b) strikes out section 2.2.1;
 - (c) rennumbers sections 2.2.2 and 2.2.3 as sections 2.2.1 and 2.2.2, respectively;
 - (d) strikes out section 4.1 in its entirety;
 - (e) strikes out section 4.4 in its entirety;
 - (f) rennumbers sections 4.2, 4.2.1, 4.2.2, 4.3, 4.3.1, 4.5, 4.5.1, 4.5.2 and 4.5.3 as sections 4.1, 4.1.1, 4.1.2, 4.2, 4.2.1, 4.3, 4.3.1, 4.3.2 and 4.3.3, respectively;
 - (g) in sections 4.1.2 and 4.3.1(b), strikes out “section 4.1.2(h) of this schedule” and substitutes “section 10.41 of this by-law”;
 - (h) in section 4.2.1, strikes out “section 4.2.2” and substitutes “section 4.1.2”; and
 - (i) in section 4.3.3, strikes out “section 4.5” and substitutes “section 4.3”.
21. In the RR-2A and RR-2B Districts Schedule, Council:
- (a) in column 3 of the table in section 2.1:
 - (i) strikes out “2.2.1,”
 - (ii) strikes out “2.2.2” wherever it appears and substitutes “2.2.1”,
 - (iii) strikes out “2.2.3” wherever it appears and substitutes “2.2.2”, and
 - (iv) strikes out “2.2.4” wherever it appears and substitutes “2.2.3”;
 - (b) strikes out section 2.2.1;
 - (c) rennumbers sections 2.2.2 through 2.2.4 as sections 2.2.1 through 2.2.3, respectively;
 - (d) strikes out section 4.1 in its entirety;
 - (e) strikes out section 4.4 in its entirety;
 - (f) rennumbers sections 4.2, 4.2.1, 4.2.2, 4.3, 4.3.1, 4.5, 4.5.1, 4.5.2 and 4.5.3 as sections 4.1, 4.1.1, 4.1.2, 4.2, 4.2.1, 4.3, 4.3.1, 4.3.2 and 4.3.3, respectively;
 - (g) in sections 4.1.2 and 4.3.1(b), strikes out “section 4.1.2(h) of this schedule” and substitutes “section 10.41 of this by-law”;

- (h) in section 4.2.1, strikes out “section 4.2.2” and substitutes “section 4.1.2”; and
 - (i) in section 4.3.3, strikes out “section 4.5” and substitutes “section 4.3”.
22. In the RR-3A, RR-3B and RR-3C Districts Schedule, Council:
- (a) in column 3 of the table in section 2.1:
 - (i) strikes out “, 2.2.6”, and
 - (ii) strikes out “2.2.7” wherever it appears and substitutes “2.2.6”;
 - (b) strikes out section 2.2.3;
 - (c) renumbers sections 2.2.4 through 2.2.7 as sections 2.2.3 through 2.2.6, respectively;
 - (d) in section 4, strikes out “All uses in this district are subject to the following regulations.” and substitutes “[Reserved]”;
 - (e) strikes out section 4.1 in its entirety; and
 - (f) strikes out section 4.2 in its entirety.
23. In the C-1 District Schedule, Council:
- (a) in section 4, strikes out “All uses in this district are subject to the following regulations.” and substitutes “[Reserved]”;
 - (b) strikes out section 4.1 in its entirety; and
 - (c) strikes out section 4.2 in its entirety.
24. In the C-2 District Schedule, the C-2C District Schedule, and the C-2C1 District Schedule, Council:
- (a) in section 3.1(c), adds “and” after “residential rental tenure;”;
 - (b) strikes out section 3.1(d);
 - (c) renumbers section 3.1(e) as section 3.1(d);
 - (d) in section 4, strikes out “All uses in this district are subject to the following regulations.” and substitutes “[Reserved]”;
 - (e) strikes out section 4.1 in its entirety; and
 - (f) strikes out section 4.2 in its entirety.

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

- (a) strikes out section 3.1.1.1(a), and substitutes the following:
 - “(a) is secured as 100% residential rental tenure, the maximum floor space ratio is 3.50 provided that the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35; or”;
- (b) in section 4, strikes out “All uses in this district, except uses that are regulated by other district schedules, are subject to the following regulations.” and substitutes “[Reserved]”;
- (c) strikes out section 4.1 in its entirety; and
- (d) strikes out section 4.2 in its entirety.

26. In the C-2A, C-2D and C-2E Districts Schedule, Council:

- (e) in section 3.1.1.2(a)(i), strikes out “provided that in the C-2A district, at least 35% of the total dwelling units have 2 or more bedrooms”;
- (f) in section 4, strikes out “All uses in this district, except uses that are regulated by other district schedules, are subject to the following regulations.” and substitutes “[Reserved]”;
- (g) strikes out section 4.1 in its entirety; and
- (h) strikes out section 4.2 in its entirety.

27. In the C-2B District Schedule, Council:

- (a) in section 3.1(b), adds “and” after “residential rental tenure;”;
- (b) strikes out section 3.1(c);
- (c) renumbers section 3.1(d) as section 3.1(c);
- (d) in section 4, strikes out “All uses in this district are subject to the following regulations.” and substitutes “[Reserved]”;
- (e) strikes out section 4.1 in its entirety; and
- (f) strikes out section 4.2 in its entirety.

28. In the C-3A District Schedule, Council:

- (a) in section 4, strikes out “All uses in this district are subject to the following regulations.” and substitutes “[Reserved]”;
- (b) strikes out section 4.1 in its entirety; and

- (c) strikes out section 4.2 in its entirety.
29. In the C-5, C-5A and C-6 Districts Schedule, Council:
- (a) in section 3.1.2.13(a), strikes out “section 4.4 of this schedule” and substitutes “section 10.39 of this by-law”;
 - (b) strikes out section 4.1 in its entirety;
 - (c) strikes out section 4.2 in its entirety; and
 - (d) renumbers sections 4.3, 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.7, 4.3.8, 4.3.9 and 4.3.10 as sections 4.1, 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.5, 4.1.6, 4.1.7, 4.1.8, 4.1.9 and 4.1.10, respectively.
30. In the C-7 and C-8 Districts Schedule, Council:
- (a) in section 4, strikes out “All uses in this district are subject to the following regulations.” and substitutes “[Reserved]”;
 - (b) strikes out section 4.1 in its entirety; and
 - (c) strikes out section 4.2 in its entirety.
31. In the FC-1 District Schedule, Council:
- (a) in section 4, strikes out “All uses in this district are subject to the following regulations.” and substitutes “[Reserved]”; and
 - (b) strikes out section 4.1 in its entirety.
32. In the FC-2 District Schedule, Council:
- (a) in section 4, strikes out “All uses in this district are subject to the following regulations.” and substitutes “[Reserved]”;
 - (b) strikes out section 4.1 in its entirety; and
 - (c) strikes out section 4.2 in its entirety.
33. In the IC-3 District Schedule, Council:
- (a) strikes out section 4.1 in its entirety;
 - (b) renumbers sections 4.2, 4.2.1, 4.2.2, 4.2.3 and 4.2.4 as sections 4.1, 4.1.1, 4.1.2, 4.1.3 and 4.1.4, respectively; and
 - (c) in section 4.1.1, strikes out “section 4.2” and substitutes “section 4.1”.
34. In the MC-1 and MC-2 Districts Schedule, Council:

- (a) in section 4, strikes out “these districts” and substitutes “the MC-2 district”; and
 - (b) strikes out section 4.2 in its entirety.
35. In the HA-1 and HA-1A Districts Schedule, Council:
- (a) strikes out section 4.1 in its entirety;
 - (b) strikes out section 4.4 in its entirety;
 - (c) renumbers sections 4.2, 4.2.1, 4.3, 4.3.1, 4.5 and 4.5.1 as sections 4.1, 4.1.1, 4.2, 4.2.1, 4.3 and 4.3.1, respectively.
36. In section 4 of the HA-2 District Schedule, Council strikes out section 4.1 in its entirety and substitutes the following:
- “4.1 Access to Natural Light**
- 4.1.1 Each bedroom and each living room must have at least 1 window on an exterior wall of a building.”.
37. In the HA-3 District Schedule, Council:
- (a) strikes out section 4.1 in its entirety;
 - (b) strikes out section 4.2 in its entirety; and
 - (c) renumbers sections 4.3, 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6 and 4.3.7 as sections 4.1, 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.5, 4.1.6 and 4.1.7, respectively.
38. This by-law is to come into force and take effect on October 27, 2026, except that unless agreed to, sections 2 through 37 do not come into force or take effect, and the Zoning and Development By-law existing on October 26, 2026 remains in force and effect with regard to:
- (a) any complete development permit applications for new buildings accepted on or before October 27, 2026; or
 - (b) any complete development permit applications for sites in the RM-8A district or in an RR, R3, R4, or R5 district accepted after October 27, 2026 where a rezoning initiated by an applicant other than the Director of Planning was approved in principle on or before October 27, 2026.

APPENDIX B
Summary of Proposed Amendments to the Zoning and Development By-law

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-law, the draft amending by-law prevails. This appendix is a summary of proposed amendments, prepared for convenience.

Table 1: Summary of amendments to the Zoning and Development By-law
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.

Section/ Schedule	Section #	Description of Amendment	Rationale
Schedule J	2.1(a)	<i>Strike out:</i> 2.1 Where used to establish the portion of the residential floor area to be allocated to affordable dwelling units, residential floor area will be calculated as follows: (a) for below-market rental dwelling units, as the area of all dwelling units in the development, measured from the inside of all outer walls of each dwelling unit including any residential storage area excluded from the computation of residential floor area ; and	Removes reference to the existing residential storage space exclusion to align with the proposed storage regulation and FSR exclusion changes
Section 10	10.39	<i>Add a new Section 10.39</i> 10.39 Access to Natural Light 10.40.3 Each bedroom that is provided in order to comply with the minimum requirements set out in section 10.40, in the FC-1 District Schedule or in the HA-1 and HA-1A Districts Schedule, and each living room in a dwelling unit, housekeeping unit or sleeping unit, must have at least 1 window on an exterior wall of a building.	Replaces Access to Natural Light requirements in various district schedules with a new standardized requirement for all living rooms and bedrooms required to meet unit mix requirements to provide a window on an exterior wall
	10.40	<i>Add a new Section 10.40</i> 10.40 Unit Mix in Infill Multiple Dwelling, Multiple Dwelling or Mixed-Use Residential Building Containing More Than 8 Dwelling Units 10.40.1 For infill multiple dwelling containing more than 8 dwelling units, multiple dwelling containing more than 8 dwelling units, and mixed-use residential building containing more than 8 dwelling units: (a) if the building contains below-market rental dwelling units, at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms; and (b) if the building does not contain below-market rental dwelling units, at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of dwelling units must have 3 or more bedrooms. 10.40.2 Section 10.40.1 does not apply: (c) in the FC-1, HA-1, HA-1A and HA-2 districts; (d) where 100% of the residential floor area of a development is social housing and: (i) there is a housing agreement that restricts occupancy to residents aged 55 years or older, or (ii) services are provided to residents on-site to support their ability to maintain their housing, which may include life and employment skills training, meals, mental health and substance use services, and community referrals to these or other services; (e) in areas subject to an official development plan that contains unit mix requirements; or	Replaces unit mix requirements in various district schedules with a new standardized requirement in Section 10 for a minimum of 35% of dwelling units to have two or more bedrooms, including a minimum of 5% three or more bedroom units, with exclusions for specific circumstances and Director of Planning discretion to reduce requirements for mixed-use low-rise projects on constrained sites

Section/ Schedule	Section #	Description of Amendment	Rationale
		(f) to buildings existing as of [date of enactment]. 10.40.3 Where section 10.40.1 applies to more than 1 building proposed as part of a development permit application, the required number of dwelling units with 2 or more bedrooms and the required number of dwelling units with 3 or more bedrooms may be provided disproportionately across the buildings. 10.40.4 The Director of Planning may decrease the percentage of dwelling units with 2 or more bedrooms or 3 or more bedrooms required under section 10.40.1 for mixed-use residential building containing more than 8 dwelling units located in a C, HA, I, M, or CD-1 district, if: (a) the building does not exceed 27.5 m in height; (b) the site is not a corner site with a frontage greater than 30.1 m; (c) the site adjoins a side property line of a site located in a C, HA, I, M, or CD-1 district without the intervention of a lane; and (d) the Director of Planning considers all applicable Council policies and guidelines.	
	10.41	<i>Add a new Section 10.41</i> 10.41 Computation of Floor Area in Certain Districts 10.41.1 The regulations set out in this section 10.41 apply to the C, FC, FM-1, HA-1, HA-1A, HA-3, IC-3, MC-1, RM, RR, R3, R4 and R5 districts, except where otherwise specified. 10.41.2 Computation of floor area must include: (e) all floors, measured to the extreme outer limits of the building including accessory buildings; and (f) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located. 10.40.3 Computation of floor area must exclude: (a) balconies, decks, exterior passageways for townhouse access, and any other appurtenances that the Director of Planning considers similar to the foregoing; (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook; (c) entries, porches and verandahs, and unconditioned floor areas located below the floors of entries, porches, and verandahs to which there is no access from the interior of the building; (d) floors or portions of floors used for: (i) off-street parking and loading, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, (ii) bicycle storage, (iii) heating and mechanical equipment, and (iv) other uses that the Director of Planning considers similar to the foregoing;	Replaces computation of floor area regulations in various district schedules with new consolidated regulations in Section 10

Section/ Schedule	Section #	Description of Amendment	Rationale
		(e) areas of undeveloped floors that are located: (i) above the highest storey or partial storey and to which there is no permanent means of access other than a hatch, or (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m; (f) floors located at or below finished grade with a ceiling height of less than 1.2 m; (g) all storage area below base surface; (h) all residential storage above base surface to a maximum of 3.7 m2 per dwelling unit for buildings existing as of [date of enactment]; (i) in the C districts, exterior circulation above the first storey up to a maximum of 5% of the total permitted floor area; and (j) in the RM-7, RM-7A, RM-8 and RM-8A districts, and for duplex and duplex with secondary suite in any of the other districts listed in section 10.41.1, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if: (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and (ii) the excluded floor area does not exceed 10% of the permitted total floor area, and despite the definition of “partial storey” in Section 2 of this by-law, the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 10.41.3(j). 10.41.4 If the Director of Planning considers all applicable Council policies and guidelines and, for child day care facilities, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood, the Director of Planning may permit any or all of the following to be excluded from the computation of floor area: (a) child day care facilities: (i) in the C-1, C-2, C-2B, C-2C, C-7, C-8, FC-1, FM-1, IC-3, RM-2, RM-3, RM-3A, RM-4, RM-9, RM-9B, RM-10, RM-11, R3, R4 and R5 districts, to a maximum of 10% of the total permitted floor area, (ii) in the RM-5, RM-5A, RM-5B, RM-5C, RM-5D and RM-6 districts, to a maximum of 20% of the total permitted floor area or 1,500 m2, whichever is lesser, (iii) in the C-3A, FC-2 and HA-3 districts, to a maximum of 20% of the total permitted floor area or 1,000 m2, whichever is lesser, and (iv) in the C-5, C-5A, C-6, HA-1 and HA-1A districts, to a maximum of 10% of the total permitted floor area or 1,000 m2, whichever is lesser; (b) common amenity areas; (c) in the C-2A, C-2D and C-2E districts, any or all of the following to a combined maximum of 10% of the total permitted floor area: (i) areas accessory to hotel use, limited to meeting rooms, conference facilities, guest recreational facilities such as fitness centres, swimming pools and locker areas, libraries, business centres and other areas that the Director of Planning considers similar to the foregoing, and (ii) child day care facilities; and (d) in the C-1, C-3A, C-7, C-8, FC-1, MC-1, RM-3, RM-3A and RM-6 districts, and for buildings other than residential rental tenure buildings in the C-2, C-2B, C-	

Section/ Schedule	Section #	Description of Amendment	Rationale
		2C and C-2C1 districts, enclosed balconies to a maximum of 50% of the total number of balconies and enclosed balconies. 10.41.5 For infill multiple dwelling containing more than 8 dwelling units, multiple dwelling containing more than 8 dwelling units, and mixed-use residential building containing more than 8 dwelling units, all of which must comply with the residential storage requirements in section 11.3.1.10 of this by-law, a maximum of 6% of the residential floor area may be excluded from the computation of floor area, except that this does not apply to buildings existing as of [date of enactment].	
Section 11	11.3.1.10	Add a new section 11.3.1.10 For infill multiple dwelling containing more than 8 dwelling units, multiple dwelling containing more than 8 dwelling units, and mixed-use residential building containing more than 8 dwelling units, a minimum of 2.3 m2 of residential storage area must be provided within or accessory to each dwelling unit, except that this requirement does not apply to any of the following: (a) a lock-off unit; (b) a micro dwelling; (c) a room designated under the Single Room Accommodation By-law; (d) dwelling units subject to an official development plan that contains residential storage area requirements other than what is specified in this section 11.3.1.10; or (e) buildings existing as of [date of enactment].	Adds a new standardized requirement in Section 11 for a minimum 2.3 sq. m. (25 sq. ft.) of residential storage for each dwelling unit
R3	2.2.6; 2.2.7- 2.2.12	Strike out section 2.2.6 and renumber sections 2.2.7 through 2.2.12 as sections 2.2.6 through 2.2.11, respectively	Unit Mix standardization consequential amendment
	2.2.1(a); 2.2.1(c)(ii)	Update reference to RM-8 and RM-8A section 3.1.1.3 regulations	Unit Mix standardization consequential amendment
	4.1; 4.2-4.3	Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2 and 4.3 as 4.1 and 4.2, respectively	Computation of Floor Area standardization consequential amendment
	4.4	Strike out section 4.4 Access to Natural Light in its entirety;	Access to Natural Light standardization consequential amendment
R4	2.2.7; 2.2.8- 2.2.13	Strike out section 2.2.7 and renumber 2.2.8 through 2.2.13 as sections 2.2.7 through 2.2.12, respectively	Unit Mix standardization consequential amendment
	2.2.2(b)	Update reference to RM-8 and RM-8A section 3.1.1.3 regulations	Unit Mix standardization consequential amendment
	4.1; 4.2	Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2 as 4.1	Computation of Floor Area standardization consequential amendment
	4.3	Strike out section 4.3 Access to Natural Light in its entirety;	Access to Natural Light standardization consequential amendment
R5	2.2.7; 2.2.8- 2.2.13	Strike out section 2.2.7 and renumber 2.2.8 through 2.2.13 as sections 2.2.7 through 2.2.12, respectively	Unit Mix standardization consequential amendment
	2.2.2(a); 2.2.2(c)(ii)	Update reference to RM-8 and RM-8A section 3.1.1.3 regulations	Unit Mix standardization consequential amendment
	4.1; 4.2	Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2 as 4.1	Computation of Floor Area standardization consequential amendment
	4.3	Strike out section 4.3 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
RM-1	4.1	Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2, 4.3, 4.4, 4.5 & 4.7 as 4.1, 4.2, 4.3, 4.4, 4.5, respectively	Computation of Floor Area standardization consequential amendment

