



COUNCIL REPORT

Report Date: July 15, 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, Planning, Urban Design and Sustainability

SUBJECT: City-wide Design and Development Guidelines and Related Actions

Recommendations

- A. THAT Council adopt the City-wide Design and Development Guidelines, as presented in Appendix A, effective on October 27, 2026.
- B. THAT, subject to the approval of Recommendation A, Council repeal all the various design guidelines presented in column 1 of Appendix B, effective on October 27, 2026;

FURTHER THAT Council direct staff to report back with consequential amendments to the Zoning and Development By-law and various area-specific Official Development Plans at a later date.
- C. THAT, subject to the approval of Recommendation A, Council approve consequential amendments to various land use documents as presented in Appendix C, effective on October 27, 2026.
- D. THAT Council approve amendments to the Solar Access Guidelines for Areas Outside Downtown and Solar Access Guidelines for the Downtown Peninsula to align with updated provincial time-zone direction, as presented in Appendix D, effective immediately.

Purpose and Executive Summary

This report seeks approval and adoption of the City-wide Design and Development Guidelines (CDDG), a consolidated city-wide urban design document intended to replace the bulk of the City's existing design guidelines and related policies. Building on direction from the Vancouver Official Development Plan and recent Council-approved policy and process changes, the CDDG:

- modernize urban design guidance to support Vancouver’s longstanding tradition of high-quality urban design, livability and neighbourly growth;
- improve clarity, consistency and accessibility in the development review and approvals process through clear language, illustrations, and a more coordinated approach to urban design guidance;
- establish a single city-wide resource for urban design guidance applicable to most rezonings and conditional development permit applications.

With an October 27, 2026, effective date following a transition and staff training period, the CDDG support Council and Provincial objectives related to housing delivery, permitting efficiency, economic growth and livability. The proposed framework reduces administrative complexity and improves coordination across urban design policies and guidelines while maintaining established zoning, life-safety, and core urban design expectations.

This report is linked, in part, to the Updating Apartment Regulations report (RTS 18516), scheduled for Council consideration on July 22, 2026. That report advances Council direction to support housing delivery, development viability, and livability through a series of zoning amendments that simplify and modernize regulations and incentives applicable to new residential multi-family developments. The CDDG introduce new guidelines related to these regulatory changes.

Council Authority/Previous Decisions

- Vancouver Charter
- Vancouver Official Development Plan (2026)
- Citywide Development Guidelines Early Actions – Public Views, Solar Access, and Residential Tower Floorplates report and various related guidelines and policy documents (July 2024 - [minutes](#), pg. 2)
- City-wide Design and Development Guidelines – Phase Two Actions and various related guidelines and policy documents (July 2025 - [minutes](#), pg. 2 and September 2025 - [minutes](#), pg. 7)
- Rupert and Renfrew Station Area Plan and related Design and Development Guidelines (July 2025 - [minutes](#), pg. 4)
- City-wide Design and Development Guidelines – Targeted Refinements and Implementation Actions and various related guidelines and policy documents (February 2026 - [minutes](#), pg. 3)

City Manager’s Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Over time, the City of Vancouver’s urban design framework evolved into a fragmented collection of more than 70 separate guidelines, policies, bulletins, and area-specific documents comprising more than 2,200 pages of material. While these documents helped support Vancouver’s longstanding reputation for urban livability and high-quality urban design, they also became increasingly complex to navigate, apply, and administer.

In response, Planning, Urban Design and Sustainability (PDS) initiated the CDDG project to consolidate, modernize, and streamline the bulk of the City's urban design guidance into a single coordinated city-wide approach intended to continue advancing high-quality, context-responsive growth and uphold the urban design and livability objectives embedded throughout the City's existing policies. The intent of the CDDG is not to reduce expectations for design quality, but to reorganize and clarify existing guidance into a more coherent and accessible document that supports clearer and more consistent application through the development review process while supporting project viability.

The CDDG, generally as presented in Appendix A and proposed through Recommendation A, are based on a comprehensive review of existing guidelines and policies informed by interdepartmental coordination, technical analysis, and consultation with development and design industry professionals. The project also supports broader City initiatives, including the Permitting Improvement Program (PIP), the Vancouver Official Development Plan, and ongoing efforts to improve coordination and usability across the City's policy and regulatory system.

Between 2024 and 2026, Council approved a series of reports and policy directions that advanced implementation of CDDG-related initiatives. These decisions included updates to the City's public views guidelines, approval and refinement of solar access policies for areas both inside and outside the Downtown Peninsula, amendments to the Transit-Oriented Areas Rezoning Policy, repeal of legacy urban design documents, and direction to streamline development review processes in support of improved permitting efficiency, project viability, and housing delivery.

In July 2025, Council approved the Rupert and Renfrew Station Area Plan, including the related Design and Development Guidelines (DDG). The DDG served as an early implementation model for the CDDG, introducing a more rationalized, generally applicable urban design framework intended to reduce reliance on highly site- or area-specific guideline documents.

Following subsequent amendments to the Downtown Eastside / Oppenheimer Official Development Plan and FC-1 District Schedule, and approval of the R3, R4, and R5 districts, the DDG was extended to additional areas of the city. Doing so demonstrated how a coordinated city-wide approach to urban design guidance can be effectively applied across multiple contexts without requiring separate standalone guideline documents for each area.

In February 2026, Council considered Targeted Refinements and Implementation Actions related to the CDDG. Through that report, Council approved new view cones, updates to Solar Access Guidelines for Areas Outside Downtown, and approval of a "light-touch" approach to reviewing applications for certain low and medium density RM, RR and C zones. Together, these decisions established the policy and implementation foundation for the CDDG.

Discussion

Urban design guidelines in Vancouver

Urban design has played a central role in shaping Vancouver's growth and development over several decades. Using design guidelines and related policies, the City established an approach to development that emphasized livability, neighbourliness, walkability, access to light and views, and strong relationships between buildings and the public realm. This approach contributed significantly to Vancouver's reputation for high-quality urban environments and

helped establish many of the urban design principles commonly associated with “Vancouverism”.

The City-wide Design and Development Guidelines

The CDDG provide urban design guidance to support implementation of approved land use policy and zoning regulations and do not establish land use, density, or height permissions. Rather than fundamentally changing established urban design principles, the CDDG reorganize and modernize existing guidance into a clearer and more coordinated document reinforcing neighbourhood character, livability, and the quality of the public realm.

Applicability

The CDDG will serve as the City’s primary resource for urban design guidance for most rezonings and conditional development permit applications across Vancouver, providing broadly applicable city-wide direction that can be consistently applied across a wide range of development types, scales, and contexts. The CDDG are intended to work in conjunction with approved area plans, zoning regulations, and other policy documents, including local policy direction related to neighbourhood character, built form, heritage, and public realm.

Context

The CDDG are not intended to apply universally in all circumstances. Certain areas of the city with unique heritage, cultural, planning, or regulatory considerations will continue to be guided by separate policies or guidelines, including culturally significant historic districts such as Chinatown and Gastown, where additional work and ongoing collaboration with affected communities is required before integration into the CDDG can be appropriately considered.

Similarly, certain major policy areas, major CD-1s, or site-specific planning documents may continue to maintain separate design guidance where warranted. Over time, it is anticipated that additional work streams and future policy updates will further expand and refine the applicability of the CDDG across the city.