Section/ Schedule	Section #	Description of Amendment	Rationale
	4.6	<i>Strike out section 4.6 Access to Natural Light in its entirety</i>	Access to Natural Light standardization consequential amendment
	4.3.1	<i>Strike and replace:</i> Despite section 10.8 of this by-law, entries, porches and verandahs complying with section 4.1.2(f) of this schedule section 10.41 of this by-law may project into:	Computation of Floor Area standardization consequential amendment
RM-2; RM-3; RM-3A; RM-4	4.1	<i>Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2 as 4.1</i>	Computation of Floor Area standardization consequential amendment
	4.3	<i>Strike out section 4.3 Access to Natural Light in its entirety</i>	Access to Natural Light standardization consequential amendment
RM-5	2.2.9	<i>Strike out section 2.2.9 and renumber sections 2.2.10 through 2.2.27 as section 2.2.9 through 2.2.26, respectively</i>	Unit Mix standardization consequential amendment
	4.1	<i>Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2 and 4.4 as 4.1 and 4.2, respectively</i>	Computation of Floor Area standardization consequential amendment
	4.3	<i>Strike out section 4.3 Access to Natural Light in its entirety</i>	Access to Natural Light standardization consequential amendment
	4.4.3	<i>Strike out:</i> 4.4.3 4.2.3 For infill multiple dwelling in the RM-5, RM-5A and RM-5B districts, the Director of Planning or the Development Permit Board may vary the regulations in this section 4.4 4.2 if: (a) the infill multiple dwelling is developed as secured market rental housing; and (b) in an infill multiple dwelling with 4 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms; (c) in an infill multiple dwelling with 10 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms and at least 10% of the dwelling units contain 3 or more bedrooms; and (d) (b) existing buildings, landmarks or features on the site that are listed on the Vancouver Heritage Register or which may have heritage value are conserved, to the satisfaction of the Director of Planning,	Unit Mix standardization consequential amendment
	5.4	<i>Strike out:</i> 5.4 The Director of Planning or Development Permit Board may relax the floor area, maximum building height to a height not exceeding 18.3 m, minimum side yard width, minimum rear yard depth and maximum site coverage for infill multiple dwelling in the RM-5, RM-5A and RM-5B districts provided that: (a) the infill multiple dwelling is developed as secured market rental housing; and (b) in an infill multiple dwelling with 4 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms; (c) in an infill multiple dwelling with 10 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms and at least 10% of the dwelling units contain 3 or more bedrooms; and (d) (b) existing buildings, landmarks or features on the site that are listed on the Vancouver Heritage Register or which may have heritage value are conserved, to the satisfaction of the Director of Planning,	Unit Mix standardization consequential amendment
RM-6	4.1	<i>Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2 and 4.4 as 4.1 and 4.2, respectively</i>	Computation of Floor Area standardization consequential amendment
	4.3	<i>Strike out section 4.3 Access to Natural Light in its entirety</i>	Access to Natural Light standardization consequential amendment
RM-7	4.1	<i>Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2, 4.3, 4.4, 4.5 and 4.7 as 4.1, 4.2, 4.3, 4.4, 4.5 respectively</i>	Computation of Floor Area standardization consequential amendment
	4.6	<i>Strike out section 4.6 Access to Natural Light in its entirety</i>	Access to Natural Light standardization consequential amendment
	2.2.7(c); 4.5.1; 4.5.4; 4.5.2(h)	<i>Update section references to reflect new Section 4 numbering</i>	Computation of Floor Area standardization consequential amendment

Section/ Schedule	Section #	Description of Amendment	Rationale
RM-8	2.2.13; 2.2.17	Strike out section 2.2.13 and renumber sections 2.2.14 through 2.2.19 as sections 2.2.13 through 2.2.18, respectively	Unit Mix standardization consequential amendment
	3.1.1.3	Strike out and replace: 3.1.1.3 In the RM-8A district, if the site: (a) a minimum of 45% of dwelling units, excluding lock-off units, must have floor areas between 83 m2 and 112 m2; and (b) if the site: (i) (a) consists of a single lot on record in the Land Title Office prior to June 30, 2026, (ii) (b) has an area of 623 m2 or more, (iii) (c) has a minimum site frontage of 17.1 m, and (iv) (d) is located west of the centre lines of Ontario Street or Carrall Street, a minimum of 8% of the residential floor area must be developed as social housing or a cash in lieu payment may be provided.	Removes dwelling unit size requirements unique to RM-8A to simplify and standardize regulations for new townhouses.
	3.1.1.4	Strike out section 3.1.1.4 and renumber 3.1.1.5 as 3.1.1.4	Computation of Floor Area standardization consequential amendment
	3.2.1.3	3.2.1.3 In the RM-8A district, if the site: (a) a minimum of 45% of dwelling units, excluding lock-off units, must have floor areas between 83 m2 and 112 m2; and (b) if the site: (i) (a) consists of a single lot on record in the Land Title Office prior to June 30, 2026, (ii) (b) has an area of 623 m2 or more, (iii) (c) has a minimum site frontage of 17.1 m, and (iv) (d) is located west of the centre lines of Ontario Street or Carrall Street, a minimum of 8% of the residential floor area must be developed as social housing or a cash in lieu payment may be provided.	Removes dwelling unit size requirements unique to RM-8A to simplify and standardize regulations for new rowhouses.
	3.2.1.4	Strike out section 3.2.1.4 and rennumbers 3.2.1.5 as 3.2.1.4	Computation of Floor Area standardization consequential amendment
	4.1	Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2, 4.3, 4.4, 4.5 and 4.7 as 4.1, 4.2, 4.3, 4.4, 4.5 respectively	Computation of Floor Area standardization consequential amendment
	4.6	Strike out section 4.6 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
	2.2.9(c); 4.5.1; 4.5.3; 4.5.2(h)	Update section references to reflect new Section 4 numbering	Computation of Floor Area standardization consequential amendment
RM-9A	4.1	Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2, 4.3 and 4.4 as 4.1, 4.2, 4.3, respectively	Computation of Floor Area standardization consequential amendment
	4.5	Strike out section 4.5 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
	2.2.6(c)	Update section reference to reflect new Section 4 numbering	Computation of Floor Area standardization consequential amendment
	5	Insert: 5 RELAXATIONS 5.1 Despite section 3.5.1.1 of this schedule, the Director of Planning may relax the permitted floor space ratio to a maximum of 0.90 for infill single detached house to facilitate the retention of a building existing on the site prior to January 1, 1940 if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.	Corrects error in amending By-law No. 14747 (Bill 16) and adds Section 5 as intended.
RM-9	4.1	Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2, 4.3 and 4.4 as 4.1, 4.2, 4.3, respectively	Computation of Floor Area standardization consequential amendment

Section/ Schedule	Section #	Description of Amendment	Rationale
	4.5	Strike out section 4.5 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
	2.2.5(c)	Update section reference to reflect new Section 4 numbering	Computation of Floor Area standardization consequential amendment
RM-10	2.2.2; 2.2.12(b)	Strike out section 2.2.2 and renumber sections 2.2.3 through 2.2.14 as sections 2.2.2 through 2.2.13, respectively	Unit Mix standardization consequential amendment
	4.1	Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2 and 4.3 as 4.1 and 4.2, respectively	Computation of Floor Area standardization consequential amendment
	4.4	Strike out section 4.4 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
	2.2.6	Update section reference to reflect new Section 4 numbering	Computation of Floor Area standardization consequential amendment
RM-11	2.2.2; 2.2.3; 2.2.14	Strike out sections 2.2.2 and 2.2.3 and renumber sections 2.2.4 through 2.2.17 as sections 2.2.2 through 2.2.15, respectively	Computation of Floor Area standardization consequential amendment
	4.1	Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2 as 4.1	Computation of Floor Area standardization consequential amendment
	4.3	Strike out section 4.3 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
RM-12	2.2.2	Strike out section 2.2.2 and renumber sections 2.2.3 through 2.2.19 as sections 2.2.2 through 2.2.18	Unit Mix standardization consequential amendment
	4.1	Strike out section 4.1 Computation of Floor Area in its entirety and renumber sections 4.2 and 4.2.1 as sections 2.1 and 4.1.1, respectively	Computation of Floor Area standardization consequential amendment
	4.3	Strike out section 4.3 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
FM-1	4	Strike out section 4.1 Computation of Floor Area in its entirety	Computation of Floor Area standardization consequential amendment
RR-1	2.2.1	Strike out section 2.2.1 in its entirety and renumber 2.2.2 and 2.2.4 as 2.2.1 and 2.2.2	Unit Mix standardization consequential amendment
	4.1	Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2, 4.3 and 4.5 as 4.1, 4.2 and 4.3, respectively	Computation of Floor Area standardization consequential amendment
	4.4	Strike out section 4.3 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
	4.1.2; 4.3.1(b); 4.2.1; 4.3.3	Update section reference to reflect new Section 4 numbering	Computation of Floor Area standardization consequential amendment
RR-2	2.2.1	Strike out section 2.2.1 and renumber sections 2.2.2 through 2.2.4 as sections 2.2.1 through 2.2.3	Unit Mix standardization consequential amendment
	4.1	Strike out section 4.1 Computation of Floor Area in its entirety and renumber 4.2, 4.3 and 4.5 as 4.1, 4.2 and 4.3, respectively	Computation of Floor Area standardization consequential amendment
	4.4	Strike out section 4.3 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
	4.1.2;	Update section reference to reflect new Section 4 numbering	Computation of Floor Area standardization consequential amendment

Section/ Schedule	Section #	Description of Amendment	Rationale
	4.3.1(b); 4.2.1; 4.3.3		
RR-3	2.2.3	Strike out section 2.2.3 and renumber sections 2.2.4 through 2.2.7 as sections 2.2.3 through 2.2.6	Unit Mix standardization consequential amendment
	4.1	Strike out section 4.1 Computation of Floor Area in its entirety	Computation of Floor Area standardization consequential amendment
	4.2	Strike out section 4.2 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
C-1	4.1	Strike out section 4.1 Computation of Floor Area in its entirety	Computation of Floor Area standardization consequential amendment
	4.2	Strike out section 4.2 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
C-2; C-2C; C-2C1	3.1	Strike out: 3.1 Mixed-Use Residential Building that is a Residential Rental Tenure Building Mixed-use residential building that is a residential rental tenure building is subject to the following regulations. For the purposes of this schedule, “residential rental tenure building” means a building: (a) that is located outside of sub-area A, which is illustrated in Map 1: Sub-Area A at the end of this schedule; (b) that is a mixed-use residential building and contains at least 3 dwelling units; (c) where all of the dwelling units are non-stratified and secured as residential rental tenure; and (d) where at least 35% of the total dwelling units have 2 or more bedrooms; and (e) (d) where the third storey and above, measured from the front property line, is limited to dwelling use only.	Unit Mix standardization consequential amendment
	4.1	Strike out section 4.1 Computation of Floor Area in its entirety	Computation of Floor Area standardization consequential amendment
	4.2	Strike out section 4.2 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
C-2A	3.1.1.1	Strike and replace: 3.1.1.1 For mixed-use residential building, if the form of tenure for the residential floor area: (a) is secured as 100% residential rental tenure, the maximum floor space ratio is 3.50 provided that the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35; or is secured as 100% residential rental tenure, the maximum floor space ratio is 3.50 provided that: —— (i) the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35, and —— (ii) at least 35% of the total dwelling units have 2 or more bedrooms; or (b) includes any tenure other than residential rental tenure, the maximum floor space ratio is 2.50 provided that the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35.	Unit Mix standardization consequential amendment
	3.1.1.2	Strike out: 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.	Unit Mix standardization consequential amendment
	4.1	Strike out section 4.1 Computation of Floor Area in its entirety	Computation of Floor Area standardization consequential amendment

Section/ Schedule	Section #	Description of Amendment	Rationale
	4.2	Strike out section 4.2 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
C-2B	3.1	Strike out: 3.1 Mixed-Use Residential Building that is a Residential Rental Tenure Building Mixed-use residential building that is a residential rental tenure building is subject to the following regulations. For the purposes of this schedule, “residential rental tenure building” means a building: (a) that is a mixed-use residential building and contains at least 3 dwelling units; (b) where all of the dwelling units are non-stratified and secured as residential rental tenure; and (c) where at least 35% of the total dwelling units have 2 or more bedrooms; and (d) (c) where the third storey and above, measured from the front property line, is limited to dwelling use only.	Unit Mix standardization consequential amendment
	4.1	Strike out section 4.1 Computation of Floor Area in its entirety	Computation of Floor Area standardization consequential amendment
	4.2	Strike out section 4.2 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
C-3A	4.1	Strike out section 4.1 Computation of Floor Area in its entirety	Computation of Floor Area standardization consequential amendment
	4.2	Strike out section 4.2 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
C-5 & C-6	4.1	Strike out section 4.1 Computation of Floor Area in its entirety and renumbers section 4.3 as 4.1	Computation of Floor Area standardization consequential amendment
	4.2	Strike out section 4.2 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
	3.1.2.13(a)	Update section reference to reflect new Section 4 numbering	Computation of Floor Area standardization consequential amendment
C-7 & C-8	4.1	Strike out section 4.1 Computation of Floor Area in its entirety	Computation of Floor Area standardization consequential amendment
	4.2	Strike out section 4.2 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
FC-1	4.1	Strike out section 4.1 Computation of Floor Area in its entirety	Computation of Floor Area standardization consequential amendment
FC-2	4.1	Strike out section 4.1 Computation of Floor Area in its entirety	Computation of Floor Area standardization consequential amendment
	4.2	Strike out section 4.2 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
IC-3	4.1	Strike out section 4.1 Computation of Floor Area in its entirety and renumber section 4.2 as 4.1	Computation of Floor Area standardization consequential amendment
MC-1 and MC-2	4	Strike and replace: 4 GENERAL REGULATIONS All uses in these districts the MC-2 district are subject to the following regulations.	Computation of Floor Area standardization consequential amendment
	4.2	Strike out section 4.2 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
HA-1	4.1	Strike out section 4.1 Computation of Floor Area in its entirety and renumber sections 4.2, 4.3 and 4.5 as 4.1, 4.2 and 4.3, respectively	Computation of Floor Area standardization consequential amendment

Section/ Schedule	Section #	Description of Amendment	Rationale
	4.2	Strike out section 4.2 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment
HA-2	4.1	Strike out section 4.1 Computation of Floor Area in its entirety and substitutes: 4.1 Access to Natural Light 4.1.1 Each bedroom and each living room must have at least 1 window on an exterior wall of a building.	Computation of Floor Area standardization consequential amendment
HA-3	4.1	Strike out section 4.1 Computation of Floor Area in its entirety and renumber section 4.3 as 4.1	Computation of Floor Area standardization consequential amendment
	4.2	Strike out section 4.2 Access to Natural Light in its entirety	Access to Natural Light standardization consequential amendment

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APPENDIX C
Proposed Amendments to Policies

Note:

- When new sections, policies or figures are proposed for addition or removal, subsequent sections, policies or figures will be renumbered accordingly.
- The page numbers referenced correspond to the existing policy document, but they may change in the future.
- Amendments to Council-adopted policies will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.
- Additions are set out in red. Deletions are set out in red with strikethrough.
- At this time, Staff are not proposing amendments to existing community or area plans. However, the unit mix requirements and targets established within those plans are now superseded by Section 10.40 in the Zoning and Development By-law and the Family Room: Housing Mix Policy for Rezoning Projects. Formal amendments to align the existing plans with these updated changes will be undertaken as part of future work program items.

Section	Proposed Amendment	Rationale
FAMILY ROOM: HOUSING MIX POLICY FOR REZONING PROJECTS		
1.0 Application and Intent (p. 2)	<i>Strike and Replace:</i> The housing mix policy for rezoning projects outlined in this document applies to rezonings city-wide and supersedes any existing family unit housing mix requirements and targets for rezonings that are set out in Council-approved community plans, area plans or policies as of the date that this policy is adopted or amended by Council, unless the subject site being rezoned is specifically identified as a site that warrants an exception. In this policy, family units are defined to mean units that have two or more bedrooms. Family unit housing mix requirements and targets for rezoning projects are set out in many Council-approved plans and policies, including but not limited to the following: • Marpole Community Plan • Norquay Village Neighbourhood Centre Plan • West End Community Plan • Cambie Corridor Plan • Little Mountain Adjacent Area Rezoning Policy • Joyce-Collingwood Station Precinct Plan • Secured Market Rental Housing Policy	Updates language or references and clarifies policy intent.
1.0 Application and Intent (p. 2)	<i>Insert:</i> The housing mix policy for rezoning projects outlined in this document does not apply to or supersede family unit housing mix requirements and targets for rezoning projects where a Council-approved plan includes an intentional, alternate housing mix, such as the: • Downtown Eastside Plan This housing mix policy for rezoning projects outlined in this document does not apply to developments where 100% of the residential floor area is social housing and is either seniors housing or supportive housing.	Permits exemptions for seniors housing and supportive housing from unit mix requirements.
1.0 Application and Intent (p. 2)	<i>Strike:</i> Finally, the housing mix policy for rezoning projects outlined in this document does not apply or supersede family unit housing mix requirements or targets for development projects proceeding under existing zoning, including zoning districts which have density bonus provisions.	Updates language or references and clarifies policy intent.
2.0 Policy Background (p. 4)	<i>Insert:</i> While the City cannot mandate that family units be occupied by families, a supply of larger apartments creates options for families with children, inter-generational households, downsizing seniors and other larger households that currently do not exist.	Updates language or references and clarifies policy intent.

Section	Proposed Amendment	Rationale
	Standardizing and expanding the family unit mix requirements Since the introduction of the Family Room: Housing Mix Policy for Rezoning Projects in 2016, the City has seen steady growth in the stock of two- and three-bedroom apartments. New planning programs, like the Broadway Plan and the Rupert and Renfrew Station Area Plan, also introduced unit mix requirements emphasizing the need for diversity, including minimums of two- and three-bedroom units. These policies have contributed to a doubling of the inventory of three-bedroom rental apartments between 2016 and 2025 (CMHC Rental Market Survey). Through 2025, economic uncertainty, rising construction costs, and softening housing demand raised serious concerns about project viability. In response, City Council directed staff in December 2025 to update apartment regulations to address these challenges. This included replacing fragmented, area- and tenure-specific unit mix policies with a single, standardized, city-wide requirement in the Zoning and Development By-law. This new regulation, in effect as of [date of effect], applies to most new apartment, townhouse, and mixed-use residential developments. Updates to align this policy with the new By-law requirements were approved by Council on [date of effect].	
3.0 Housing Mix Policy for Rezoning Projects (p. 4)	<i>Strike and Replace:</i> Rezoning applications to a site-specific CD-1 that include housing are required to include at least 35% of the total number of dwelling units with two or more bedrooms, of which at least five per cent of the total number of dwelling units must have three or more bedrooms. These units must be designed to meet the Council adopted City-wide Design and Development Guidelines. POLICY 1: Rezoning applications that include any residential strata housing are required to include a minimum of 35 percent family units (units having two or more bedrooms), including a minimum of 10 percent three-bedroom units and a minimum of 25 percent two-bedroom units. POLICY 2: Rezoning applications for secured market rental projects are required to include a minimum of 35 percent family units with two or more bedrooms. The City's secured market rental policies and programs provide incentives to improve the economic feasibility of purpose-built rental projects delivered through the private market. It has been shown that, all else being equal, strata-titled housing for sale will almost always be a more viable development prospect than rental. In the absence of government subsidies or incentives to encourage rental housing, this means strata development generally out-competes rental for financing and other resources critical for development, particularly in the context of high land prices. Council has prioritized rental housing as a key source of long-term affordability and diversity of housing choice in Vancouver. As such, the City has taken steps to use incentives to support rental housing development. Even with these incentives, rental housing development is still often a difficult prospect from a viability standpoint. Economic analysis demonstrated that adjusting the existing 25 percent family unit requirement to 35 percent with the inclusion of a minimum 10 percent three-bedroom requirement would be a significant shift from current market practice that could render some projects unviable. Staff are sensitive to the need to ensure that City requirements do not discourage projects delivering on critical rental housing. Rental projects are required to include 35 percent two or more bedroom units but there is no inclusion of a three-bedroom unit minimum. Inclusion of three-bedroom units is encouraged when and where possible. Additionally rental is identified in the policy as a type of project where relaxation of the 35% requirement can be considered for projects demonstrating hardship or a project would be unable to proceed.	Standardizes unit mix requirements for 35 per cent two-or-more-bedroom units, including a minimum of five per cent three-or-more-bedroom units.
3.0 Housing Mix Policy for Rezoning Projects (p. 5)	<i>Strike and Replace:</i> The Director of Planning may relax the requirements of this policy where literal enforcement of the policy would result in unnecessary hardship or deter: a) carrying out any restoration or renovation of a building or site on the Vancouver Heritage Register; or b) conservation of a building or site designated by Council as a protected heritage property or a building or site on the Vancouver Heritage Register; c) development of projects that meet Council approved priorities or policies for affordable housing, including but not limited to social and non-market, affordable home ownership, below-market or market rental housing; and d) a project from achieving Council approved policy objectives for sustainable development, such as passive house; e) development of low-rise and mid-rise buildings on mid-block, small corner or unique sites with significant design challenges in meeting the recommended required percentage of three-bedroom units; or f) development of projects on sites or in areas identified in Council-approved plans or policies as targeted to single and couple households.	Updates language or references and clarifies policy intent.

Section	Proposed Amendment	Rationale
4.1 Implementation (p. 5)	<i>Strike and Replace:</i> This policy will apply to new rezoning applications received after the date on which Council adopts this policy (July 13, 2016). New requirements approved as of [date of effect] will apply to new rezoning applications received after that date. Project applicants are expected to demonstrate early in their enquiry that their project meets the requirement or target for family units. In cases where the applicants seek a relaxation project is unable to meet the percent requirement , applicants will be required to submit a comprehensive design and financial rationale for staff review. Staff from Planning, Housing and Real Estate Services will review the request for relaxation and provide a recommendation to the Director of Planning. Council reports for projects requiring a relaxation, will need to include data and information on why the project is not compliant.	Updates language or references and clarifies policy intent.
4.2 Monitoring (p. 5)	<i>Strike and Replace:</i> The impact of the family unit requirement will be monitored annually in the Housing Vancouver Progress Report and Homeless Strategy Housing Report Card , including the tracking of approved family units and family rental units in rezoning applications. Periodic assessment of the state of the supply, need and demand for family units will be undertaken to determine if this policy should be adjusted.	Updates language or references and clarifies policy intent.
SECURED RENTAL POLICY		
Background and Context (p. 3)	<i>Insert:</i> On May 19, 2026, Council approved amendments to the Secured Rental Policy to permit 6-storey 100% market rental developments in certain areas, including low-density transition areas, establish East and West Areas for the purposes of the affordability requirements for certain 6-storey mixed-use development, and to align with associated amendments to the RR-2 and RR-3 district schedules. On [Council date], Council approved amendments to the Secured Rental Policy to align with new Zoning and Development By-law requirements for unit mix in new apartment buildings, in effect as of [date of effect].	Updates language or references and clarifies policy intent.
5 Housing for Families (p. 11)	<i>Strike and Replace:</i> 5 Housing for Families and Unit Mix The Secured Rental Policy encourages the inclusion of family housing. The unit mix requirement for family housing housing units is set at 35% of units for all secured market rental developments under rezonings is for 35% of the units to have 2 bedrooms or more, including 5% of units with 3 bedrooms or more, as per the Section 10.40 of the Zoning and Development By-law and the City's Family Room: Housing Mix Policy for Rezoning Projects. Units must be designed to meet the Council-adopted High Density Housing for Families with Children Guidelines City-wide Design and Development Guidelines. For projects that do not require rezoning, residential unit mix requirements are specified in Section 10.40 of the Zoning and Development By-Law may be specified in the applicable district schedule. Section 10.40 of the Zoning and Development By-Law requires at least 35% of the units to have 2 of more bedrooms, including 5% with 3 bedrooms or more The C-2, C-2B, C-2C, and C-2C1 district schedules require that residential rental tenure projects seeking density above 2.5 FSR and height above 4 storeys provide 35% family units (with 2 or more bedrooms). These units should be designed to meet the City-wide Design and Development Guidelines High Density Housing for Families with Children Guidelines.	Standardizes unit mix requirements for 35 per cent two-or-more-bedroom units, including a minimum of five per cent three-or-more-bedroom units.
BELOW-MARKET RENTAL HOUSING POLICY FOR REZONINGS		
2.5 Housing for Families and Unit Mix (p. 5)	<i>Strike and Replace:</i> The City's Family Room: Housing Mix Policy for Rezoning Projects will apply to the below market rental units. The target for family housing units is set at requirement is for 35% of units to have 2 bedrooms or more defined as 2 or more bedrooms , including 5% with 3 or more bedrooms, designed to meet the Council-adopted City-wide Design and Development Guidelines High Density Housing for Families with Children Guidelines.	Updates language or references and clarifies policy intent.

APPENDIX D
List of CD-1 Rezoning to be Revised or Amended
to Align with Apartment Regulation Updates

Table 1 lists projects that have a CD-1 rezoning that has been conditionally approved and revisions to the CD-1 by-law provisions and rezoning conditions of approval are proposed to align them with the Zoning and Development By-law and policy amendments recommended in this report. The CD-1 by-law revisions for each project are provided in Appendix E, and the revised conditions, where applicable, are provided in Appendix G.

Table 2 lists projects that have a CD-1 by-law that has been enacted and amendments to the CD-1 by-law provisions and rezoning conditions of approval are proposed to align them with the Zoning and Development By-law and policy amendments recommended in this report. The CD-1 by-law amendments for each project are provided in Appendix F, and the revised conditions, where applicable, are provided in Appendix G.

Table 1: Conditionally Approved CD-1 Rezoning to be Revised

Address	Report Number	Approved (Minutes)	Meeting Agenda
461-479 E 16th Ave	17697	May 7, 2025	Agenda
6428 Cambie St and 480-488 W 48th Ave	18294	Jan 13, 2026	Agenda
426-428 W 14th Ave & 3015-3027 Yukon St	18182	Jan 22, 2026	Agenda
2260-2266 W 2nd Ave	18226	Jan 27, 2026	Agenda
2233 W 3rd Ave	18225	Jan 27, 2026	Agenda
1402-1460 Burrard St, 900 Pacific St & 1401-1451 Hornby St	18346	Feb 3, 2026	Agenda
4967-5017 Main St	18380	Feb 5, 2026	Agenda
1613-1625 Nanaimo St	18348	Feb 5, 2026	Agenda
10 E 11th Ave	18381	Feb 5, 2026	Agenda
1550 W 11th Ave	18344	Feb 5, 2026	Agenda
7051 Ash Cres (Langara Gardens)	18347	Feb 12, 2026	Agenda

Address	Report Number	Approved (Minutes)	Meeting Agenda
324 W 10th Ave	18371	Feb 12, 2026	Agenda
453-461 E 10th Ave & 2536-2542 Guelph St	18410	Feb 17, 2026	Agenda
1470-1476 W Broadway	18398	Feb 19, 2026	Agenda
2268-2294 W 3rd Ave & 1902-1912 Vine St	18394	Feb 24, 2026	Agenda
2202-2212 W 10th Ave & 2221 Marstrand Ave	18378	Mar 4, 2026	Agenda
3295-3333 Commercial Dr	18423	Mar 5, 2026	Agenda
3553-3563 E Hastings St	18417	Mar 5, 2026	Agenda
2219-2285 Cambie St	18407	Mar 5, 2026	Agenda
4911-5255 Heather St, 637-657 W 37th Ave, & 620-689 W 35th Ave (Heather Lands North)	18425	Mar 31, 2026	Agenda
3803-3823 West 10th Avenue and 2553 Highbury Street	18531	Apr 14, 2026	Agenda
310 East 14th Avenue	18530	Apr 14, 2026	Agenda
5635-5655 Cambie St and 511 W 41st Ave	18576	May 5, 2026	Agenda
320 (316-346) E 2nd Ave	17942	May 5, 2026	Agenda
1728-1738 Alberni St and 1706 Alberni St and 735 Bidwell St	18580	May 5, 2026	Agenda
354 and 380 E 10th Ave	18579	May 5, 2026	Agenda
531-595 W 27th Ave	18571	May 5, 2026	Agenda
6012-6088 Cambie St	18424	May 5, 2026	Agenda
2244-2480 W 6th Ave	18590	May 19, 2026	Agenda
717-743 W 28th Ave	18591	May 19, 2026	Agenda

Address	Report Number	Approved (Minutes)	Meeting Agenda
4339-4387 Cambie St and 506 W 27th Ave	18589	May 19, 2026	Agenda
2120-2150 W 10th Ave	18603	May 19, 2026	Agenda
1880-1898 Main St and 1851 Lorne St	18588	May 19, 2026	Agenda

Table 2: CD-1 By-laws to be Amended

Address	Report Number	Approved (Minutes)	Meeting Agenda	CD-1 By-law
2111 Main Street	17669	March 13, 2025	Agenda	918
2158-2170 West 1 st Avenue	17941	June 24, 2025	Agenda	928
2110 West 5 th Avenue	18041	September 18, 2025	Agenda	925
4911-5255 Heather Street, 637-657 West 37 th Avenue, and 620-689 West 35 th Avenue (Heather Lands South)	18425	March 31, 2026	Agenda	927

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APPENDIX E

Draft Revisions to Various Conditionally Approved CD-1 By-laws Regarding Apartment Regulation Updates

The following revisions to the indicated provisions of the various conditionally approved CD-1 By-laws identified by address below will be incorporated into the proposed CD-1 By-laws when brought forward for enactment by Council. Links to each report and council agenda and minutes are available in Appendix D of this report.

Address	Section	Revised Language	Topic
461-479 E 16th Ave	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	6.6(a)	Council strikes out Section 6.6(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.6(e) and (f)	Council strikes out Sections 6.6(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage

Address	Section	Revised Language	Topic
	6.7	In Section 6.7, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.8	Council strikes out Section 6.8 and substitutes: “6.8 Where floor area associated with residential storage area is excluded under Section 6.6(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Section 8 in its entirety, including the title, and substitutes: “ Access to Natural Light 8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
6428 Cambie St and 480-488 W 48th Ave	4.5(a)	Council strikes out Section 4.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	4.5(e) and (f)	Council strikes out Sections 4.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 4.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage

Address	Section	Revised Language	Topic
	4.6	In Section 4.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	4.7	Council strikes out Section 4.7 and substitutes: “4.7 Where floor area associated with residential storage area is excluded under Section 4.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	6.1 and 6.2	Council strikes out Sections 6.1 and 6.2 and substitutes: “6. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 3.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
426-428 W 14th Ave and 3015-3027 Yukon St	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	6.4(a)	Council strikes out Section 6.4 (a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.4(e) and (f)	Council strikes out Sections 6.4(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area	Storage

Address	Section	Revised Language	Topic
		is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	6.5	In Section 6.5, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.6	Council strikes out Section 6.6 and substitutes: “6.6 Where floor area associated with residential storage area is excluded under Section 6.4(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
2260-2266 W 2nd Ave	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit Mix
	6.4(a)	Council strikes out Section 6.4(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.4(e) and (f)	Council strikes out Sections 6.4(e) and (f) and substitutes: “(e) either:	Storage

Address	Section	Revised Language	Topic
		(i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	6.5	In Section 6.5, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.6	Council strikes out Section 6.6 and substitutes: “6.6 Where floor area associated with residential storage area is excluded under Section 6.4(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
2233 W 3rd Ave	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	6.4(a)	Council strikes out Section 6.4(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are	Balconies

Address	Section	Revised Language	Topic
		similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	
	6.4(e) and (f)	Council strikes out Sections 6.4(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	6.5	In Section 6.5, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.6	Council strikes out Section 6.6 and substitutes: “6.6 Where floor area associated with residential storage area is excluded under Section 6.4(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
1402-1460 Burrard St, 900 Pacific St & 1401-1451 Hornby St	6.4(a)	Council strikes out Section 6.4 (a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.4(e) and (f)	Council strikes out Sections 6.4(e) and (f) and substitutes:	Storage

Address	Section	Revised Language	Topic
		“(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	6.5(a)	In Section 6.5(a), Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
4967-5017 Main St	4.2(b)	Council strikes out Section 4.2(b) and substitutes: “(b) at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	5.4	Council strikes out Section 5.4(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	5.4(e) and (f)	Council strikes out Sections 5.4(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per	Storage

Address	Section	Revised Language	Topic
		dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	5.5	In Section 5.5, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7	Council strikes out Sections 7.1 and 7.2 and substitutes: “7. Each bedroom that is provided in order to comply with the minimum requirements set out in Sections 4.1 and 4.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
1613-1625 Nanaimo St	5.5(a)	Council strikes out Section 5.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	5.5(e) and (f)	Council strikes out Sections 5.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage

Address	Section	Revised Language	Topic
	5.6	In Section 5.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7	Council strikes out Sections 7.1 and 7.2 and substitutes: “7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
10 E 11th Ave	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	6.5(a)	Council strikes out Section 6.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.5(e) and (f)	Council strikes out Sections 6.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	6.6	In Section 6.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity

Address	Section	Revised Language	Topic
	6.7	Council strikes out Section 6.7 and substitutes: “6.7 Where floor area associated with residential storage area is excluded under Section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
1550 W 11th Ave	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	6.5(a)	Council strikes out Section 6.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.5(e) and (f)	Council strikes out Sections 6.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and	Storage

Address	Section	Revised Language	Topic
		(f) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	6.6	In Section 6.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: “6.7 Where floor area associated with residential storage area is excluded under Section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
7051 Ash Cres. (Langara Gardens)	7.10(a)	Council strikes out Section 7.10(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building.”.	Balconies
	7.11(a)	In Section 7.11(a), Council strikes out “, to a maximum of 10% of the total permitted floor area being provided”.	Amenity
	9	Council strikes out Sections 9.1 and 9.2 and substitutes: “9. Each bedroom that is provided in order to comply with the minimum requirements set out in Sections 6.1 and 6.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
324 W 10th Ave	5.2	Council strikes out Section 5.2 and substitutes: “5.2 The design and layout of at least 25.7% of the below-market rental units, and at least 35% of the total number of dwelling units must: (a) be suitable for family housing;	Unit mix