Structure

The CDDG are organized into four chapters from broader site planning and urban design considerations to more detailed guidance related to buildings, the public realm, and targeted design topics such as view cones and solar access in public spaces. The document is structured to prioritize usability and navigation for applicants, staff, decision-makers, and the public.

The guidelines are organized into thematic chapters addressing topics such as site organization, building design, urban experience, and specialized design considerations. Guidance is further categorized by content type, including measurable standards, qualitative performance-oriented guidelines, and advisory design tips.

Coordination with other City initiatives

The CDDG have been coordinated with the Villages planning program and Updating Apartment Regulations work to ensure alignment across concurrent policy and regulatory work programs. This coordination includes a proposed force and effect date of October 27, 2026.

To help advance the desired outcomes of the Villages planning program, the CDDG support the delivery of complete, walkable neighbourhoods with diverse housing options, active public spaces, and neighbourhood-serving retail and services. Guidance within the CDDG addresses urban design considerations across multiple scales, including site planning, public realm relationships, pedestrian experience, architectural character, and building detail.

Coordination with the Updating Apartment Regulations initiative supports improved residential livability through guidance related to dwelling unit design, outdoor space, amenity areas, and balconies.

Repeal or amendment of legacy urban design policies

A comprehensive review of the City's existing urban design guidelines and related documents was undertaken as part of the CDDG project. This review assessed each document for continued relevance, scope of application, alignment with current policy objectives, and ability to respond to future change.

Staff identified that the bulk of the City's urban design guideline documents can be repealed and replaced by the CDDG without materially changing the core urban design and livability objectives embedded within those documents, as set out in Recommendation B and detailed in Appendix B. Similarly, several remaining policies and guidelines are proposed to be amended and streamlined to improve alignment with the CDDG with minor housekeeping amendments, as set out in Recommendation C and detailed in Appendix C. Where appropriate, overlapping or outdated provisions were consolidated, streamlined, or removed to support clearer and more usable policies.

Consequential by-law amendments

A number of guidelines proposed for repeal are referenced within various district schedules and area-specific Official Development Plans (ODPs). As these guidelines are proposed to be repealed, staff recommend that Council direct staff, through Recommendation B, to bring forward consequential amendments to various district schedules and area-specific ODPs at a later date to update these document references to the CDDG. These amendments would be administrative in nature and would not materially alter the intent or effect of the by-law.

Amendments to Solar Access Guidelines

Subsequent to Council approval of the City's solar access policies, British Columbia adopted permanent year-round daylight-saving time. Per Recommendation D and generally as presented in Appendix D, staff recommend that the Solar Access Guidelines for the Downtown Peninsula and Solar Access Guidelines for Areas Outside Downtown be amended to update references from Pacific Daylight Time (PDT) to Pacific Time (PT). These amendments would not materially change policy or design outcomes.

Public and stakeholder consultation

Given that the CDDG largely consolidate existing Council-approved urban design guidance, staff undertook a focused public and stakeholder outreach centred on awareness, understanding, and implementation rather than a broader policy development engagement process. The objective of this work was to ensure that interested parties understood the

purpose, intent, and applicability of the proposed approach and had opportunities to ask questions and provide feedback regarding implementation and usability.

This work included a project webpage, regular updates to industry and professional representatives, targeted meetings and one-on-one conversations with interested stakeholders, and a virtual information session open to the public. Staff also provided regular updates through existing industry liaison and advisory processes throughout development of the CDDG and related initiatives, including the Updating Apartment Regulations project.

Feedback received through these discussions was generally supportive of the project direction, particularly the consolidation and modernization of existing guidance, improved clarity and consistency, and the reduction of fragmentation across urban design policies and guidelines. While this consultation approach did not directly shape the substantive content of the guidelines, it played an important role in supporting awareness of the project and preparing industry, staff, and the public for implementation of the CDDG.

Implementation

Implementation tools

Implementation of the CDDG will be supported through a series of coordinated tools and initiatives intended to improve usability, consistency, and transparency across the development review process. These include the preparation of Development Playbooks to assist applicants in navigating applicable policies, guidelines, and process requirements for common development scenarios, comprehensive staff training to support consistent interpretation and application of the framework, and a dedicated CDDG webpage serving as a centralized public resource for accessing guideline documents, implementation materials, project updates, and related information.

Permitting / in-stream applications

The CDDG are generally expected to apply to new rezoning and development permit applications received after October 27, 2026. Where in-stream applications seek revisions, they will be assessed on a case-by-case basis to minimize disruptions to permitting timelines where possible.

A living document

The CDDG are intended to function as a living document that can evolve over time in response to changing city-building priorities, emerging design practices, and lessons learned through implementation. The document has been intentionally structured to support coordinated and adaptable updates, allowing new standards, guidelines, and design topics to be added, refined, or removed more efficiently over time.

Monitoring

Staff will monitor implementation of the CDDG over time to evaluate whether it is supporting the intended urban design, livability, usability, and process outcomes identified in this report. Monitoring will include review of development applications, recurring implementation and interpretation issues, and feedback from applicants, the public, and staff regarding usability and consistency across development types and contexts.

As implementation proceeds, staff will identify opportunities to refine, clarify, or expand the guidelines where warranted to respond to emerging city-building priorities, evolving design practices, lessons learned through implementation, and future policy directions.

Financial Implications

If approved, implementation of the recommendations in this report will be undertaken within existing staffing resources and budget.

Legal Implications

If Council adopts the Recommendations in this report, Council will adopt new guidelines, and repeal and amend others.

Conclusion

The City-wide Design and Development Guidelines represent an important evolution in Vancouver's approach to city building. By consolidating decades of urban design guidance into a clearer and more coordinated framework, the CDDG will help support continued growth while reinforcing the qualities that make Vancouver one of the world's most livable cities.

* * * * *

APPENDIX A
CITY-WIDE DESIGN AND DEVELOPMENT GUIDELINES

See Appendix A, attached.

City-wide Design and Development Guidelines

DRAFT



LAND ACKNOWLEDGEMENT

The City of Vancouver humbly acknowledges that the lands to which the City-wide Design and Development Guidelines apply are the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh Úxwumixw (Squamish), and səliłwətał (Tsleil-Waututh) Peoples. The local Nations have called this place home since time immemorial and have stewarded these lands and waterways to ensure prosperity for future generations.

MESSAGE FROM THE GENERAL MANAGER OF PLANNING

Vancouver's built environment reflects a long-standing commitment to design excellence, livability, and sustainability. As the city grows and evolves, this commitment remains central to shaping complete, inclusive, and resilient communities.

The City-wide Design and Development Guidelines (CDDG) establish a clear and unified framework to guide that growth. By bringing together design guidance into a single, accessible document, the CDDG support consistent, high-quality outcomes while enabling a more efficient and transparent development process.

Grounded in the fundamentals of good urban design, the CDDG prioritize well-organized sites, thoughtfully designed buildings, and a vibrant public realm. They reinforce the elements that make Vancouver a great place to live, work, visit, and play while supporting broader city-building objectives, including housing choice and complete neighbourhoods.

We invite you to use the CDDG as a shared foundation for design excellence, and to contribute your expertise and creativity in shaping the next generation of great places across Vancouver.