Address	Section	Revised Language	Topic
		(b) at least 35% of the total number of dwelling units have 2 or more bedrooms, of which at least 5% of the total number of dwelling units must have 3 or more bedrooms; and (c) at least 25.7% of the below-market rental units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units must have 3 or more bedrooms.”.	
	6.5(a)	Council strikes out Section 6.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.5(e) and (f)	Council strikes out Sections 6.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	6.6	In Section 6.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: “6.7 Where floor area associated with residential storage area is excluded under Section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface	Storage

Address	Section	Revised Language	Topic
		must be located within the below-market rental units as storage area.”.	
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
453-461 E 10th Ave & 2536-2542 Guelph St	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	6.5(a)	Council strikes out Section 6.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.5(e) and (f)	Council strikes out Sections 6.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage

Address	Section	Revised Language	Topic
	6.6	In Section 6.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: “6.7 Where floor area associated with residential storage area is excluded under Section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
1470-1476 W Broadway	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	6.5(a)	Council strikes out Section 6.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.5(e) and (f)	Council strikes out Sections 6.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area	Storage

Address	Section	Revised Language	Topic
		is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	6.6	In Section 6.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: “6.7 Where floor area associated with residential storage area is excluded under Section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
2268-2294 W 3rd Ave & 1902-1912 Vine St	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	6.5(a)	Council strikes out Section 6.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.5(e) and (f)	Council strikes out Sections 6.4(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage	Storage

Address	Section	Revised Language	Topic
		area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	6.6	In Section 6.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: “6.7 Where floor area associated with residential storage area is excluded under Section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
2202-2212 W 10th Ave & 2221 Marstrand Ave	6.2(b)	Council strikes out Section 6.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	7.5(a)	Council strikes out Section 7.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies

Address	Section	Revised Language	Topic
	7.5(e) and (f)	Council strikes out Sections 7.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 7.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	7.6	In Section 7.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7.7	Council strikes out Section 7.7 and substitutes: “7.7 Where floor area associated with residential storage area is excluded under Section 7.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	9	Council strikes out Sections 9.1 and 9.2 and substitutes: “9. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 6.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
3295-3333 Commercial Dr	5.4(a)	Council strikes out Section 5.4(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	5.4(e) and (f)	Council strikes out Section 5.4(e) and (f) and substitutes: “(e) either:	Storage

Address	Section	Revised Language	Topic
		(i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	5.5	In Section 5.5, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7	Council strikes out Sections 7.1 and 7.2 and substitutes: “7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
3553-3563 E Hastings St	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	6.5(a)	Council strikes out Section 6.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.5(e) and (f)	Council strikes out Sections 6.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for	Storage

Address	Section	Revised Language	Topic
		any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	6.6	In Section 6.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: “6.7 Where floor area associated with residential storage area is excluded under Section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
2219-2285 Cambie St	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	6.5(a)	Council strikes out Section 6.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.5(e) and (f)	Council strikes out Sections 6.5(e) and (f) and substitutes:	Storage

Address	Section	Revised Language	Topic
		“(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	6.6	In Section 6.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: “6.7 Where floor area associated with residential storage area is excluded under Section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
4911-5255 Heather St, 637-657 W 37th Ave, & 620-689 W 35th Ave	7.8(a)	Council strikes out Section 7.8(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
(Heather	7.9(c)	In Section 7.9(c), Council strikes out “,except that the total floor area excluded must not exceed 2,595 m ² ”.	Amenity

Address	Section	Revised Language	Topic
Lands – North)	9	Council strikes out Sections 9.1 and 9.2 and substitutes: “9. Each bedroom that is provided in order to comply with the minimum requirements set out in Sections 6.5 and 6.6 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
3803-3823 West 10th Avenue and 2553 Highbury Street	5.5(a)	Council strikes out Section 5.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	5.5(e) and (f)	Council strikes out Sections 5.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	5.6	In Section 5.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7	Council strikes out Sections 7.1 and 7.2 and substitutes: “7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
310 East 14th Avenue	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-	Unit mix

Address	Section	Revised Language	Topic
		market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	
	6.4(a)	Council strikes out Section 6.4(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.4(e) and (f)	Council strikes out Section 6.4(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	6.5	In Section 6.5, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.6	Council strikes out Section 6.6 and substitutes: “6.6 Where floor area associated with residential storage area is excluded under Section 6.4(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
	4.1(b)	Council strikes out Section 4.1(b) and substitutes:	Unit mix

Address	Section	Revised Language	Topic
5635-5655 Cambie St and 511 W 41st Ave		“(b) at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of dwelling units must have 3 or more bedrooms.”.	
	5.6(a)	Council strikes out Section 5.6(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	5.6(e) and (f)	Council strikes out Sections 5.6(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.6(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	5.7(a)	In Section 5.7(a), Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7	Council strikes out Sections 7.1 and 7.2 and substitutes: “7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
320 (318-346) E 2nd Ave	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total	Unit mix

Address	Section	Revised Language	Topic
		number of other dwelling units must have 3 or more bedrooms.”.	
	6.5(a)	Council strikes out Section 6.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.5(e) and (f)	Council strikes out Sections 6.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	6.6	In Section 6.6, Council strikes out “to a maximum of 10% of the total permitted floor area”.	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: “6.7 Where floor area associated with residential storage area is excluded under Section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light

Address	Section	Revised Language	Topic
1728-1738 Alberni St and 1706 Alberni St and 735 Bidwell St	6.4(b)	Council strikes out Section 6.4(b) and substitutes: “(b) at least 35% of the total number of strata dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of strata dwelling units must have 3 or more bedrooms.”.	Unit mix
	7.6(a)	Council strikes out Section 7.6(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	7.6(e) and (f)	Council strikes out Sections 7.6(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 7.6(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	7.6	In Section 7.6, Council strikes out “,to a maximum of 10% of the total permitted floor area”.	Amenity
	7.8	Council strikes out Section 7.7 and substitutes: “7.7 Where floor area associated with residential storage area is excluded under Section 7.6(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	9	Council strikes out Sections 9.1 and 9.2 and substitutes: “9. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 6.4 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light

Address	Section	Revised Language	Topic
354-380 E 10th Ave	6.2(b)	Council strikes out Section 6.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	7.6(a)	Council strikes out Section 7.6(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	7.6(e) and (f)	Council strikes out Sections 7.6(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 7.6(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	7.7	In Section 7.7, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7.8	Council strikes out Section 7.8 and substitutes: “7.8 Where floor area associated with residential storage area is excluded under Section 7.6(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	9	Council strikes out Sections 9.1 and 9.2 and substitutes:	Natural Light

Address	Section	Revised Language	Topic
		“9. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 6.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	
531-595 W 27th Ave	5.4(a)	Council strikes out Section 5.4(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	5.4(e) and (f)	Council strikes out Sections 5.4(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	5.5	In Section 5.5, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7	Council strikes out Sections 7.1 and 7.2 and substitutes: “7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
6012-6088 Cambie St	5.1(b)	Council strikes out Section 5.1(b) and substitutes: “(b) at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of dwelling units must have 3 or more bedrooms.”.	Unit mix

Address	Section	Revised Language	Topic
	6.6(a)	Council strikes out Section 6.6(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.6(e) and (f)	Council strikes out Sections 6.6(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.6(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	6.7	In Section 6.7, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
2244-2480 W 6th Ave	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	6.4(a)	Council strikes out Section 6.4(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are	Balconies

Address	Section	Revised Language	Topic
		similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	
	6.4(e) and (f)	Council strikes out Sections 6.4(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m ² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	Storage
	6.5	In Section 6.5, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.6	Council strikes out Section 6.6 and substitutes: “6.6 Where floor area associated with residential storage area is excluded under Section 6.4(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
717-743 W 28th Ave	5.4(a)	Council strikes out Section 5.4(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	5.4(e) and (f)	Council strikes out Sections 5.4(e) and (f) and substitutes: “(e) either:	Storage

Address	Section	Revised Language	Topic
		(i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.4(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	5.5	In Section 5.5, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7	Council strikes out Sections 7.1 and 7.2 and substitutes: “7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
4339-4387 Cambie St and 506 W 27th Ave	4.1(b)	Council strikes out Section 4.1(b) and substitutes: “(b) at least 35% of the total number of dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of dwelling units must have 3 or more bedrooms.”.	Unit mix
	5.5(a)	Council strikes out Section 5.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	5.5(e) and (f)	Council strikes out Sections 5.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or	Storage

Address	Section	Revised Language	Topic
		(ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 5.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	5.6	In Section 5.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	7	Council strikes out Sections 7.1 and 7.2 and substitutes: “7. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 4.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
2120-2150 W 10th Ave	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	6.5(a)	Council strikes out Section 6.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.5(f) and (g)	Council strikes out Sections 6.5(f) and (g) and substitutes: “(f) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area	Storage

Address	Section	Revised Language	Topic
		is provided within or accessory to each dwelling unit; and (g) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	6.6	In Section 6.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: “6.7 Where floor area associated with residential storage area is excluded under Section 6.5(f)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.1 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light
1880-1898 Main St and 1851 Lorne St	5.2(b)	Council strikes out Section 5.2(b) and substitutes: “(b) at least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.	Unit mix
	6.5(a)	Council strikes out Section 6.5(a) and substitutes: “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.	Balconies
	6.5(e) and (f)	Council strikes out Sections 6.5(e) and (f) and substitutes: “(e) either: (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m ² per dwelling unit, there will be no exclusion for any of the residential storage area above	Storage

Address	Section	Revised Language	Topic
		base surface for that unit, or (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and (f) all storage area below base surface for non-dwelling uses and, if Section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.	
	6.6	In Section 6.6, Council strikes out “, to a maximum of 10% of the total permitted floor area”.	Amenity
	6.7	Council strikes out Section 6.7 and substitutes: “6.7 Where floor area associated with residential storage area is excluded under Section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.	Storage
	8	Council strikes out Sections 8.1 and 8.2 and substitutes: “8. Each bedroom that is provided in order to comply with the minimum requirements set out in Section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.	Natural Light

* * * * *

APPENDIX F
Draft Amendments to Various CD-1 By-laws
Regarding Apartment Regulation Updates

By-laws will be prepared generally in accordance with the provisions listed below to amend the various CD-1 By-laws identified, subject to change and refinement prior to posting. Links to each report and council agenda and minutes are available in Appendix D of this report.

1. CD-1 (918) By-law No. 14581 – 2111 Main Street

- a. This By-law amends the indicated provisions of By-law No. 14581.
- b. Council strikes out Section 6.2 and substitutes:

“6.2 At least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.
- c. Council strikes out Section 7.5(a) and substitutes:

“(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.
- d. Council strikes out Sections 7.5(e) and (f) and substitutes:

“(e) either:

 - (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or
 - (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and

(f) all storage area below base surface for non-dwelling uses and, if section 7.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.
- e. Council strikes out Section 7.6 and substitutes:

“7.6 Computation of floor area and dwelling unit area may exclude:

 - (a) common amenity areas accessory to a dwelling use; and

- (b) common amenity areas accessory to a non-dwelling use to a maximum of 10% of the total permitted floor area;

if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines.”.

- f. Council strikes out Section 7.7 and substitutes:

“7.7 Where floor area associated with residential storage area is excluded under section 7.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.

- g. Council strikes out Section 9 in its entirety, including the title, and substitutes:

“Access to Natural Light

- 9. Each bedroom that is provided in order to comply with the minimum requirements set out in section 6.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.

2. CD-1 (928) By-law No. 14710 – 2158-2170 West 1st Avenue

- a. This By-law amends the indicated provisions of By-law No. 14710.

- b. Council strikes out Section 5.2 and substitutes:

“5.2 At least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.

- c. Council strikes out Section 6.5(a) and substitutes:

“(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.

- d. Council strikes out Sections 6.5(e) and (f) and substitutes:

“(e) either:

- (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or

- (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and
 - (f) all storage area below base surface for non-dwelling uses and, if section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.
- e. Council strikes out Section 6.6 and substitutes:

“6.6 Computation of floor area and dwelling unit area may exclude:

 - (a) common amenity areas accessory to a dwelling use; and
 - (b) common amenity areas accessory to a non-dwelling use to a maximum of 10% of the total permitted floor area;

if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines.”.
- f. Council strikes out Section 6.7 and substitutes:

“6.7 Where floor area associated with residential storage area is excluded under section 6.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.
- g. Council strikes out Sections 8.1 and 8.2 and substitutes:

“8. Each bedroom that is provided in order to comply with the minimum requirements set out in section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.

3. CD-1 (925) By-law No. 14673 – 2110 West 5th Avenue

- a. This By-law amends the indicated provisions of By-law No. 14673.
- b. Council strikes out Section 5.2 and substitutes:

“5.2 At least 35% of the total number of below-market rental dwelling units and at least 35% of the other dwelling units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units and 5% of the total number of other dwelling units must have 3 or more bedrooms.”.
- c. Council strikes out Section 6.5(a) and substitutes:

“(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.

d. Council strikes out Sections 6.5(e) and (f) and substitutes:

“(e) either:

- (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit, or
- (ii) up to 6% of the residential floor area, if a minimum of 2.3 m² of residential storage area is provided within or accessory to each dwelling unit; and

(f) all storage area below base surface for non-dwelling uses and, if section 6.5(e)(ii) applies, all storage area below base surface for dwelling uses.”.

e. Council strikes out Section 6.6 and substitutes:

“6.6 Computation of floor area and dwelling unit area may exclude:

- (a) common amenity areas accessory to a dwelling use; and
- (b) common amenity areas accessory to a non-dwelling use to a maximum of 10% of the total permitted floor area;

if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines.”.

f. Council strikes out Section 6.7 and substitutes:

“6.7 Where floor area associated with residential storage area is excluded under section 7.5(e)(i), a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.”.

g. Council strikes out Sections 8.1 and 8.2 and substitutes:

“8. Each bedroom that is provided in order to comply with the minimum requirements set out in section 5.2 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.

4. CD-1 (927) By-law No. 14705 – 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue – Heather Lands (South)

a. This By-law amends the indicated provisions of By-law No. 14705.

b. Council strikes out Section 7.7(a) and substitutes:

- “(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that balconies must not be enclosed for the life of the building;”.
- c. In Section 7.8(b), Council strikes out “, to a maximum of 2,892 m²”.
- d. Council strikes out Sections 8.1 and 8.2 and substitutes:
 - “8. Each bedroom that is provided in order to comply with the minimum requirements set out in sections 6.6 and 6.7 of this by-law and each living room must have at least 1 window on an exterior wall of a building.”.

* * * * *

APPENDIX G

Revised Conditions of Approval for Various CD-1 Rezoning Regarding Apartment Regulation Updates

Note: Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the minutes for any changes or additions to these conditions.

The following revisions are made to the Conditions of Approval attached as Appendix B to the listed rezoning reports, identified by address below. Links to each report and council agenda and minutes are available in Appendix D of this report.

Address	Condition	Revision
461-479 E 16th Ave	1.2	Delete: 1.2 Design development to ensure livability of all dwelling units (also see Housing condition 1.9). Note to Applicant: Refer to Section 11.3.1 of the Zoning and Development By-law and the High-Density Housing Guidelines for Families with Children for minimum unit sizes and recommended unit sizes per unit type. As per section 11.3.1 the minimum unit size is 398 sq. ft. This may be varied at the discretion of the Director of Planning to a minimum of net 320 sq. ft. for studio units. See also Housing condition 1.9 b) for storage requirements. Replace: 1.2 Design development to ensure livability of all dwelling units (also see Housing condition 1.9). Note to Applicant: Refer to Section 11.3.1 of the Zoning and Development By-law for minimum unit size requirements. See also Housing condition 1.9(a) for storage requirements.
	1.8	Delete: 1.8 The proposed total unit mix, including a total of 97 studio units (46%), 38 one-bedroom units (18%), 55 two-bedroom units (26.1%) and 21 three-bedroom units (10%) is to be revised in the development permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market rental portions. Currently, the applicant only provides 9.3% three-bedroom units in the below-market portion of the building, thereby not meeting the requirement. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Unit mix requirement must be met without rounding up to the nearest whole number.

Address	Condition	Revision
		Replace: 1.8 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes.
	1.9	Delete: 1.9 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); Note to Applicant: Provide confirmation that all units have bulk storage, with preference for in suite storage for all family units. (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and Note to Applicant: The proposed indoor amenity areas are insufficient in size for the scale of the project, an increase in floor area is expected at the Development Permit stage. (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: Provide confirmation that all units meet the minimum dimensions; some balconies appear undersized. Replace: 1.9 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be

Address	Condition	Revision
		offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
6428 Cambie St and 480-488 W 48th Ave	1.3	Delete: 1.3 Consideration to improve dwelling units' livability. Note to Applicant: All units should have a minimum 1.8 m x 2.7 m private outdoor space. Consideration to improve the unit size to provide adequate bedroom space and communal areas for family units. Refer to the High-Density Housing for Families with Children Guidelines and Housing condition 1.28. Replace: 1.3 Consideration to improve dwelling units' livability. Note to Applicant: Consideration to improve the unit size to provide adequate bedroom space and communal areas for family units. Refer to applicable City design guidelines and Housing condition 1.28.
	1.27	Delete: 1.27 The proposed unit mix, including 48 studio units (26%), 19 one-bedroom units (10%), and 19 two-bedroom units (10%), 89 three-bedroom units (49%) and 7 four-bedroom units (4%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children Replace: 1.27 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms should be met within both the market and below-market rental unit mixes.
	1.28	Delete: 1.28 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Address	Condition	Revision
		Replace: 1.28 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
426-428 W 14th Ave & 3015-3027 Yukon St	1.8	Delete: 1.8 The proposed unit mix, including 43 studio units (32.33%), 38 one-bedroom units (28.57%), 38 two-bedroom units (28.57%) and 14 three-bedroom units (10.53%) is to be included in the development permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the 16 below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Replace: 1.8 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and below-market rental unit mixes.
	1.9	Delete: 1.9 The below market units should be designed to the same standards of livability as the market rental units. Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural drawings.

Address	Condition	Revision
		Replace: 1.9A The below market units should be designed to the same standards of livability as the market rental units. Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural drawings. 1.9B The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
2260-2266 W 2nd Ave	1.32	Delete: 1.32 The proposed unit mix, including 22 studio units (12.5%), 90 one-bedroom units (51.1%), and 44 two-bedroom units (25.0%), and 20 three-bedroom units (11.4%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Replace: 1.32 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and below-market rental unit mixes.
	1.33	Delete:

Address	Condition	Revision
		1.33 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (b) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3). (c) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2). (d) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3). (e) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Replace: 1.33 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
2233 W 3rd Ave	1.7	Delete: 1.7 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3). Note to Applicant: Play area to be incorporated into the outdoor amenity area, and adjacent to the indoor amenity room to allow for adult supervision. (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2). Preference for in suite storage for all family units.

Address	Condition	Revision
		(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3). (d) A balcony for each family unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).
	1.11	Delete: 1.11 The proposed unit mix, including 15 studio units (11.5%), 69 one-bedroom units (52.7%), 33 two-bedroom units (25.2%) and 14 three-bedroom units (10.7%) is to be revised in the Development Permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market portions. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Replace: 1.11 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and below-market rental unit mixes.
	1.12	Delete: 1.12 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3). (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2). (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3). (d) A balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2). Replace: 1.12 The development should be designed in accordance with applicable City design guidelines, including but not limited to:

Address	Condition	Revision
		(a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
1402-1460 Burrard St, 900 Pacific St & 1401-1451 Hornby St	1.5 (c)	Delete: (c) Improve the livability of dwelling units. (i) Provide adequate private open space for all dwelling units; and Note to Applicant: Refer to <i>High-Density Housing for Families with Children Guidelines</i> and Zoning and Development Bylaw. Each private open space should have a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48 sq. ft.). A Juliet balcony or full-height sliding windows can be considered for studio and 1-bedroom units, provided a minimum of 4.5 sq. m (48 sq. ft.) of additional common outdoor amenity space is provided for each unit that does not have private outdoor space (ii) Ensure the window configuration is functional for the interior spaces, providing adequate daylight access and supporting furniture layouts. Replace: (c) Improve the livability of dwelling units. (i) Ensure the window configuration is functional for the interior spaces, providing adequate daylight access and supporting furniture layouts.
	1.12	Delete: 1.12 The proposed unit mix, including 117 studio units (11%), 570 one-bedroom units (52%), 297 two-bedroom units (27%) and 105 three-bedroom units (10%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning

Address	Condition	Revision
		or Development Permit Board provided that it does not go lower than 35% of the market rental units designed to be suitable for families with children Replace: 1.12 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units.
	1.13	Delete: 1.13 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Replace: 1.13 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage;; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
4967-5017 Main St	1.3	Delete: 1.3 Consideration to improve the outdoor amenity space. Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines, Section 3.2. The Guideline objective for common open space includes provision of appropriate open space to meet the needs of on-site children and adults. This could be achieved by increasing the size of the provided outdoor amenity space and/or adding outdoor amenity space at grade or on the rooftop.

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		Replace: 1.3 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
	1.10	Delete: 1.10 The proposed unit mix, including 34 one-bedroom units (62%), 15 two-bedroom units (27%) and 6 three-bedroom units (27%) is to be revised in the Development Permit drawings to achieve at least 35% family units across each of the strata and secured market rental tenures, including a minimum of 25% two-bedroom units and 10% three bedroom units in the strata portion. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children, with a minimum of 25% two-bedroom units and 10% three bedroom units in the strata portion. Replace: 1.10A In the strata portion, the proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. 1.10B In the secured market rental, the proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units.
1613-1625 Nanaimo St	1.4	Delete: 1.4 Design development to improve livability Note to Applicant: This can be achieved as follows: (a) Ensure all living areas have windows (i.e. Unit 13); (b) Provide sufficient bulk storage per unit; and (c) Provide separate commercial and residential garbage-recycling facilities Note to Applicant: A minimum of 2.3 sq. m (24.75 sq. ft.) bulk storage is required per unit, which can be located in-suite or below base

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		surface. Floor area exclusion is available for storage spaces with a minimum dimension of 1.2 m in all directions, 2.1 m height, and up to a maximum of 3.7 sq. m. Hall closets are not typically eligible as bulk storage unless they meet the requirements in the Bulk Store and In-Suite Storage – Multiple Dwelling Residential Developments Bulletin, at https://guidelines.vancouver.ca/bulletins/bulletin-storage-multiple-dwellings.pdf Please refer to https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf for garbage-recycling requirements at the Development Permit stage. Replace: 1.4 Design development to improve livability. Note to Applicant: This can be achieved as follows: (a) Ensure all living areas have windows (i.e. Unit 13); (b) Provide sufficient bulk storage per unit; and (c) Provide separate commercial and residential garbage-recycling facilities Note to Applicant: Design residential bulk storage per applicable regulation and City design guidelines. See Housing conditions 1.11. Please refer to https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf for garbage-recycling requirements at the Development Permit stage.
	1.10	Delete: 1.10 The proposed unit mix, including 6 studio units (26%), 8 one-bedroom units (35%), and 6 two-bedroom units (26%), and 3 three-bedroom units (13%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units, designed to be suitable for families with children. Replace: 1.10 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units.
	1.11	Delete: 1.11 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

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		(c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Note to Applicant: i. The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq.m (21.5 sq.ft) per dwelling unit for outdoor amenity space, and at least 1.4 sq.m. (15 sq.ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. ii. Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Replace: 1.11 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage;; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
10 E 11th Ave	1.3	Delete: 1.3 Design development to improve the livability of the of the dwelling units. Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines (Section 4.3 and 4.4), ensure all units have access to private outdoor space and storage. Furthermore, all podium-level units should have primary windows facing the street or lane; units only facing side yard are not supportable. Replace: 1.3 Design development to improve the livability of the of the dwelling units. Note to Applicant: Refer to applicable City design guidelines, ensure all units have access to private outdoor space and storage. Furthermore, all

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		podium-level units should have primary windows facing the street or lane; units only facing side yard are not supportable.
	1.10	Delete: 1.10 The proposed unit mix, including 74 studio units (64%), 29 two-bedroom units (25%), and 12 three-bedroom units (10%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.6. Replace: 1.10 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms and three or more bedrooms should be met within both the market and below-market rental unit mixes. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.6.
	1.11	Delete: 1.11 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

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		(d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Replace: 1.11 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
1550 W 11th Ave	1.12	Delete: 1.12 The proposed unit mix, including 55 studio (42.6 %), 25 one-bedroom (19.4 %), 39 two bedroom (30.2 %) and 10 three-bedroom (7.8 %) market units, and 10 studio (32.3 %), 9 one-bedroom (29 %), 6 two-bedroom (19.4 %) and 6 three-bedroom (19.4 %) below market units, is to be revised in the development permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below-market portions. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy (TRPP) and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.5. Replace:

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		1.12 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy (TRPP) and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.5.
	1.13	Delete: 1.13 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Replace: 1.13 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be

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		offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
7051 Ash Cres (Langara Gardens)	1.6	Delete: 1.6 Design development to ensure dwelling unit livability as follows: (a) Provide a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit with preference for in-suite storage. Refer to the High-Density Housing for Families with Children Guidelines, Section 4.4.2. (a) Private outdoor space, such as a balcony for each unit with 1.8 (6 ft.) by 2.7 m (9 ft.) minimum dimensions. Refer to the High-Density Housing for Families with Children Guidelines, Section 4.3.2. Replaced with: 1.6 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g.access, cost, period etc.).
324 W 10th Ave	1.4	Delete: 1.4 Design development to build upon the project's livability as follows: (a) Enhance the privacy of side-facing podium level units and reduce their overlook as much as possible; Note to Applicant: Suggested strategies include massing adjustments to allow for living room orientation toward the front or rear; adjusting unit layouts; place two and three-bedroom units at the corners with the bedrooms facing the side. Typically, dwelling units primary living space (living room) should have an outward looking aspect toward the front and rear. Side-yard orientation may be considered if it is not the primary aspect. Refer to the Broadway Plan (11.1.12). (b) Ensure functional private outdoor open space or balconies for all dwelling units; and

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		Note to Applicant: Refer to the Broadway Plan (11.1.22) and the High-Density Housing for Families with Children Guidelines. Balconies should be at least 1.8 m (5.9 ft.) x 2.7 m (8.9 ft.). Also, see Housing Condition 1.15. (c) Enhance the quality and functionality of indoor and outdoor amenities, including the children's play area. Note to Applicant: Tower developments should provide minimum ratio of 1.2 sq. m of common indoor amenity space per dwelling unit, and a minimum ratio of 2.0 sq. m of common outdoor amenity space per dwelling unit (Design and Development Guidelines 2.4.1). The amenities should include design elements that support a variety of activities. Indoor amenities should include a kitchenette and a universal washroom. Outdoor amenities should include a variety of landscape elements. Ensure the children's play area features design elements that encourage play and activities for different ages. See the High Density Housing for Families with Children Guidelines and the Design and Development Guidelines. See Landscape Condition 1.8. and Housing Condition 1.15. Replace: 1.4 Design development to build upon the project's livability as follows: (a) Enhance the privacy of side-facing podium level units and reduce their overlook as much as possible; Note to Applicant: Suggested strategies include massing adjustments to allow for living room orientation toward the front or rear; adjusting unit layouts; place two- and three-bedroom units at the corners with the bedrooms facing the side. Typically, dwelling units primary living space (living room) should have an outward looking aspect toward the front and rear. Side-yard orientation may be considered if it is not the primary aspect. Refer to the Broadway Plan (11.1.12). (b) Ensure functional private outdoor open space or balconies for all dwelling units; see Housing Condition 1.15. (c) Enhance the quality and functionality of indoor and outdoor amenities, including the children's play area. See Landscape Condition 1.8. and Housing Condition 1.15.
	1.14	Delete: 1.14 The proposed unit mix, including 36 studio units (19.9 %), 81 one-bedroom units (44.8 %), 44 two-bedroom units (24.3 %) and 20 three-bedroom units (11.0 %) is to be included in the development permit drawings. Note to Applicant: The below-market rental portion may provide a minimum of 5 two-bedroom units (14.3%) and 4 three-bedroom units (11.4%) at initial occupancy ("Phase 1") to accommodate the high proportion of TRPP-eligible existing tenants that qualify for a studio or one-bedroom below-market rental unit. As units turn over, the applicant has committed to achieving 10 two-bedroom units (29.4%) and 4 three-bedroom units (11.8%) ("Phase 2") in the below-market rental portion. A

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		strategy for achieving the Phase 2 unit mix must be provided as part of the Final Tenant Relocation Report prior to occupancy permit issuance, as required by Rezoning Condition 2.5. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents. See rezoning condition 2.5. Replace: 1.14 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for family-size units with three or more bedrooms should be met within both the market and below-market rental unit mixes. For family-size units with two or more bedrooms, in Phase 1 (at initial occupancy) at least 25.7% of the below-market rental units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units must have 3 or more bedrooms. In Phase 2 (as units turn over) at least 35% of the below-market rental units must have 2 or more bedrooms, of which at least 5% of the total number of below-market rental dwelling units must have 3 or more bedrooms. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents. See rezoning condition 2.5.
	1.15	Delete: 1.15 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Note to Applicant: The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit

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		for indoor amenity space, is provided, staff will consider those performance criteria to have been met. Note to Applicant: Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Replace: 1.15 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
453-461 E 10th Ave & 2536-2542 Guelph St	1.3	Delete: 1.3 Design development to further enhance the project's livability as follows: (a) Expand the outdoor open spaces' size, quality and functionality. Note to Applicant: Outdoor spaces offer people access to fresh air, nature, children's play areas and encourage social connection (e.g. spaces and facilities that support communal meals, gathering and socializing, and agriculture planters). At-grade open spaces should contribute to the greenery of the neighbourhood. Consider co-locating indoor shared spaces. Tower and podium rooftop outdoor amenity spaces should be developed similarly (11.4.16-28). (b) Augment the indoor amenities to reflect the size of the project. Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines. The guideline criteria for indoor amenity include wheelchair accessible washroom(s) and kitchenette, as well as spaces for the intended population, such as children's play with the ability to supervise. (c) Provide functional private outdoor open space or balconies for all dwelling units.

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		Note to Applicant: Replace the juliette balconies with regular balconies. All residential units should have access to private outdoor space, i.e. patio and/or balconies (11.1.22). Balconies should be a minimum of 1.8 m x 2.7 m (6 ft. x 9 ft.) and are generally contiguous to primary living spaces such as the living room Replace: 1.3 Design development to further enhance the project's livability as follows: (a) Expand the outdoor open spaces' size, quality and functionality. Note to Applicant: Outdoor spaces offer people access to fresh air, nature, children's play areas and encourage social connection (e.g. spaces and facilities that support communal meals, gathering and socializing, and agriculture planters). At-grade open spaces should contribute to the greenery of the neighbourhood. Tower and podium rooftop outdoor amenity spaces should be developed similarly (11.4.16-28). See Housing condition 1.16. (b) Augment the indoor amenities to reflect the size of the project. See Housing condition 1.16. (c) Provide functional private outdoor open space or balconies for all dwelling units. See Housing condition 1.16.
	1.15	Delete: 1.15 The proposed unit mix, including 111 one-bedroom units (65%), 43 two-bedroom units (25%) and 18 three-bedroom units (10%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents. See rezoning condition 2.6. Replace: 1.15 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes

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		Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents. See rezoning condition 2.6.
	1.16	Delete: 1.16 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Note to Applicant: (i) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.2 sq. m. (12.9 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. (ii) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Replace: 1.16 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage;; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.

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		Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
1470-1476 W Broadway	1.14	Delete: 1.14 The proposed unit mix, including 47 studio units (13.9%), 165 one-bedroom units (49.0%), and 88 two-bedroom units (26.1%), 37 three-bedroom units (11.0%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Replace: 1.14 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes.
	1.15	Delete: 1.15 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Replace: 1.15 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit;

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		(b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
2268-2294 W 3rd Ave & 1902-1912 Vine St	1.2	Delete: 1.2 Design development to improve the livability of dwelling units and indoor amenity spaces. This can be achieved by: (a) Providing kitchenettes and wheelchair accessible washrooms for all indoor amenity rooms; <u>Note applicant:</u> Refer to section 3.7 of the <i>High-Density Housing for Families with Children Guidelines</i>. (b) Ensuring that all balconies dimensions are a minimum of 1.8 m x 2.7 m. <u>Note to Applicant:</u> Private open spaces should be able to accommodate a wide range of activities. Refer to section 4.3 of the <i>High-Density Housing for Families with Children Guidelines</i>.
	1.11	Delete: 1.11 The proposed unit mix, including 41 studio units (20%), 93 one-bedroom units (45%), 52 two-bedroom units (25%), 21 three-bedroom units (10%), is to be revised in the Development Permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units separately in both the market rental and below-market portions. Notes to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right-of-First-Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.5.

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		Replace: 1.11 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right-of-First-Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition 2.5.
	1.12	Delete: 1.12 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Replace: 1.12 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.).

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		Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
2202-2212 W 10th Ave & 2221 Marstrand Ave	1.6	Delete: 1.6 The proposed unit mix, including 38 studio units (17.2 %), 95 one-bedroom units (43.0 %), 65 two-bedroom units (29.4 %) and 23 three-bedroom units (10.4 %) is to be revised in the Development Permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below market portions. Note to Applicant: This application proposes 11 (24.4%) two-bedroom units in the below market rental portion. Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Replace: 1.6 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes.
	1.7	Delete: 1.7 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Note to Applicant: The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute

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		towards livability. Provided the same ratio per dwelling unit for indoor and outdoor amenity space as the original rezoning application is provided, staff will consider those performance criteria to have been met. Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Replace: 1.7 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
3295-3333 Commercial Dr	1.4	Delete: 1.4 Design development to improve livability. Note to Applicant: This can be achieved as follows: (a) Provide sufficient private open space, as well as shared amenity space for every dwelling unit, as follows: (i) Confirm sufficient indoor and outdoor amenity is provided for the total number of units, with a dedicated children's play area; (ii) Provide usable outdoor private space for all units, especially for families (i.e. 4 family units have no balconies); and (iii) Provide balconies for studios whenever possible, as smaller units benefit greatly from outdoor space (i.e. 9 studios facing south and 19 facing Commercial); (b) Ensure all units meet required minimum sizes, as measured 'paint to paint'; (c) Ensure all units have adequate daylight access, with windows in habitable spaces; (d) Remove the below-grade 3 bedroom units along the west façade and consider replacing with bike storage, with an exit to the north from the lowest level as required; and

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		(e) Provide sufficient bulk storage for the units (i.e. 7 units appear to be missing storage). (Refer to High-Density Housing for Families with Children Guidelines, at https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf, and the Residential Rental Districts Schedules Design Guidelines, at https://guidelines.vancouver.ca/guidelines-rr-districts.pdf, for detailed information on amenities, children's play, private open space, as well as unit design, storage, access to light, required yards, and topography. For example, recommended minimum size for an indoor amenity space is 37 sq. m (398 sq. ft.). Replace: 1.4 Design development to improve livability. Note to Applicant: This can be achieved as follows: (a) Provide sufficient private open space, as well as shared amenity space for every dwelling unit, as follows: (i) Confirm sufficient indoor and outdoor amenity is provided for the total number of units, with a dedicated children's play area; (ii) Provide usable outdoor private space for all units, especially for families (i.e. 4 family units have no balconies); and (iii) Provide balconies for studios whenever possible, as smaller units benefit greatly from outdoor space (i.e. 9 studios facing south and 19 facing Commercial); (b) Ensure all units meet required minimum sizes, as measured 'paint to paint'; (c) Ensure all units have adequate daylight access, with windows in habitable spaces; (d) Remove the below-grade 3 bedroom units along the west façade and consider replacing with bike storage, with an exit to the north from the lowest level as required; and (e) Provide sufficient bulk storage for the units (i.e. 7 units appear to be missing storage). (Refer to applicable City design guidelines and Housing condition 1.9).
	1.8	Delete: 1.8 The proposed unit mix, including 86 studio units (65%), 33 two-bedroom units (25%), and 14 three-bedroom units (11%) is to be included in the Development Permit drawings. Note to Applicant: (a) Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units, designed to be suitable for families with children.