Josh White

General Manager, Planning, Urban Design & Sustainability

APPENDIX A



Approved by Council on <PENDING>

CDDG

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GLOSSARY

Preface





INTRODUCTION

Vancouver is shaped by deep cultural histories and an exceptional natural setting on lands that have been continuously inhabited for more than 9,000 years. These lands are the unceded territories of the xʷməθkʷəy̓əm (Musqueam Indian Band), Skwxwú7mesh Úxwumixw (Squamish Nation), and səliłwətał (Tsleil-Waututh Nation). The region's coastal landscape, formed by glaciers, rivers, inlets, beaches, and forests, has long sustained and been carefully stewarded by the Local Nations. These lands and waters continue to hold profound cultural, spiritual, and ecological significance.

Vancouver's identity is inseparable from nature. Bordered by Burrard Inlet to the north, the Fraser River to the south, and False Creek defining the downtown peninsula, the city is structured by water. Its topography further shapes how the city is experienced. Slopes and ridgelines oriented toward the water create dynamic vantage points and view corridors to the North Shore Mountains. Together, water and terrain establish a strong sense of place and orientation, anchoring the urban fabric within a dramatic landscape.

Vancouver is a modern, cosmopolitan city. Its dense urban neighbourhoods, compact development patterns, and active public spaces exist in close and deliberate relationship with this natural setting.

Vancouver is home to diverse communities whose cultures, traditions, languages, and lived experiences contribute to its evolving identity. This cultural landscape is layered with the built environment. Vancouver's distinctive street grid, parcel patterns, and land use reflect successive periods of economic growth, construction practices, and architectural expression. Buildings, streets, and public spaces together tell the story of how Vancouver has grown and changed over time.

Design is a fundamental component of city-building in Vancouver. The quality of buildings and the public realm have a direct impact on how the city is experienced and how it functions over time. Successful projects demonstrate a clear understanding of the physical, cultural, environmental, and historical context, contributing positively to their surroundings, supporting livability and neighbourliness, reinforcing Vancouver's distinct identity, and fostering positive relationships between people, buildings, and the public realm.

ABOUT THE CDDG

Vancouver's long-standing commitment to design excellence has resulted in a robust body of urban design guidelines developed over time. The City-wide Design and Development Guidelines, also known as the CDDG, consolidate and update this body of work into a single, cohesive document.

The CDDG set out expectations for how development is organized on a site, how buildings are designed, and how they relate to the public realm. They focus on achieving strong design outcomes rather than prescribing specific solutions, providing a clear and consistent framework for evaluating development while allowing flexibility to respond to different sites, contexts, and building types.

The CDDG work alongside the Zoning and Development By-law, area plans, rezoning policies, and other development-related policies. Whereas the Zoning and Development By-law establishes regulatory requirements, the CDDG provide guidance for how these requirements are interpreted, achieved, and, in some cases, varied. Neighbourhood-specific character and place-based values are typically captured in area plans and may also be reflected in character area descriptions or other policies.

The CDDG are intended to function as a living document. Design guidance may be updated, consolidated, or retired over time to reflect evolving city-building priorities and lessons learned. This approach is intended to reduce duplication, improve consistency, and avoid the creation of overlapping design guidelines.

APPLICABILITY

The City-wide Design and Development Guidelines provide the foundational design guidance for evaluating rezoning applications and conditional development permit applications. These guidelines generally apply to all new residential developments, all mixed-use residential developments, and all non-residential developments unless otherwise specified by a district schedule or rezoning policy.

HOW TO USE THE CDDG

New developments seeking approval through a conditional development permit application should respond to the City-wide Design and Development Guidelines alongside the applicable district schedule of the Zoning and Development By-law. New developments seeking approval through a rezoning application should refer to the applicable rezoning policies as well as the CDDG. All new developments should further consider applicable area plans and other development-related policies including, but not limited to, character area descriptions, and guidelines pertaining to solar access in public spaces and protected public views in addition to the CDDG.

Additional design guidance may apply to specific development contexts, as set out in Chapter 4 - Targeted Design Topics. Where major projects result in new area- or site-specific CD-1 design guidelines, those guidelines should primarily reference the CDDG.

The CDDG are organized into the following chapters:

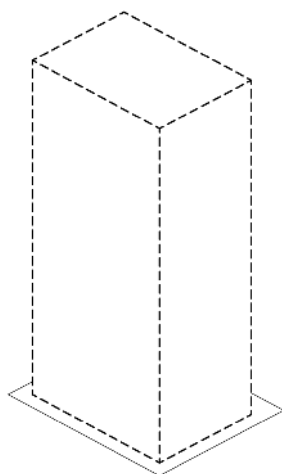
- **Chapter 1 – Site Organization**, addressing how development is arranged on a site, including yards and open space, access, tower separation, and relationships to adjacent properties and streets.
- **Chapter 2 – Building Design**, addressing building form and massing, internal organization, architectural expression, and the integration of building systems and uses.
- **Chapter 3 – Urban Experience**, addressing how buildings and sites interface with the public realm at ground level, including streets, parks, and other public open spaces.
- **Chapter 4 – Targeted Design Topics**, providing additional guidance for specific conditions, contexts, or design considerations that may apply, including public views and solar access.
- **Glossary**, providing explanations of selected terms used throughout the CDDG to support consistent interpretation and application of the guidelines.

A range of content types are used to support application of the CDDG:

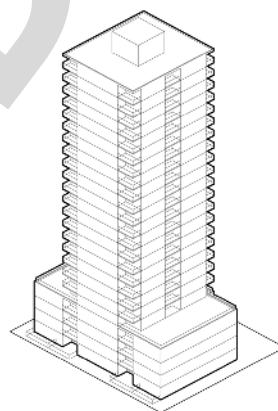
- **Standards** establish measurable expectations and are generally expected to be achieved.
- **Guidelines** describe performance objectives and are applied with professional judgment.
Both standards and guidelines may inform urban design, heritage, or landscape Conditions of Approval.
- **Design Tips** provide additional direction and examples to support design development. They are advisory and are not used to establish conditions of approval.

Standards and guidelines complement, but are distinct from regulations established through the applicable provisions of the Zoning and Development By-law on related topics, which define the basic development envelope and minimum requirements for development.

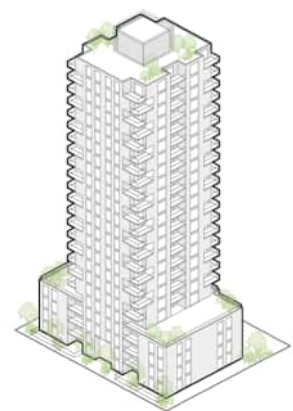
The CDDG are supported by Development Playbooks, which are visual guides for common development types. The Playbooks do not create new policy or introduce new requirements; rather, they are intended as quick and easy wayfinding tools, summarizing form of development parameters and illustrating possible development scenarios.



Regulations



Standards



Guidelines

EXAMPLE SECTION

Section

Intent Statement

Standards

Orientation Bar

2.3

Balance height and density with access to light and sky while contributing to skyline variety

Standards

S2.3.1 In predominantly residential contexts limit tower dimensions to maximum 29.0 m (95 ft).

S2.3.2 In mixed-use residential and non-residential contexts, if tower dimensions exceed 29.0 m (95 ft), provide clear volumetric articulation.

S2.3.3 Limit tower floorplates to the maximums outlined in Table 2.3.

Guidelines

G2.3.1 Incorporate varied building heights on large or consolidated sites to avoid flat or repetitive skyline silhouettes.

G2.3.2 Design tower massing to maintain slender proportions.

Table 2.3 Average tower floorplate standards

Building Type	Approximate Tower Floorplate Maximum	Notes
Residential towers (baseline)	511 sq m to 670 sq m (5,500 sq ft to 7,200 sq ft)	
Mass timber residential towers	Up to 746 sq m (8,000 sq ft)	
Non-market residential towers	Up to 746 sq m (8,000 sq ft)	
Tall towers (residential)	Up to 746 sq m (8,000 sq ft)	Requires increased shaping, articulation, or spacing.
Very tall towers (residential)	930 sq m – 1,115 sq m (10,000 sq ft – 12,000 sq ft)	Requires increased shaping, articulation, or spacing.
Employment and Hotel towers	930 sq m – 1,395 sq m (10,000 sq ft – 15,000 sq ft)	Floorplates above these maximums may be considered on a site-by-site basis where overall massing exceeds the intent of section 2.4

Guidelines

- Performance-based
- Qualitative
- Allow for multiple solutions
- May be conditioned

Design Tips

Here are some rules-of-thumb to consider when shaping building massing:

- On a typical east-west site, towers wider than roughly 60% of the site frontage often begin to read as broad slabs rather than slender towers.
- For tall towers and very tall towers, height-to-width ratios in the range of 6:1 to 8:1 or greater often produce more proportionate building forms. Lower ratios can benefit from additional shaping, articulation, or separation.
- Organizing buildings, especially towers, into recognizable components, such as base, middle, and top, can help break down scale and create a more legible and composed building form.

1 Site Organization

2 Building Design

3 Urban Experience

4 Targeted Design Topics

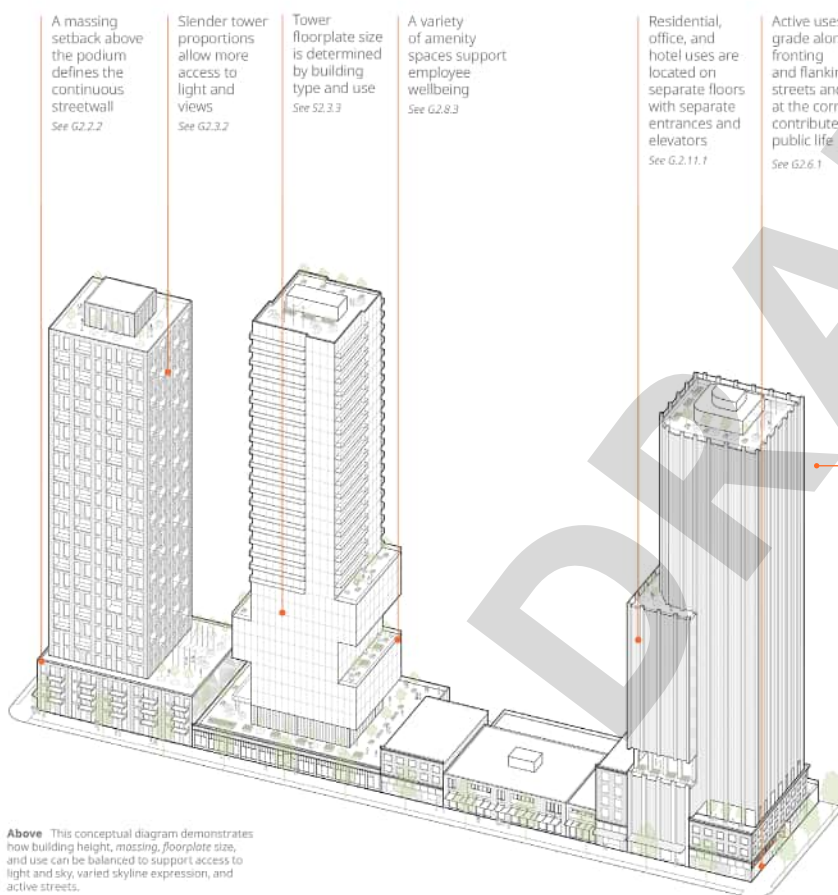
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Preface

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City-wide Design and Development Guidelines

City of Vancouver



Diagrams communicate the intent of the standards and guidelines by illustrating key spatial relationships, design objectives, and performance outcomes. They are conceptual in nature and do not depict actual sites, buildings, or development proposals.

DESIGN OBJECTIVES

The CDDG are informed by the Vancouver Official Development Plan (ODP), which is a statutory land use plan with the aspiration to build a more livable, affordable, economically vibrant, and sustainable city for everyone. This aspiration is woven into the CDDG through the design objectives below.

Applicants do not need to respond to these design objectives directly, but they provide a foundation for applying the standards and guidelines, and exercising professional judgment in the evaluation of development proposals.



Celebrate and strengthen local character, culture, and identity



Design with a human scale and timeless features that feel good now and last



Design spaces that support health and well-being



Shape and animate the public realm



Design spaces that connect people with nature while enhancing local biodiversity



1 Site Organization



Site Organization addresses how development is arranged on a site and how it relates to adjacent buildings, streets, open spaces, and the broader urban context. This chapter provides guidance related to site planning, building placement, access, open space, tower separation, and relationships to the public realm to support livable, context-responsive development patterns.

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1.1

Select sites of sufficient size and configuration to accommodate the intended development type

Guidelines

G1.1.1 Avoid sites that are too constrained to reasonably accommodate the intended development type.

G1.1.2 Where a district schedule or policy permits discretionary consideration of more than one principal building on a site, ensure minimum site size requirements and building separations can be met. Refer to sections 1.4 and 1.5.

G1.1.3 For *tower* developments, discretionary consideration to vary the minimum site frontage and area requirements is limited to sites within the Broadway Plan area where:

- a. sites have a minimum frontage of 30.2 m (99 ft); and
- b. a *block study* is prepared to demonstrate that the development would not impose unreasonable limitations on adjacent sites.

G1.1.4 *Residential tower* developments on *large frontage sites* in *tower zones* outside of Downtown seeking relaxation to maximum site frontage requirements may be considered if *enhanced open space* is provided at grade. Refer to section 1.10.

Design Tips

When selecting a development site, consider land assembly patterns that avoid creating small, irregular, or residual parcels, as these can limit future redevelopment opportunities.

Narrow mid-block sites often present challenges for *tower* development, including achieving *tower separation*, underground setbacks, usable *open space*, and efficient building layouts. In many cases, *low-rise developments* may prove a more appropriate and desirable development outcome.

For *low-rise developments*, sites are recommended to meet the following minimum dimensions to support the intended building form:

Frontage:

- 15 m (49.5 ft) where minimum site area is 460 sq m (4,950 sq ft);
- 20.1 m (66 ft) where minimum site area is 613 sq m (6,600 sq ft); and
- 30.1 m (99 ft) where minimum site area is 920 sq m (9,900 sq ft).

Depth:

- 30.5 m (100 ft) for *low-rise apartments*
- 41.2 m (135 ft) for *low-rise apartments with rear townhouses*
- 61.0 m (200 ft) for a second *low-rise apartment* at the rear

1.2

Locate and orient buildings to respond to context and reinforce the existing urban fabric

Guidelines

G1.2.1 Orient buildings to align with established street patterns.

G1.2.2 Position buildings to frame and spatially define streets and *open spaces*.