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		(b) The proposed market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin. See rezoning condition 2.6. Replace: 1.8 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: The proposed market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin. See rezoning condition 2.6.
	1.9	Delete: 1.9 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Note to Applicant: (a) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq.m (21.5 sq.ft) per dwelling unit for outdoor amenity space, and at least 1.4 sq.m. (15 sq.ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. (b) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Replace: 1.9 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture;

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		(c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
3553-3563 E Hastings St	1.5	Delete: 1.5 The proposed unit mix, including 40 studio units (22.5%), 74 one-bedroom units (41.6%), and 62 two-bedroom units (34.8%), 2 three-bedroom units (1.1%) is to be included in the development permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children. Replace: 1.5 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: Requirements for family-size units with two or more bedrooms should be met within both the market and below-market rental unit mixes.
	1.6	Delete: 1.6 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Note to Applicant: The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met.

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		Note to Applicant: Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Replace: 1.6 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
2219-2285 Cambie St	1.3	Delete: 1.3 Confirmation of functional and appropriately sized co-located residential indoor and outdoor amenity spaces. Note to Applicant: This can be achieved by clarifying the allocation of the podium level indoor amenity area dedicated to residential use. Refer to the High-Density Housing for Families with Children Guidelines, Section 3. Criteria for indoor amenity includes wheelchair-accessible washroom(s) and kitchenette. Also refer to Housing Condition 1.9. Replace: 1.3 Confirmation of functional and appropriately sized co-located residential indoor and outdoor amenity spaces. Note to Applicant: This can be achieved by clarifying the allocation of the podium level indoor amenity area dedicated to residential use. Also see Housing condition 1.9.
	1.5	Delete: 1.5 The design and layout of at least 35% of the market rental units, and at least 35% of the below-market rental units must: (a) Be suitable for family housing; (b) Include two or more bedrooms, of which: (i) at least 25% of the total dwelling units must be two-bedroom units, and

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		(ii) at least 10% of the total dwelling units must be three-bedroom units.
	1.6	Delete: 1.6 A minimum of 20% of the total residential floor area must be below-market rental housing.
	1.7	Delete: 1.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental housing units as storage area.
	1.8	Delete: 1.8 The proposed unit mix, including 23 studio units (10%), 126 one-bedroom units (54.78%), 58 two-bedroom units (25.22%) and 23 three-bedroom units (10%) is to be revised in the Development Permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units, separately in both the market rental and below market portions. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Replace: 1.8 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes.
	1.9	Delete: 1.9 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2)

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		Note to Applicant: The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Replace: 1.9 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft.) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
4911-5255 Heather St, 637-657 W 37th Ave, & 620-689 W 35th Ave (Heather Lands – South)	1.31	Delete: 1.31 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Note to Applicant:

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		(a) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space, and at least 1.2 sq. m. (13 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. (b) The required amenity space must be provided in each building or each parcel. (c) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. (d) Exceptions to 1.31(d) may be considered in cases as outlined in the Heather Lands Design Guidelines. Replace: 1.31 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. The required amenity space must be provided in each building or each parcel. Exceptions to 1.31(d) may be considered in cases as outlined in the Heather Lands Design Guidelines. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
4911-5255 Heather St, 637-657 W 37th Ave, & 620-689 W 35th Ave (Heather Lands – North)	1.37	Delete: 1.37 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's

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		play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: (a) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.2 sq. m (13 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met; (b) The required amenity space must be provided in each building or each parcel; and (c) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. (d) Exceptions to 1.37 (d) may be considered in cases as outlined in the Heather Lands Design Guidelines. Replace: 1.37 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. The required amenity space must be provided in each building or each parcel. Exceptions to 1.37(d) may be considered in cases as outlined in the Heather Lands Design Guidelines. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
3803-3823 West 10th Avenue and 2553 Highbury Street	1.3	Delete: 1.3 The proposed unit mix, including 26 studio units (31.71%), 27 one-bedroom units (32.93%), and 29 two-bedroom units (35.37%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning

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		or Development Permit Board provided that it does not go lower than 35% of the units designed to be suitable for families with children. Replace: 1.3 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units.
	1.4	Delete: 1.4 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Note to Applicant: (i) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. (ii) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Replace: 1.4 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.

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310 East 14th Avenue	1.5	Delete: 1.5 The proposed unit mix, including 56 studio units (41%), 33 one-bedroom units (24%), 35 two-bedroom units (25%), and 14 three-bedroom units (10%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition #2.5. Replace: 1.5 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or existing rents, as applicable. See rezoning condition #2.5.
	1.6	Delete: 1.6 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2)

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		Replace: 1.6 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
5635-5655 Cambie St and 511 W 41st Ave	1.4	Delete: 1.4 Design development to improve livability of the proposal. Note to Applicant: Refer to High Density Housing for Families with Children Guidelines, Sections 3.7 and 4.4. This may be achieved by: (a) Providing indoor amenity space contiguous to common outdoor amenity space on podium level; (b) Providing kitchenette and accessible washroom in indoor amenity space at rooftop level; and (c) Providing bulk storage within the unit, within easy access of the unit, or at parkade level. Note that in-suite bulk storage is of particular importance to family-size units. Refer also to Bulk Storage Bulletin. Replace: 1.4 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.).

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		Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
320 (318-346) E 2nd Ave	1.11	Delete: 1.11 The proposed unit mix, including 48 studio units (30%), 56 one-bedroom units (35 %), 41 two-bedroom units (25 %), and 17 three-bedroom units (10 %) is to be included in the development permit drawings. Note to applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Note to applicant: The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Replace: 1.11A The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. 1.11B The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit;

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		(b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
1728-1738 Alberni St and 1706 Alberni St and 735 Bidwell St	1.4	Delete: 1.4 Design development to improve the quality and functionality of indoor & outdoor amenity spaces as follows: (a) Design consideration to maintain the privacy between residential balconies and adjacent common outdoor amenity space at level 3; (b) Provision of the outdoor children's play area; (c) Confirmation that the overall design of the proposed indoor and outdoor amenities is suitable for all users Replace: 1.4 Design development to improve the quality and functionality of indoor & outdoor amenity spaces as follows: (a) Design consideration to maintain the privacy between residential balconies and adjacent common outdoor amenity space at level 3 Note to applicant: See Housing condition 1.16
	1.15	Delete: 1.15 The proposed rental unit mix, including 20 studio units (5%), 221 one-bedroom units (59%), and 136 two-bedroom units (36%) to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children. Replace: 1.15 In the rental portion, the proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes.
	1.16	Delete:

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		1.16 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2) Replace: 1.16 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
354 and 389 E 10th Ave	1.4	Delete: 1.4 Design development to build upon the project's livability as follows: (a) Refine unit layouts to maximize ease of circulation and daylight access. Note to Applicant: Unit layouts should consider daylight access, outlook, and sufficient usable and circulation area. For example, limited circulation around beds (podium unit 5), limited bedroom daylight access (podium unit 6). Refer to the Broadway Plan (11.1.9, 11.1.17-18), High-Density Housing for Families with Children Guidelines. Further review will be carried at the Development Permit stage.

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		(b) Ensure functional private outdoor open space or balconies for all dwelling units. Note to Applicant: Refer to the Broadway Plan (11.1. 22) and the High-Density Housing for Families with Children Guidelines. Balconies should be at least 1.8m (5.9 ft.) x 2.7m (8.9 ft.). Also, see housing condition 1.10 (d). (c) Expand the size and functionality of indoor and outdoor amenities; introduce a children's play area. Note to Applicant: Suggested strategies include enclosing the loading areas to create a usable roof area (this will also enhance the lane interface). Ensure the children's play area features design elements that encourage play and activities for different ages. See the Broadway Plan (11.1.22-28, 11.6.23) and the High-Density Housing for Families with Children Guidelines. Also, housing condition 1.10 (a). Replace: 1.4 Design development to build upon the project's livability as follows: (a) Refine unit layouts to maximize ease of circulation and daylight access. Note to Applicant: Unit layouts should consider daylight access, outlook, and sufficient usable and circulation area. For example, limited circulation around beds (podium unit 5), limited bedroom daylight access (podium unit 6). Refer to the Broadway Plan (11.1.9, 11.1.17-18) and applicable City design guidelines . Further review will be carried at the Development Permit stage. (b) Ensure functional private outdoor open space or balconies for all dwelling units. Note to Applicant: Refer to the Broadway Plan (11.1. 22) and applicable City design guidelines . Also, see housing condition 1.10 (d). (c) Expand the size and functionality of indoor and outdoor amenities; introduce a children's play area. Note to Applicant: Suggested strategies include enclosing the loading areas to create a usable roof area (this will also enhance the lane interface). Ensure the children's play area features design elements that encourage play and activities for different ages. See the Broadway Plan (11.1.22-28, 11.6.23) and applicable City design guidelines . Also, housing condition 1.10 (a).
	1.8	Delete: 1.8 The proposed unit mix, including 35 studio units (14%), 115 one-bedroom units (47%), 70 two-bedroom units (29%) and 23 three-bedroom units (10%) is to be revised in the Development Permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units separately in both the market rental and below-market portions.

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		Note to Applicant: The rezoning application proposes 3 (6%) two-bedroom units, and 0 (0%) three-bedroom units in the below-market rental portion. Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or at existing rents, as applicable. See rezoning condition 2.5. Replace: 1.8 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or at existing rents, as applicable. See rezoning condition 2.5.
	1.9	Delete: 1.9 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m. Note to Applicant: (i) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq.m (21.5 sq. ft) per dwelling unit for outdoor amenity space, and at least 1.4 sq.m. (15 sq. ft.) per unit for

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		indoor amenity space, is provided, staff will consider those performance criteria to have been met. (ii) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Replace: 1.9 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
531-595 W 27th Ave	1.9	Delete: 1.9 The proposed unit mix, including 45 studio units (20%), 95 one-bedroom units (43%), and 82 two-bedroom units (37%) is to be included in the development permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that the two-bedroom unit percentage does not go lower than 35% of the market rental units, designed to be suitable for families with children. Note to Applicant: The proposed market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or at existing rents, as applicable. See Housing condition 2.5. Replace: 1.9 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units. Note to Applicant: The proposed market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a

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		unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents or at existing rents, as applicable. See Housing condition 2.5.
	1.10	Delete: 1.10 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m. Note to Applicant: The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. Bulk storage should be designed in accordance with the Bulk Storage and In-Suite Storage – Multiple Dwelling Residential Developments Bulletin Replace: 1.10 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
6012-6088 Cambie St	1.3 (b) and (c)	Delete: (b) Expand the indoor and outdoor amenities for both buildings, including children's play areas.

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		Note to Applicant: The size and programming of the amenities should reflect the size of a high-density project. Explore co-located rooftop amenities (CCP 5.3.2). Integration of outdoor kitchen space and an adjacent washroom is encouraged to support communal meals and gathering (CCP 5.3.15). Design a portion of the outdoor amenity to support children's play (for both towers) with a focus on flexible features. Natural play elements and exploratory structures are encouraged over traditional standalone play equipment. Refer to High-Density Housing for Families with Children Guidelines. Tower developments should provide minimum ratio of 1.2 sq. m of common indoor amenity space per dwelling unit, and a minimum ratio of 2.0 sq. m of common outdoor amenity space per dwelling unit (Design and Development Guidelines 2.4.1). See also Landscape Conditions 1.5. (c) Provide functional private outdoor open space or balconies for all dwelling units. Note to Applicant: Balconies should be a minimum of 1.8 m x 2.7 m (6 ft x 9 ft), and are generally contiguous to primary living spaces such as the living room. Refer to High-Density Housing for Families with Children Guidelines. See also Housing Conditions 1.12. Replace: (b) Expand the indoor and outdoor amenities for both buildings, including children's play areas. Note to Applicant: The size and programming of the amenities should reflect the size of a high-density project. Explore co-located rooftop amenities (CCP 5.3.2). Integration of outdoor kitchen space and an adjacent washroom is encouraged to support communal meals and gathering (CCP 5.3.15). Design a portion of the outdoor amenity to support children's play (for both towers) with a focus on flexible features. Natural play elements and exploratory structures are encouraged over traditional standalone play equipment. Refer to applicable City design guidelines . Tower developments should provide minimum ratio of 1.2 sq. m of common indoor amenity space per dwelling unit, and a minimum ratio of 2.0 sq. m of common outdoor amenity space per dwelling unit. (c) Provide functional private outdoor open space or balconies for all dwelling units. Note to Applicant: Balconies should be a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.), and are generally contiguous to primary living spaces such as the living room. Refer to applicable City design guidelines .
2244-2480 W 6th Ave	1.7	Delete: 1.7 The proposed unit mix, including 62 studio units (14.90%), 170 one-bedroom units (40.87%), 142 two-bedroom units (34.13%) and 42 three-bedroom units (10.10%) is to be revised in the development permit drawings to achieve the unit mix requirements separately in both the market rental and below-market portions.

Address	Condition	Revision
		Note to Applicant: (i) Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three bedroom units, without rounding up. (ii) The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents. Replace: 1.7 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes. Note to Applicant: The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents.
	1.8	Delete: 1.8 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant:

Address	Condition	Revision
		(i) The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. (ii) Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Replace: 1.8 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage;; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
717-743 W 28th Ave	1.2	Delete: 1.2 Design consideration to improve the common indoor and outdoor amenity space where possible. Note to Applicant: refer to High Density Housing for Families with Children Guidelines. Explore opportunities to include children's play area. Refer to Landscape Condition 1.3 and Housing Condition 1.9. Replace: 1.2 Design consideration to improve the common indoor and outdoor amenity space where possible. Note to Applicant: refer to applicable City design guidelines . Explore opportunities to include children's play area. Refer to Landscape Condition 1.3 and Housing Condition 1.9.
	1.8	Delete: 1.8 The proposed unit mix, including 29 studio units (31%), 29 one-bedroom units (31%), and 36 two-bedroom units (38%) is to be included in the development permit drawings.

Address	Condition	Revision
		Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units designed to be suitable for families with children. Replace: 1.8 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units.
	1.9	Delete: 1.9 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: Bulk storage should be designed in accordance with the Bulk Storage and In-Suite Storage – Multiple Dwelling Residential Developments Bulletin. Replace: 1.9 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage;; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended.
4339-4387 Cambie St and 506 W 27th Ave	1.2	Delete: 1.2 Design development to improve the livability of the dwelling units.

Address	Condition	Revision
		Note to Applicant: Refer to the High-Density Housing for Families with Children Guidelines (Section 4.3.2). Ensure all units have access to private outdoor space and storage. Ensure that all units have principal living spaces and balconies oriented to the front or rear yards. Replace: 1.2 Design development to improve the livability of the dwelling units. Note to Applicant: Refer to applicable City design guidelines . Ensure all units have access to private outdoor space and storage. Ensure that all units have principal living spaces and balconies oriented to the front or rear yards.
2120-2150 W 10th Avenue	1.8	Delete: 1.8 The proposed unit mix for the market rental units, including 14 one-bedroom units (15%), 77 two-bedroom units (82%), and 3 three-bedroom units (3%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Replace: 1.8 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units. Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes.
	1.9	Delete: 1.9 The proposed unit mix for the below-market rental units, including 15 two-bedroom units (58%), and 11 three-bedroom units (42%) is to be included in the Development Permit drawings. Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.
	1.10	Delete: 1.10 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for

Address	Condition	Revision
		the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2). Replace: 1.10 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage;; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).
1880-1898 Main St and 1851 Lorne St	1.7	Delete: 1.7 The proposed unit mix, including 63 studio units (34 %), 57 one-bedroom units (31 %), 46 two-bedroom units (25 %), and 19 three-bedroom units (10 %) is to be included in the Development Permit drawings. Note to applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units. Replace: 1.7 The proposed unit mix to be included in the Development Permit drawings must include at least 35% two-or-more bedroom units, including 5% three-or-more bedroom units.

Address	Condition	Revision
		Note to Applicant: Requirements for units with two or more bedrooms and units with three or more bedrooms should be met within both the market and below-market rental unit mixes
	1.8	Delete: 1.8 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of: (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3); (b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2); (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2). Note to Applicant: • The guidelines prescribe a set of performance criteria for common indoor and outdoor amenity spaces to sufficiently contribute towards livability. If a ratio of minimum 2.0 sq. m (21.5 sq. ft.) per dwelling unit for outdoor amenity space, and at least 1.4 sq. m (15 sq. ft.) per unit for indoor amenity space, is provided, staff will consider those performance criteria to have been met. • Bulk storage should be designed in accordance with the Bulk Storage and In-suite Storage – Multiple Dwelling Residential Developments Bulletin. Replace: 1.8 The development should be designed in accordance with applicable City design guidelines, including but not limited to: (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit; (b) Common outdoor residential amenity space appropriate in size for the scale of the project designed to support a range of activities, such as children's play activities and urban agriculture; (c) Indoor amenity space appropriate in size for the scale of the project including at least one space that is equipped with basic functions such as kitchen, accessible washroom and storage;; (d) Private outdoor space for all dwelling units, with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 sq. m (48.4 sq. ft.). Note to applicant: A ratio of approximately 2.0 sq. m (21.5 sq. ft) per dwelling unit for outdoor amenity space and 1.2 sq. m (13 sq. ft) per unit for indoor amenity space is recommended. Note to applicant: Where features accessory to dwelling units such as external bulk storage or parking are offered to tenants, they should be

Address	Condition	Revision
		offered to below-market rental tenants under the same conditions as to market rental tenants (e.g. access, cost, period etc.).