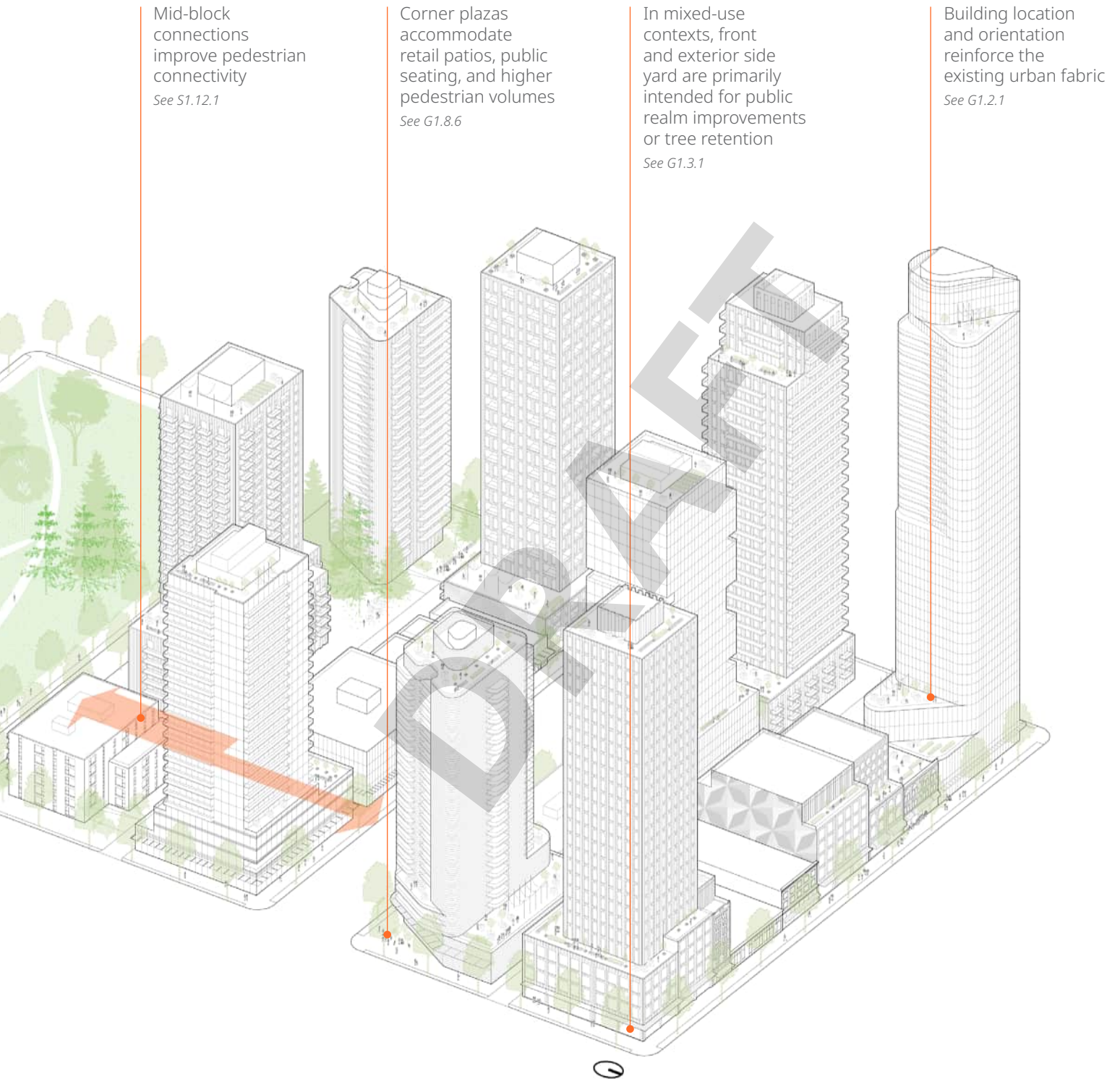
G1.2.3 Consider how building location and orientation can reveal and frame views of natural features and landmarks.



Separation between buildings supports livability
See S1.4.1

Open spaces support building program, trees, and an active public realm
See G1.8.1

Above and opposite The location and orientation of buildings help shape how development relates to its surroundings. Building placement, open spaces, and pedestrian connections can reinforce existing street patterns, improve connectivity, and support access to light, views, and greenery, contributing to connected and livable neighbourhoods.



1.3

Use yards to provide access to light, privacy, and usable open space for residents and neighbours

Standards

G1.3.1 Provide the minimum standard yard dimensions outlined in Table 1.3 measured from the *ultimate property line*.

Guidelines

G1.3.1 In *mixed-use residential developments*, with *non-residential active uses* at grade, minimum front and exterior side yard dimensions may be reduced to maintain a *continuous streetwall*, or where they are not required for sidewalk widening, *public realm* improvements, or tree retention.

G1.3.2 In *residential developments*, minimum yard dimensions may be reduced to accommodate irregularly shaped sites or high-value tree retention.

G1.3.3 In *residential developments* with choice-of-use at grade located adjacent to a site zoned for *mixed-use residential development*, the minimum front and side yards may be reduced to create a complimentary interface.

G1.3.4 In *residential developments* with structured above-grade parking, the rear yard may be reduced to a minimum of 1.5 m (5 ft) for the parkade structure.

G1.3.5 In the following cases, consider providing a larger front and exterior side yard:

- a. for features enhancing urban experience such as planting, seating, and retail patios;
- b. to accommodate high pedestrian volumes at busy intersections, near transit stations or bus stops, and at building entries;
- c. to accommodate building articulation and balconies; or
- d. as needed to respond to context.

G1.3.6 Consider providing a larger exterior side yard for corner sites where the flanking street is part of the *blue green network* or an *ecological corridor*.

Special Note

It may not always be possible to secure large retail patios within the street right-of-way due to size constraints. Consider whether larger yards, setbacks, or operable glazing may be necessary to accommodate flexible patio layouts. Also refer to the City of Vancouver Storefront Seating Design Guidelines.

Table 1.3 Minimum yard dimension standards

Site Dimensions	Standard Minimum Dimensions			
	Front Yard	Rear Yard	Interior Side Yard	Exterior Side Yard
Residential Low-rise Developments				
Site frontage less than 30.1 m (99 ft)	Per district schedule	3.1 m (10 ft) if building height at the rear is 3 storeys	Per district schedule	Per district schedule
Site frontage 30.1 m (99 ft) or greater		4.6 m (15 ft) if building height at the rear is 4 or 5 storeys 6.1 m (20 ft) if building height at the rear is 6 storeys	3.1 m (10 ft)	
Mixed-use Residential Low-rise and Non-Residential Low-rise Developments				
All	2.5 m (8 ft)	1.5 m (5 ft) for at-grade commercial uses At and above second storey: 4.6 m (15 ft) if building height is less than 6 storeys or 6.1 m (20 ft) if building height is 6 storeys	If the development site adjoins an R-zoned site that is not subject to a rezoning policy requiring at-grade commercial uses: 1.8 m (6 ft) up to the 4th storey and 3.7 m (12 ft) at and above the 4th storey	3.7 m (12 ft)
Residential Tower Podiums				
All	Per district schedule			
Mixed-use Residential and Non-Residential Tower Podiums				
All	2.5 m (8 ft)	1.5 m (5 ft) for at-grade commercial uses At and above second storey: 4.6 m (15 ft) if podium height is less than 6 storeys or 6.1 m (20 ft) if podium height is 6 storeys	If the development site adjoins an R-zoned site that is not subject to a rezoning policy requiring at-grade commercial uses: 3.7 m (12 ft)	3.7 m (12 ft)

1.4

Locate buildings within low-rise residential developments to support livability

Standards

S1.4.1 Provide separation between *low-rise residential* buildings on the same development site based on the *type of interfacing façades*, as set out in Table 1.4.