* * * * *

APPENDIX H Summary of Technical Analysis

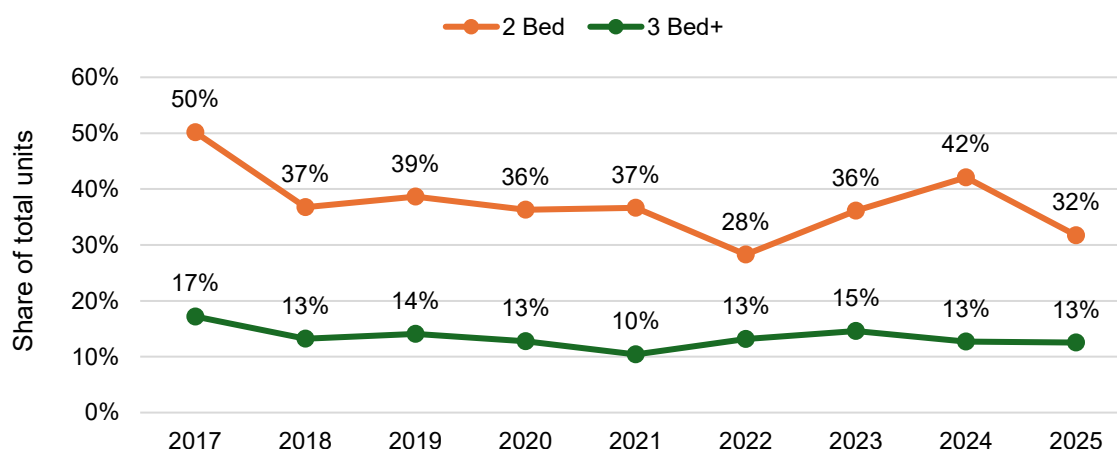
Multiple rounds of technical analysis were undertaken to inform the zoning changes proposed in this report. This analysis enabled Staff to evaluate the outcomes of the current regulations, assess market trends we see through development applications, and test different policy ideas. The internal Staff team analyzed numerous development applications and conducted scenario testing. Additionally, Staff commissioned external architecture consultants, including Happy Cities, Perkins + Will and Dialog to perform design testing and further analysis of development applications, and to formulate strategic recommendations.

Unit mix

Condominiums

An analysis of housing approvals between 2017 and 2025 shows that condo projects have consistently exceeded the policy requirement for two- and three-bedroom units (Figure 1). This trend occurred even in projects that lacked any specific unit mix requirement, such as projects under existing zoning without a community plan unit mix policy. Notably, low-rise condominiums delivered the highest share of three-bedroom units.

Figure 1: Share of two- and three-bed units in approved strata condominium projects in Vancouver, 2017-2025

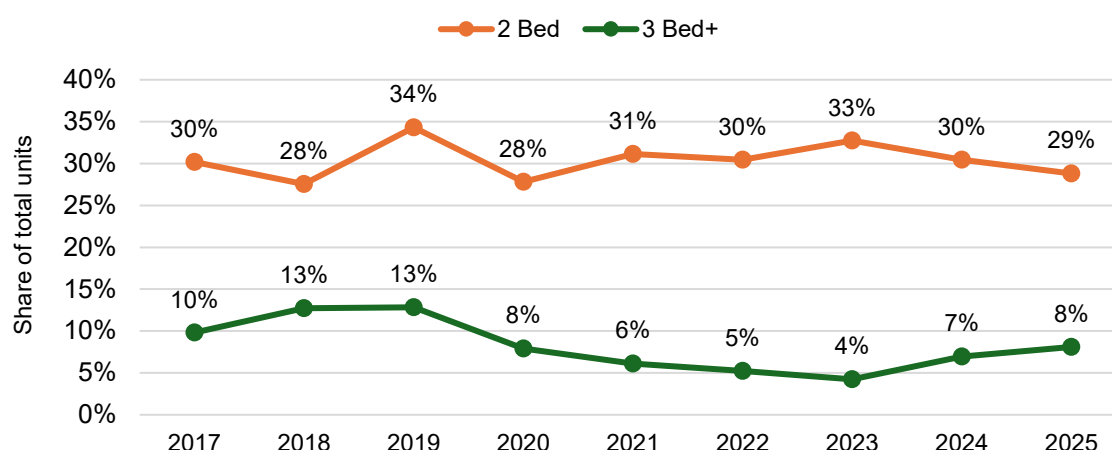


Purpose-built rental

Between 2017 and 2025, purpose-built rental developments consistently met the minimum requirement of 35% two-bedrooms or larger, as most projects were enabled by policies requiring this mix (Figure 2). However, during this period, the delivery of three-bedroom units varied by building type and location, showing a general decline until 2025. Typically, high-rise buildings included more three-bedroom units, while low-rise buildings included far fewer. The introduction

of the Broadway Plan in 2023, which required a 10% minimum requirement for three-bedroom units, resulted in an uptick in three-bedrooms in high-rise project approvals in 2024 and 2025. However, the share of three-bedroom units in low-rise projects outside of the Broadway Plan area declined to 4-5% in the past three years. This decline reflects industry feedback regarding challenges supplying larger units in low-rise forms. On average between 2017 and 2025, 29% of low-rise projects did not include any three-bedrooms, meeting the 35% minimum requirement solely through two-bedroom units.

Figure 2: Share of two- and three-bedroom units in approved purpose-built rental projects in Vancouver, 2017-2025



Design testing was performed by the architectural consultants to evaluate unit mix requirements within several case study developments. Staff also leveraged previous design testing that was completed as part of the creation of the R3 district schedule. Overall, testing showed that a 35% requirement of two-or-more-bedroom units, including a five per cent three-bedroom mandate, is technically feasible in virtually any building form or height. However, the three-bedroom minimum proves difficult to achieve in low-rise buildings on mid-block sites with limited frontage. Additionally, this technical assessment does not account for the project's financial viability. In practice, viability and project financing often depends on maximizing the total unit counts by prioritizing smaller unit types, making the inclusion of larger unit types more challenging.

Inboard rooms

Architectural consultants performed design testing to evaluate the likely implementation of inboard rooms using standard unit modules and case study sites. Generally, the study showed that inboard rooms can enable more diverse, optimized layouts and improve design outcomes in some circumstances. One of the main findings is that inboard rooms are most likely to be utilized in studio configurations to enclose the sleeping space in both low-rise building and tower podiums, especially when located on mid-block sites where frontage is constrained. The utilization of an inboard room in this scenario can improve livability for the residents by creating a clear separation between the sleeping area and the kitchen or living room. In some cases, the inclusion of inboard rooms may allow a developer to add a small number of additional units by

converting standard one-bedroom units into studios with inboard bedrooms. Industry stakeholders have noted that there is a high demand for this type of layout, which is more affordable than a standard one-bedroom and more livable than a traditional studio. These configurations already exist in Vancouver – often by adding a partition wall after building occupancy – and are typically marketed as “urban” or “junior” one-bedroom suites.

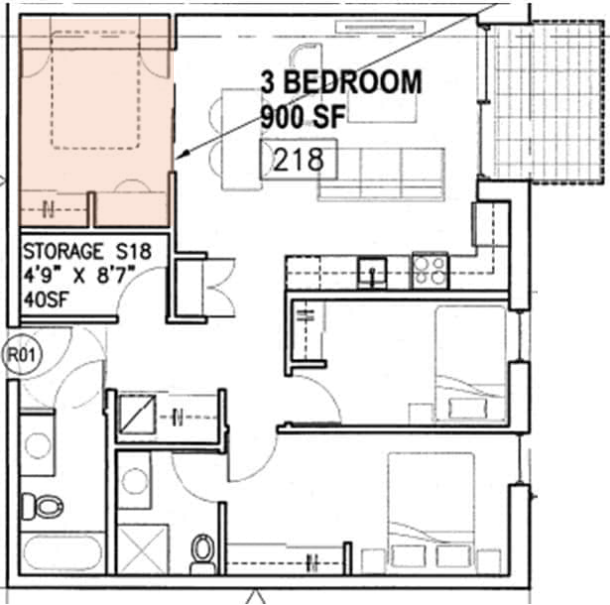
In deeper buildings, inboard rooms can optimize the use of interior apartment spaces. However, the consultant suggested that units with one standard bedroom and one inboard room will remain uncommon. This layout would not count as two-bedrooms for the purposes of the unit mix requirement, and design testing showed that incorporating it resulted in a loss of units overall. Additionally, developers are unlikely to utilize inboard rooms in traditional two- or three-bedroom units, as they are more typically placed on building corners to benefit from a wider frontage allowing for more windows. Under the new regulations, inboard rooms cannot be used to meet the minimum requirement for two- and three-bedroom units.

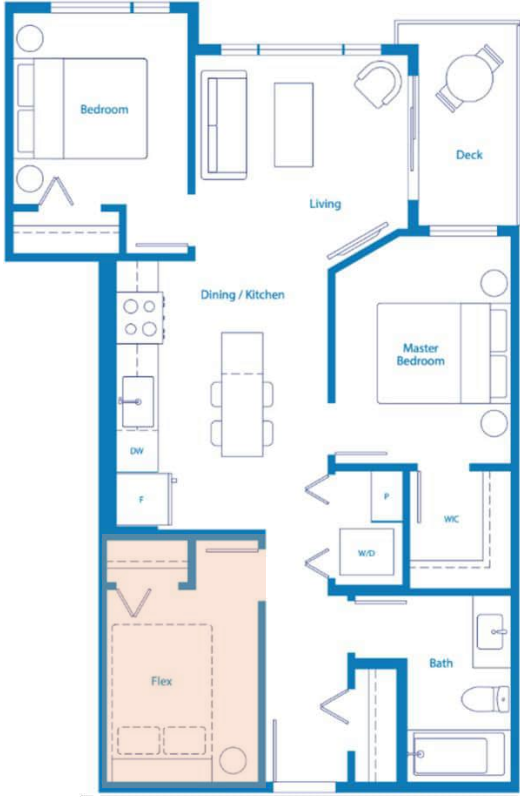
The testing also indicates that applicants are unlikely to pursue layouts with multiple inboard rooms, due to both livability and spatial organization challenges, and because they would not count toward the mix requirement. While a few examples of multiple inboard rooms have been proposed in cities like Toronto and are technically possible in exceptionally deep sites, they are not expected to gain traction locally. Finally, design testing showed that it is unlikely that inboard rooms would be used in towers as floorplates are typically not deep enough, though some applicants may sometimes request larger floor plates.

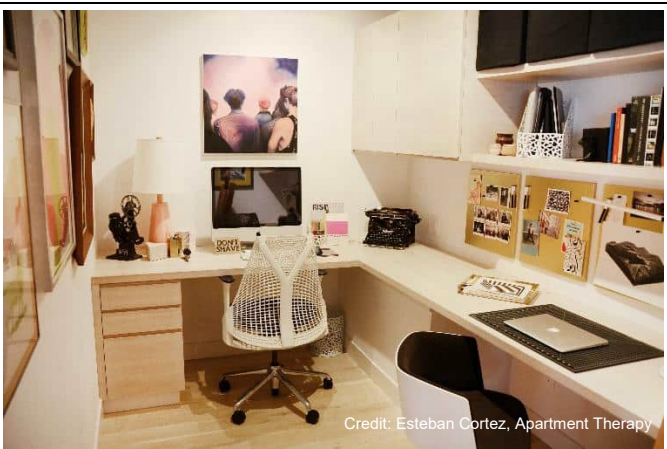
Figure 3: Standard unit modules used for design testing



Figure 4: Examples of inboard rooms

Studio with enclosed sleeping space Strata building Vancouver	 Credit: Martin Espina
2-bedroom with third inboard bedroom Rental building (Moderate Income Rental Housing Pilot Program) Vancouver	

1-bedroom with inboard “den/flex” room Strata building Toronto	 This floor plan shows a 1-bedroom apartment. The layout includes a living area with a sofa and armchairs, a dining area with a round table, and a kitchen/dining area with a counter and appliances. A bedroom is located at the top right, and a den/flex room is at the bottom right, highlighted in orange. A balcony is attached to the living area, labeled 'BALCONY 23' x 12\".
Two-bedroom with an inboard “flex” room Rental building Port Moody	 This floor plan shows a two-bedroom apartment. The layout includes a living area with a sofa and armchairs, a dining area with a round table, and a kitchen/dining area with a counter and appliances. A master bedroom is located at the top right, and a flex room is at the bottom left, highlighted in orange. A deck is attached to the living area. The plan also shows a bathroom, a bedroom, and a living area.

Inboard room with a transom window for borrowed light	 Credit: Unknown
Inboard room with no borrowed light	 Credit: Esteban Cortez, Apartment Therapy

Storage & FSR exclusion

Staff and consultants conducted a comprehensive data analysis from a sample of approximately 50 projects that received Development Permits in 2023 and 2024. The objective of the analysis was to evaluate the utilization of the current storage exclusion and to model and test how the proposed flat rate FSR exclusion would compare against existing outcomes.

On average, nearly 80% of units in the sample had in-suite storage, with an average storage room size of 35 sq. ft. This falls just below the current maximum excludable limit of 40 sq. ft. When bulk storage was not provided in-suite, it was typically provided in the parkade levels. Compared to high-rise buildings, low-rise buildings were more likely to include storage in-suite than in the parkade as they typically have more constrained spaces below grade.

Strata buildings were more likely to include storage in-suite than rental, reflecting generally larger unit sizes. Storage rooms provided in-suite or above grade were almost always excluded from FSR. On average, this exclusion accounted for 4.1% of the total residential FSR in low-rise projects and 3.1% in high-rise projects. Notably, one unique project comprising two rental towers did not take up the storage exclusion at all, despite providing more than half of its bulk storage in-suite. Overall, the sample projects utilized approximately 70% of the maximum

available exclusion for storage (40 sq. ft. per unit), with higher utilization in low-rise buildings (73%), compared to 61% in high-rise developments.

In designing a new simplified flat rate exclusion, an important factor was to ensure that the new approach did not reduce the incentive compared to the maximum exclusion available under the current system. Staff and the consultant tested multiple scenarios, based on the same sample of projects. A rate of 5% resulted in a loss of excludable space for residential projects, especially in low-rise buildings, and a slight gain of excludable space for mixed-use towers. A differentiated rate of 4% for towers and 6% for low-rise buildings resulted in a loss of excludable space for towers. Additional testing based on typical site sizes and building types showed that utilizing the existing unit-based FSR exclusion fully (i.e. all units have a 40 sq. ft. room in-suite) would correspond to approximately 6% of residential area in most buildings and site sizes whether in low-rise or high-rise buildings. A flat rate of 6% would therefore ensure that the incentive is not reduced in the new system for any building type. As the current exclusion is not fully utilized in all projects, the new 6% flat rate could result in additional excluded floor space above grade compared to past outcomes, especially in towers which have a higher ability to locate the storage below ground in the parkade.

Figure 5: Comparison of flat rate percentages (new system) and maximum excluded storage space provided in-suite (current system)

The numbers represent the percentage difference in square feet per unit between the excluded space provided in-suite and the proposed flat rate exclusion at various levels. Zero means both approaches result in the same amount of excluded space. The proposed flat rate of six percent matches the maximum exclusion available under the current system.

FSR exclusion (% of residential area)	Area difference per unit (SF) between flat rate exclusion and maximum exclusion available under current regulation (40 sq. ft. in-suite for all units)	
	Low-rise buildings	High-rise buildings
3%	-3	-3
4%	-2	-2
5%	-1	-1
6%	0	0
7%	1	1

Under the proposed changes, staff expect almost all projects will utilize the full 6% exclusion. In-suite storage is an important, desirable feature on the market that applicants will continue to provide and the new proposed six per cent exclusion will serve to offset the new requirement. In certain cases, applicants may optimize the exclusion by placing all the storage below-grade, where they will be excluded from FSR by default, enabling them to use the full six per cent for residential purposes other than in-suite storage (e.g. larger units, additional units, improved layouts, improved circulation space etc.).

The proposed six per cent exclusion could be used in two ways: reducing the achieved FSR with no impact on form of development, or landing extra buildable floor space beyond the maximum FSR if permitted in the zoning.

If the exclusion is used to reduce the achieved FSR, there could be a slight reduction in DCLs collected, as DCLs are paid on proposed residential floor area. Across the case study sites, the reduction averaged two to three per cent. Additionally, there could be modest reduction to the amount of inclusionary social housing delivered turnkey to the city in strata projects, which is also calculated as a share of total residential floor area. A slight reduction in FSR could result in slightly lower social housing floor area, on average by two to five per cent in case studies. Overall, the results varied by zoning district, building type, and site size. Very large developments showed higher impacts in absolute numbers, indicating that a more nuanced, case-by-case approach may be warranted for these sites. Additionally, if applicants choose and are able to land extra buildable space beyond maximum FSR, there would be no impact to DCL collection or calculation of inclusionary social housing area, as the achieved FSR would not change.

Amenities & balconies

Using the same sample of projects as above, Staff and consultants analyzed how the current amenity and balcony FSR exclusions have been utilized. Currently, common amenities and private outdoor spaces (balconies) are not required through zoning regulations but incentivized through FSR exclusions and secured through conditions outlined in the *High-Density Housing for Families with Children Guidelines*.