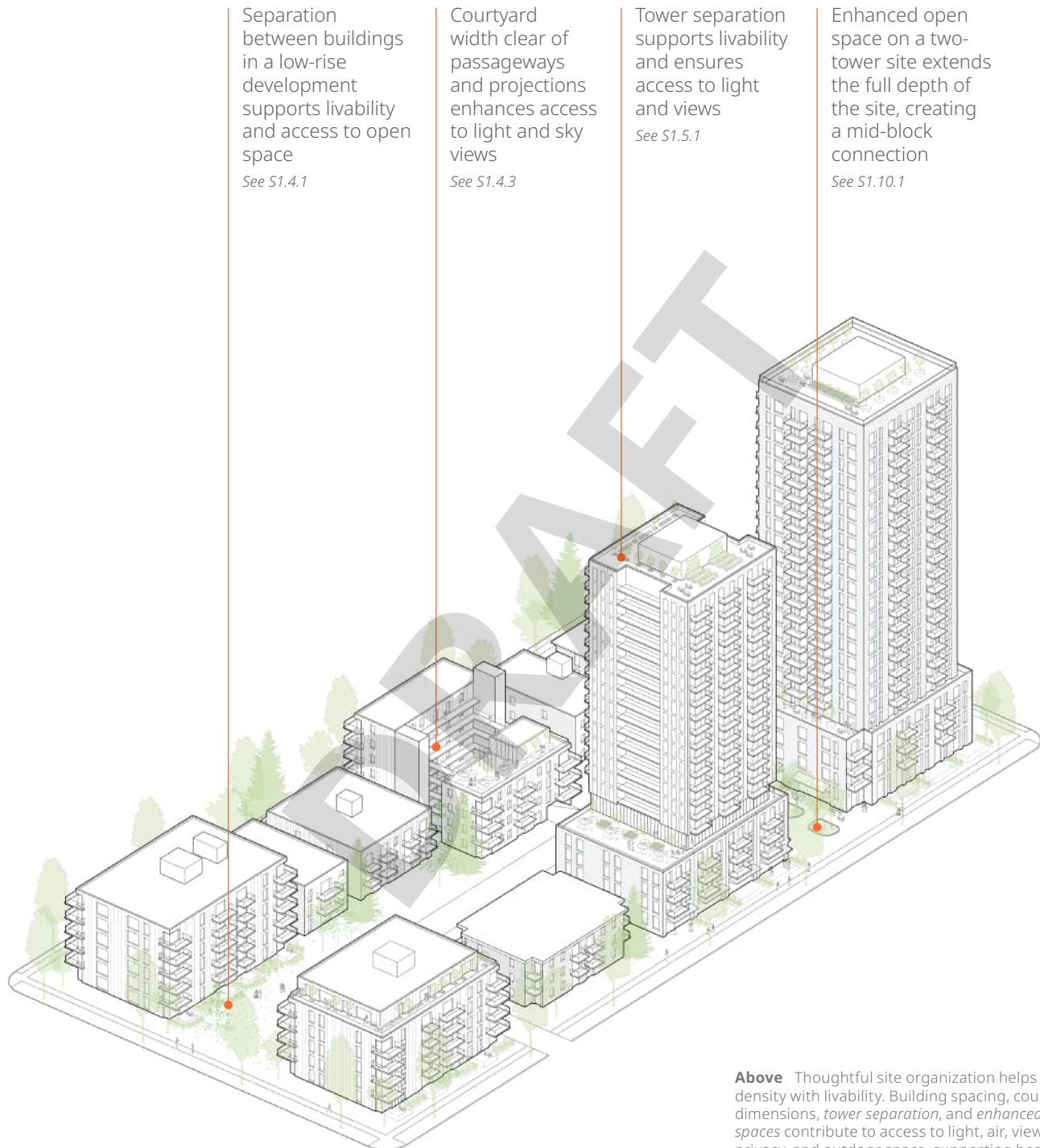
S1.4.2 Where a district schedule or policy permits discretion to vary separation between two side-by-side *low-rise residential* buildings with facing non-primary façades, the minimum separation may be reduced from 7.3 m (24 ft) to 4.9 m (16 ft) to:

- a. improve efficiency;
- b. allow for more design flexibility;
- c. accommodate various site conditions; or
- d. enable high-value tree retention.

S1.4.3 For courtyard *apartment* buildings with *exterior passageways*, provide a minimum clear courtyard width of 7.3 m (24 ft).

Table 1.4 Standard minimum separations between *residential low-rise* buildings on the same site

	Interfacing Facade	Up to 4 Storeys or stepped back above the 4th storey		5 to 6 Storeys	
		Primary	Non-primary	Primary	Non-primary
Up to 4 Storeys or stepped back above the 4th storey	Primary	9.1 m (30 ft)	9.1 m (30 ft)	15.2 m (50 ft)	9.1 m (30 ft)
	Non-primary	9.1 m (30 ft)	7.3 m (24 ft)	9.1 m (30 ft)	7.3 m (24 ft)
5 to 6 Storeys	Primary	15.2 m (50 ft)	9.1 m (30 ft)	18.3 m (60 ft)	12.2 m (40 ft)
	Non-primary	9.1 m (30 ft)	7.3 m (24 ft)	12.2 m (40 ft)	7.3 m (24 ft)



Above Thoughtful site organization helps balance density with livability. Building spacing, courtyard dimensions, *tower separation*, and *enhanced open spaces* contribute to access to light, air, views, privacy, and outdoor space, supporting healthy and comfortable living environments for residents.

1.5

Maintain tower separation to ensure access to light, views, and comfort for surrounding areas

Standards

- S1.5.1** Meet or exceed the minimum *tower separations* relative to existing or potential future *towers*, measured face-to-face, as set out in Table 1.5. *Tower separation* is intended to be accommodated equally between *tower sites*.
- S1.5.2** The *tower separation* between a *residential tower* and a *hotel tower* may be reduced to 18.3 m (60 ft) if:
- a. direct views from *hotel uses* into *dwelling units* are absolutely minimized; and
 - b. appropriate access to outlook, daylight, and sky views from within *dwelling units* is maintained.
- S1.5.3** The minimum *tower separation* between *employment towers* or *hotel towers* may be reduced in the following cases if impacts to light penetration in the *public realm* are minimized:
- a. the development sites are located in the Central Business District; or
 - b. the development sites are located in an *Industrial and Employment District* and have a frontage of 30.2 m (99 ft) or less.
- S1.5.4** Where a *tower site* abuts a *non-tower site*, accommodations for *tower separation* may not be required; however, a *residential tower* should be set back from the shared property line a minimum of 6.1 m to 9.1 m (20 ft to 30 ft).

Guidelines

- G1.5.1** Where *towers* exceed typical heights, consider increased *tower separation* beyond the minimums in Table 1.5.
- G1.5.2** In limited and exceptional circumstances, where the minimum *tower separation* cannot reasonably be achieved, minor reductions of approximately 0.6 m to 1.0 m (2 ft to 3.3 ft) may be considered, provided comparable outcomes for light, privacy, and livability are demonstrated.

Table 1.5 Minimum *tower separation* standards

Adjacency	Residential	Hotel	Employment
Residential	24.4 m (80 ft)	24.4 m (80 ft)	18.3 m (60 ft)
Hotel	24.4 m (80 ft)	15.2 m (50 ft)	15.2 m (50 ft)
Employment	18.3 m (60 ft)	15.2 m (50 ft)	15.2 m (50 ft)

Design Tips

Here are some practical strategies to reinforce light, privacy, and legibility in tall buildings.

- Start with the *tower separation* table early. Establish tower spacing before refining *tower floorplates* or *dwelling unit* layouts to avoid downstream conflicts.
- Design for worst-case conditions. Test *tower separation* where *towers* are tallest and where primary living spaces most directly face one another.
- Use orientation and offset before reduction. Small rotations or staggering alignments can significantly improve privacy and perceived distance without changing overall height and density.

Tower separation requirements in *residential contexts* typically result in the following minimum tower setbacks:

- Front / exterior side property line: 3.7 m (12 ft)
- Interior side property line: 12.2 m (40 ft)
- Rear property line with typical rear lane: 9.1 m (30 ft)
- Rear property line without a typical rear lane: 12.2 m (40 ft)



1.6

Set back upper levels in high streetwall developments to maintain light and livability

Standards

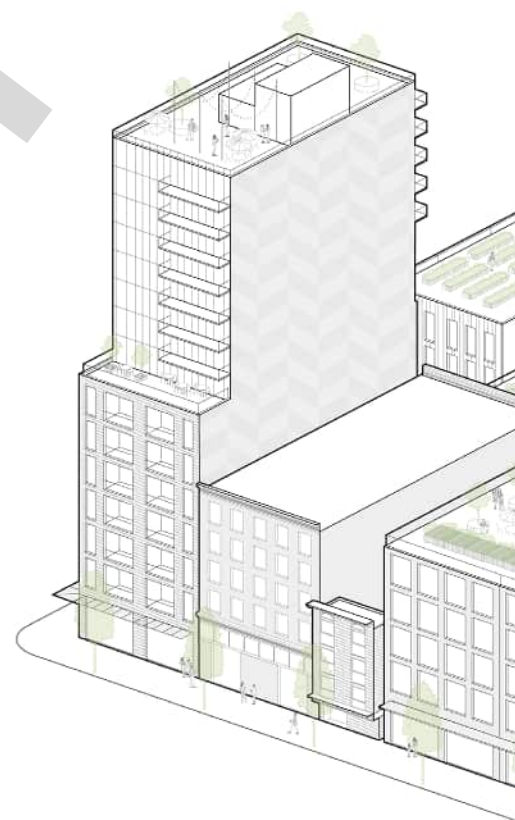
S1.6.1 Meet or exceed the minimum upper-level setbacks for *high streetwall* developments, as set out in Table 1.6. Also refer to section 4.1 - Lightwells and Lightcourts.

Table 1.6 *High streetwall* upper-level setback standards

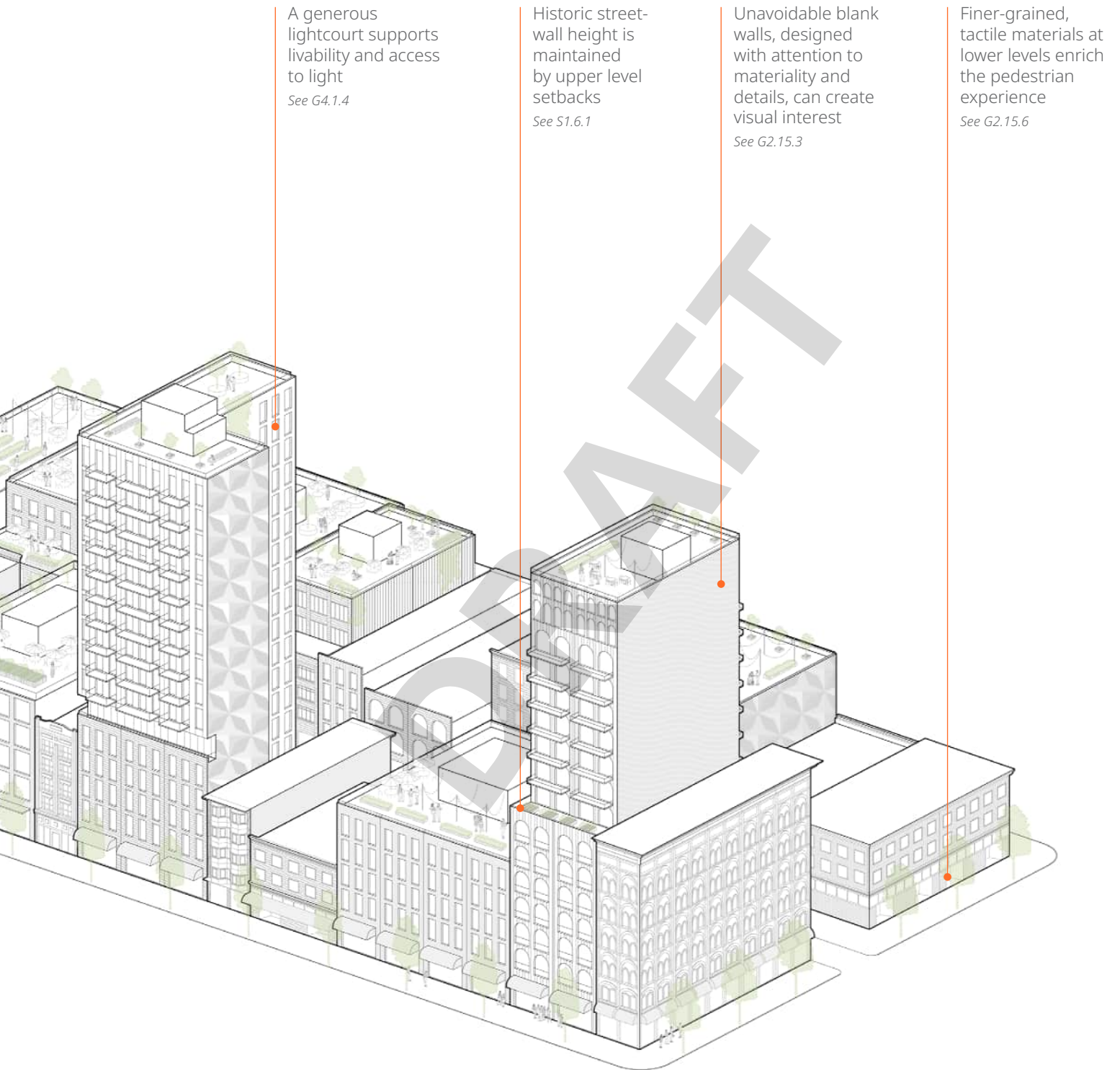
Frontage Dimension & Location	Front Yard*	Rear Yard**	
		Baseline Standard	Relaxed Standard
15.2 m (50 ft) Corner site	4.6 m (15 ft)	9.1 m (30 ft)	3.0 m (10 ft)
15.2 m (50 ft) Mid-block site			6.1 m (20 ft)
22.9 m (75 ft) Any block location			3.0 m (10 ft) where a generous <i>lightcourt</i> is provided

* Applied to all portions above existing historic *streetwall* height, typically 21.3 m (70 ft).

** Applied to all portions above the first storey.



Above and opposite *High streetwall* developments can reinforce the character of the historic context while providing for access to light and livability.