Amenities

The analysis revealed that the size, quality and provision of indoor and outdoor amenities varied widely based on building height and form, site size and location. Outdoor amenities were more frequently provided than indoor amenities. High-rise towers generally provided more amenity space than low-rise buildings, as their greater height and density can more easily accommodate these spaces without compromising the project's viability (e.g. does not result in a reduction of residential units). On average, projects in the sample provided approximately 17 sq. ft. of indoor amenity space per unit, exceeding the minimum ratio contained in guidelines, with low-rise buildings averaging 15 sq. ft. per unit and towers averaging 20 sq. ft. per unit. Despite these figures, most developments across all building typologies use only about 20% of the maximum allowable common amenity exclusion (typically up to 10% of floor area).

Most buildings were able to co-locate at least one indoor amenity space with an outdoor amenity area, as encouraged in guidelines. Towers often distributed amenity spaces throughout the building while low-rise buildings placed them on ground floors and rooftops. Indoor amenities most often provided include accessible washrooms and kitchens, lounges and gyms. A few buildings also provided co-working rooms, pet or bike wash stations and guest suites. Over half of outdoor amenities support social connection through shared dining areas, barbecues, outdoor lounges and fire pits. Children's play areas and urban agriculture were the top two most-provided features in outdoor amenity spaces, as these are required by the guidelines through rezoning or permit conditions. However, towers tend to emphasize social decks and lounges, with fewer family or nature-oriented spaces compared to low-rise buildings.

Balconies

Across the sample of projects analyzed, the total balcony area that was excluded from FSR averaged approximately 9% of total floor area. The total area of balconies provided varied widely from 2% to 14% depending on location, reflecting the different exclusion maximums set within individual district schedules, (typically between 8% or 12% of floor area). Across both rental and strata projects, the balcony space excluded from FSR averaged 65 sq. ft. per unit, surpassing the minimum amount contained in current guidelines of 50 sq. ft. per unit, despite some units not providing any balconies. Towers provided more balcony space compared to low-rise buildings. About a third of projects analyzed reached or exceeded the maximum allowable exclusion. Qualitative feedback from industry stakeholders highlighted that the maximum exclusion limits for balconies can negatively impact design outcomes, often resulting in smaller balconies or decks.

* * * * *

APPENDIX I

Engagement Summary

Staff organized targeted engagement with the public and representatives from the development industry to inform the recommendations in this report. The engagement activities took place throughout the work program and included a public survey, a series of interviews with developers and architects, and an industry engagement session on the draft regulations. The engagement was intended to explore housing experiences and preferences among apartment residents in Vancouver, and gather feedback from developers and architects on how well current regulations are working, as well as input on the proposed changes.



Engagement Activities

Activity	Description	Who We Connected With
Public Survey October 2024	The City commissioned Mustel to conduct a hybrid online and telephone survey of City of Vancouver residents on their housing preferences. Participants were asked about their current living environment, and their priorities when looking for housing.	503 Vancouver residents, including: • 236 residing in rental apartments • 213 residing in condominium apartments • 4 residing in apartments who describe their tenure as “other” • 50 residents expecting to live in an apartment in the next 5 years

Activity	Description	Who We Connected With
Industry Interviews January & February 2025	The City commissioned Happy Cities to conduct virtual interviews with developers and architects on design and development considerations for apartment livability, family units, storage, amenities, and inboard rooms.	10 interviews with 9 developers and 2 architects.
Industry Engagement Session March 2026	An in-person workshop with developers & architects to present proposed apartment design changes, and receive feedback on the draft regulations and design guidelines.	28 industry attendees, including: • 19 developers • 9 architects

What We Heard

Public Survey Feedback

- **Bedroom count and unit size were among the most important features in a home for apartment residents**, especially for renters, along with unit layout, quietness, access to private outdoor space, and exposure to natural light. One-in-three survey respondents expected to move in the near future, with the need for more space as a key reason among both renters and owners.
- **Opinions on inboard rooms were mixed.** A quarter of respondents had an inboard room in their current home. Half of those with inboard rooms used the room as a bedroom, and the other half used it as a guest room, for storage, or as a den or office. Seven-in-ten respondents with an inboard bedroom were satisfied with the room for that purpose. Forty-eight percent of respondents said they might consider using an inboard room as a bedroom if it meant being able to meet other priorities (e.g. affordability, larger living rooms, etc.).
- **Private balconies and residential amenity spaces are considered important and well-utilized.** Seventy-two percent of apartment residents had a private outdoor balcony, patio or other outdoor space. Over 90% of respondents indicated that this feature was important, and the majority use the space frequently. Factors impacting the use of private outdoors space include the ability to grow plants or garden, views, access to sun, ability to use a barbecue, and visual privacy. Over three quarters of respondents believe it is “very” or “fairly” important to have access to shared amenity spaces in their building. In terms of amenities, residents would prioritize for future moves, top choices included fitness centres, pools, hot tubs, saunas, and rooftop or podium patios.

- **A lack of storage space was commonly provided as a reason for dissatisfaction with a current home**, and a lack of storage was noted as a key detractor from overall home satisfaction (along with size of the living space, lack of in-suite laundry, number of bedrooms or bathrooms, building management & noise).

Industry Interview & Engagement Session Feedback

- **Three-bedroom units are challenging to build in the current economic environment**, and interviewees noted that it is difficult to achieve affordability in these units.
- **Interest in new inboard room regulations.** Interviewees noted that inboard rooms are already present in the market, and that enabling them through regulation would allow for more layout diversity and better design outcomes, especially for deep sites, or inner corners of L- or T-shaped buildings. Other municipalities in the lower mainland permit inboard rooms already, and some developers noted that units with inboard rooms are among their most desired unit layouts.
- **The current floor area exclusion for storage is well-utilized, but difficult to administer.** Storage was noted as a top priority for designing livable apartments, along with functional room layouts and common amenities. Interviewees said that the current FSR exemption for in-suite storage is widely used, but there is a desire for simplified FSR calculations, noting that use-specific floor area exemptions can add complexity to reconfiguring unit layouts and assessing the impact on FSR. Some tenants repurpose storage areas to use as dens or office space, highlighting the need for design flexibility for storage spaces.
- **Preference for flexibility in balcony and amenity regulations.** Balconies and residential amenities were considered desirable and important features for residents. Interviewees said that greater flexibility in balcony regulations (e.g. removing maximum FSR exclusions for balconies) would allow design optimization while maintaining livability. Factors influencing the type of amenity provided included policy requirements, developer preferences, financial viability, and resident feedback. Guest suites, gyms, indoor childrens' play areas, workshops, community gardens, and pet-friendly spaces were reported among the most well-used amenities.
- **Overall desire for simplified regulations and design flexibility.** Developers and architects reported that they prioritize compliance with City guidelines & requirements first before designing based on resident preferences. Interviewees noted that prescriptive policies may not account for variation in residents' livability needs, and simplifying policies would improve efficiency. Industry representatives were in favour of the proposed simplified regulatory approach, and there was a high level of interest in applying the proposed regulations to in-stream projects.

APPENDIX J

Summary of Jurisdictional Scan

To complement technical analysis, design testing and public and stakeholder consultation, Staff conducted comparative research into apartment design regulations across multiple jurisdictions. Given the interconnected nature of regional housing markets, this research focused primarily on Metro Vancouver municipalities, alongside major Canadian and select international cities. This included a review of municipal by-laws, policies and design guidelines, and was supplemented by interviews with planners from key municipalities in the region that have relevant regulation or guidelines, such as New Westminster, Burnaby and Port Moody.

Unit mix requirements for two and three-bedroom units

The jurisdictional analysis found that unit mix regulations generally apply to larger developments through rezoning policies or design guidelines, with the exception of Victoria, where unit mix is regulated through zoning. Surrey and Burnaby do not have unit mix requirements for two- and three-bedroom units. However, Burnaby regulates unit composition by establishing maximum limits on the share of studios and junior one-bedrooms within new developments.

Jurisdiction	Source	Requirement / Guideline	Note
City of New Westminster	Family Friendly Housing Policy	<u>Condo</u>: min. 40% two-or-more bedrooms, of which at least 15% three-or-more bedrooms <u>Rental</u>: min. 30% two-or-more bedrooms of which at least 10% three-or-more bedrooms	For rental, the overall share will increase to 35% in November 2026
City of Richmond	Low-End of Market Rental Program	- Min. 15% two-or-more bedrooms of which at least 5% three-bedrooms <u>Target mix</u>: 10% studios, 30% one-bedroom, 30% two-bedroom, 30% three-bedroom	For larger projects, flexibility to negotiate the unit mix through the rezoning process
City of Coquitlam	Housing Unit Mix Policy (draft)	Min. 40% two or more bedrooms, of which at least 10% three bedrooms	Will be proposed to Council in 2026
City of North Vancouver	Housing Action Plan	Min. 10% three-bedrooms	
City of Port Moody	Family Friendly Units Policy	<u>Buildings 6 storeys and higher</u>: min. 25% two-bedrooms and 10% three-bedrooms	Rental projects previously had a 5% requirement for three-bedrooms.

Jurisdiction	Source	Requirement / Guideline	Note
		<u>Buildings 5 storeys and under:</u> min. 20% two-bedrooms and 10% three-bedrooms	Council aligned it with the higher 10% three-bedroom requirement for condos in April 2026.
City of Victoria	Zoning By-law	<u>Buildings over 3 storeys (by-law):</u> min. 10% three-bedrooms and 20% two-bedrooms <u>Buildings 3 storeys and under:</u> min. 30% three-bedrooms	
	Rezoning and Development Policy	<u>Large strata rezonings:</u> min. 35% two-or-more bedrooms, of which at least 15% three-or-more bedrooms	
City of Toronto	Growing Up: Planning for Children in Vertical Communities	<u>Design guideline:</u> Target of min. 15% two-bedrooms and 10% three-bedrooms	

Inboard rooms and bedrooms

A few municipalities allow inboard rooms without a window to the exterior. Those that do typically have requirements or guidelines regarding the design of those spaces.

Jurisdiction	Source	Requirement / Guideline	Note
City of New Westminster	Family Friendly Housing Policy	<u>Design guideline:</u> the smallest bedroom in three-bedroom apartments may be inboard. Inboard bedrooms must have indirect natural light from at least two sources and adhere to the same design guidelines as other bedrooms	Uptake of the inboard allowance remains limited
City of Port Moody	Family Friendly Units Policy	<u>Design guideline:</u> Up to 50% of the three-bedroom units proposed may have one bedroom as inboard. Inboard bedrooms must have indirect natural light from at least two sources and adhere to the same design guidelines as other bedrooms	

Jurisdiction	Source	Requirement / Guideline	Note
City of Coquitlam	Housing Unit Mix Policy	Allowance for inboard rooms specifically designed as bedrooms, with indirect natural light and air	Inboard bedrooms cannot be counted as bedrooms for the unit mix requirements
City of Victoria	Zoning By-law	All bedrooms must have a window to the exterior	Inboard bedrooms are expressly prohibited under zoning
City of Toronto	Building code	Windowless bedrooms are allowed but must have borrowed (indirect) light and mechanical ventilation	Inboard bedrooms were popular for a few years but market has now mostly shifted away from it. The building code was also recently tightened.

Residential Storage

Very few cities regulate or incentivize the provision of residential bulk storage. In Metro Vancouver, a few municipalities like Richmond or New Westminster include design guidelines calling for adequate storage to make units more functional. National and international examples were added to provide additional context.

Jurisdiction	Source	Requirement / Guideline	Note
City of Victoria	Advisory Design Guidelines for Family-Friendly Buildings and Spaces	<u>Design Guidelines</u> : minimum 40 sq. ft. for in-suite bulk storage, minimum dimensions for closets, configuration of storage solutions within the unit, and provision of external storage lockers or boxes	
BC Housing	BC Housing Design Guide & Construction Standard	<u>Design Guidelines</u> : at least 25 sq. ft. of general storage for each dwelling unit, either in-suite or in combination with external storage lockers.	
City of Toronto	Growing Up: Planning for Children in Vertical Communities	<u>Design Guidelines</u> : minimum dimensions for entry closets, external lockers for bulky items and configuration of storage solution throughout the unit and building.	
State of Victoria, Australia	Ordinance 55	Developments over 10 units must include a minimum volume of storage for each dwelling; varies by unit size and can be provided in-	

Jurisdiction	Source	Requirement / Guideline	Note
		suite or through external storage (minimum 8-18 m ³ total storage, including 5-12 m ³ within the suite).	
City of London, UK	The London Plan	In-suite storage must be provided for all units, minimum between 1 and 4 m ² (10 to 43 sq. ft.) depending on the size of the unit and household	

Amenities

Most jurisdictions have requirements or FSR incentives for the provision of residential common amenity spaces. These requirements or incentives are often accompanied by design guidelines that promote social connectedness, accessibility, a variety of uses, and separation from private spaces.

Jurisdiction	Source	Requirement / Guideline	Note
City of Surrey	Zoning By-law	- Min. 4 m² (43 sq. ft.) per dwelling unit to be provided on the lot, with up to 800 m² (8,611 sq. ft.) per building. Amenity spaces must be maintained as such and remain open to residents at all times. - The required amenity space is excluded from FSR. <u>For larger strata buildings:</u> Min. size or distribution of indoor and outdoor amenity spaces are detailed based on the size of the building.	The requirements were amended and simplified in May 2025.
City of North Vancouver	Zoning By-law	FSR exclusion up to 5% of total Gross Floor Area	
	Active Design Guidelines	<u>Design guidelines:</u> <u>Indoor amenity:</u> At a minimum, the lesser of 15 sq. ft. per unit or 2% of Gross Floor Area, with possible relaxation if co-located with outdoor space down to 400 sq. ft. Provide accessible washroom,	

Jurisdiction	Source	Requirement / Guideline	Note
		kitchenette and storage room nearby. • <u>Outdoor amenity</u>: include a range of activities including fitness, children play areas, provide weather protections, provide one garden plot of 24 sq. ft. for every 4 units	
City of Richmond	Zoning By-law	Additional 0.10 FSR to accommodate amenity space	
	Official Community Plan Development Permit Guidelines	<u>Design guidelines</u>: • <u>4-19 units</u>: min. 50 m² (538 sq. ft.) indoor amenity space and min. 6 m² (65 sq. ft.) per unit outdoor amenity space with children's play area • <u>20-39 units</u>: min. 70 m² (753 sq. ft.) indoor amenity space and min. 6 m² (65 sq. ft.) per unit outdoor amenity space with min. 3 m² (32 sq. ft.) children's play area • <u>40 units or more</u>: min. 100 m² (1,076 sq. ft.) indoor amenity space and min. 6 m² (65 sq. ft.) per unit outdoor amenity space with min. 3 m² (32 sq. ft.) and up to 600 m² (6,459 sq. ft.) children's play area • Additional guidance is provided regarding location, programming and design of amenity spaces	Cash in lieu may be provided
City of Port Moody	Zoning By-law	• Generally, min. 3 m² (32 sq.ft.) per unit, with some variation in specific areas. • Indoor amenities all excluded from FSR (no cap)	The Social Well-being Design Guidelines provide guidance and best practices.

Jurisdiction	Source	Requirement / Guideline	Note
City of New Westminster	Zoning By-law	FSR exclusion up to 5% of permitted gross floor area	The Family Friendly Housing Policy provide guidance and best practices for designing common amenity spaces.
City of Burnaby	Zoning By-law	Indoor amenity spaces excluded from FSR but cannot exceed 5% of gross floor area	
	Draft Form and Character Development	<u>Design Guidelines:</u> Include outdoor amenity spaces with variety of programs and flexible uses, including garden plots and child play area. Consider locating on south-facing facade	The draft guidelines will be presented to Council in Summer 2026.
City of Toronto	Zoning By-law	- Indoor amenity spaces all excluded from FSR (no cap) <u>Sites with 20 or more units:</u> min. 2 m² (21.5 sq. ft.) per unit as indoor amenity and min. 40 m² (430 sq. ft.) as outdoor amenity adjoining the indoor amenity.	

Balconies

Many municipalities exclude balconies from computation of floor area, though not all. Provision of balconies is rarely required under regulation but often encouraged through design guidelines.

Jurisdiction	Source	Requirement / Guideline	Note
City of Richmond	Official Community Plan Development Permit Guidelines	Min. depth of 1.8 m and area of 6 m ² (65 sq. ft.), encouraged to provide more. Suggestion to recess at least of the balconies	
City of New Westminster	Zoning By-law	Balconies excluded from FSR (no cap)	
City of Burnaby	Zoning By-law	Balconies excluded from FSR (no cap)	

Jurisdiction	Source	Requirement / Guideline	Note
	Draft Form and Character Development Permit Design Guidelines	<u>Design guidelines:</u> Min. clear width of 1.2 m, consider inset balconies on lower floors, opaque glass railing and inset balconies for towers, weather protection	The draft guidelines will be presented to Council in Summer 2026.
City of North Vancouver	Zoning By-law	Balconies excluded from FSR (no cap)	
City of Surrey	Zoning By-law	- Balconies excluded from FSR (no cap) <u>In various Multi Residential zones:</u> balconies required for all units which are not ground-oriented, with a min. size of 5% of dwelling unit or 4.6 m² (50 sq. ft.) whichever is greater	
City of Victoria	Zoning By-law	- Balconies excluded from FSR (no cap) - In some apartment zones, balconies may be enclosed	
	General Urban Design Guidelines	<u>Design guidelines:</u> Min. 1.8 m deep and 2.4 m wide for an overall min. size of 4.6 m ² (50 sq. ft.)	
City of Toronto	- Tall Buildings Design Guidelines - Mid-Rise Building Design Guidelines - Townhouse & Low-Rise Apartments Guidelines	<u>Design guidelines:</u> Preference for inset balconies, consider weather protection where possible, ensure privacy, consider impact on massing of the building, min. depth of 1.5 m is preferred	

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