1.7

Provide underground setbacks to support urban tree canopy growth and natural water systems

Standards

S1.7.1 Where permitted by a district schedule or policy, variations to underground setback requirements may be considered to balance parkade efficiency, tree retention, off-slab tree planting, and rainwater management where a minimum 0.9 m (3 ft) underground setback is provided along street and *park* frontages and:

- a. roughly equivalent site area in any configuration is provided; or
- b. the development demonstrates *exceptional support for urban tree canopy* and rainwater management.

Guidelines

G1.7.1 Where a *residential development* site includes an *enhanced open space*, consider aligning the underground setback with the *enhanced open space*. Refer to S1.10.1 to determine if an *enhanced open space* is anticipated.

G1.7.2 Additional underground setbacks are encouraged on *large sites* and deep sites, aligned with *public open spaces* and *parks*.

G1.7.3 Keep underground setbacks free of rainwater detention tanks. On constrained sites, detention tanks within underground setbacks may be considered provided that:

- a. detention tanks do not encroach within 0.9 m (3 ft) of the property line; and
- b. detention tanks do not interfere with tree planting.

Special Note

- Contiguous parkade structures built to the property line can disrupt subsurface water flow, particularly in areas with high groundwater levels or other groundwater concerns.
- Setting underground structures back from the property line can also reduce the need to excavate in the street right-of-way and adjacent *parks* and *open spaces* to replace parkade waterproofing membranes, which can negatively impact publicly-owned trees including street trees.
- Aligning underground setbacks with surface planting improves growing conditions for trees and plants and can reduce runoff volumes on site.
- On-site rainwater management is often achieved using detention tanks; however, infiltration can provide greater sustainability and ecological value by recharging groundwater, filtering pollutants through soil, and reducing runoff to the storm system. Opportunities to incorporate infiltration may exist within the standard 3.7 m (12 ft) underground setback in *residential* areas using engineered solutions to reduce drywell distances from building foundations. Work with your project's engineers to confirm feasibility. An Alternative Solution under the Vancouver Building By-law may be required to reduce the standard 5.0 m (16.4 ft) infiltration offset from building foundations.
- Locate rainwater management systems early in the design process.
- If a rainwater detention tank is provided within underground setbacks, align with hardscaping above such as a patio or walkway to maximize underground setback benefits.

1.8

Locate and organize open spaces intentionally and early in the site design process

Guidelines

G1.8.1 Locate *open spaces* to:

- a. provide access to sunlight and sky views;
- b. minimize exposure to noise, pollution, and wind;
- c. support healthy tree retention;
- d. support ecology through protecting or enhancing existing habitat vegetation; and
- e. align with underground setbacks and provide opportunities for planting trees in the ground and off slab.

G1.8.2 Locate *open spaces* to support the adjacent building program so that building activities are encouraged to spill outside creating active edges.

G1.8.3 Locate *public open spaces*:

- a. at grade and directly adjacent to streets or corners to maximize visibility and access from sidewalks. Prioritize locations that connect to, extend, or align with existing or planned *parks, plazas, greenways, the blue green network, or ecological corridors*; or
- b. where identified in an area plan, public realm plan, or other policy document.

G1.8.4 Organize *public open spaces* primarily as single contiguous areas. Where provided in multiple locations on a site, establish strong pedestrian links.

G1.8.5 Where a transit station entrance is incorporated in a development, provide a *transit plaza* to accommodate high pedestrian volumes and bus waiting areas. Also refer to section 4.4 - Transit Station Integration and Overbuild.

G1.8.6 Provide *small plazas* where additional space is desired to accommodate large retail patios, public seating, or higher pedestrian volumes, typically at street corners.

1.9

Deliver park dedications or public open space on large sites and unique sites

Standards

S1.9.1 Where the development parcel is a *large site* or a *unique site*, target a minimum of 20% of total site area as *public open space*. Where the site size and configuration allow, a *park dedication* will be considered.

S1.9.2 For *mid-sized sites* target a minimum of 10% of total site area as *public open space*.

Guidelines

G1.9.1 Where a new *park dedication* is provided, locate and design it to be:

- a. highly visible and accessible from the sidewalk;
- b. a regularized parcel that works with the topography, is not fragmented and is not organized around serving a primarily private function;
- c. located on a corner or adjacent to an existing *park*; and
- d. on *terra-firma* where the parcels are not encumbered by non-*park* related surface and underground structures or other encumbrances such as easements and statutory rights-of-way (SRWs).

Special Note

Through the rezoning process, the City, including staff of the Vancouver Board of Parks and Recreation, will identify whether on-site *public open space* should be provided as a *park dedication* or *Privately Owned Public Space (POPS)*. Site factors that may indicate that delivery of a *park dedication* is warranted may include:

- *large sites* or proposals incorporating *large open space*
- areas of the city where there is a gap in neighbourhood access to park space
- development sites adjacent to an existing or planned *park*
- sites with potential for adjacent future road closure for *park* purposes

The following open spaces will not be considered for *park dedication*:

- Spaces servicing primarily public transit access (e.g. *transit plazas*)
- Spaces for rainwater capture or mobility functions without opportunities for public gathering, access to nature or recreation use
- Spaces associated with *residential* or retail / commercial uses or that could reasonably be perceived as semi-public

The final program and design of new *parks* to be will be determined by the Vancouver Board of Parks and Recreation.

1.10

Provide generous open spaces on sites with long frontages to support densifying neighbourhoods

Standards

S1.10.1 On *residential tower* sites with a frontage exceeding 60.7 m (199 ft), provide an at-grade *enhanced open space* with a minimum width equal to 20% of the site frontage. The *enhanced open space* should extend the full depth of the site and be located to maximize visibility, access, and public use, as follows:

- a. on corner sites, along the exterior side yard to ensure direct interface with the sidewalk; or
- b. on mid-block and two-tower sites, as a *mid-block connection*.

S1.10.2 On *mixed-use residential tower* and *non-residential tower* sites with a frontage exceeding 60.7 m (199 ft), provide a *Privately Owned Public Space (POPS)* equal to approximately 10% of the site area. Multiple *open spaces* may be appropriate where a *POPS* is provided that meets the expectations outlined in S1.11.1 and a *mid-block connection* is desired.

S1.10.3 On *residential low-rise* sites with a frontage exceeding 91.1 m (299 ft), provide *public open space* equal to at least 10% of the site frontage, extending the full depth of the site. This space may be located within an interior side yard, exterior side yard, or in between side-by-side buildings on the same site.

Guidelines

G1.10.1 Where a site is located next to an existing *park*, future *park*, or a potential future street reallocation, work with the City including Parks staff to determine if the on-site *open space* should be delivered as a *park*.

G1.10.2 For non-profit or government-initiated projects with non-market housing, *open space* expectations in this section should be interpreted with flexibility to accommodate project needs.

1.11

Provide Privately Owned Public Spaces that function effectively as public spaces

Standards

S1.11.1 Provide *Privately Owned Public Spaces (POPS)* that are large enough to function as a public space for the immediate neighbourhood. *POPS* should:

- a. be contiguous and generally have a proportion of 1:1 or 1:2;
- b. have a minimum area of approximately 300 sq m (3,230 sq ft); and
- c. be secured for public use with a statutory right-of-way (SRW) agreement.



1.12

Create mid-block connections to improve pedestrian connectivity

Standards

S1.12.1 Locate *mid-block connections*:

- a.** where identified by an area plan or public realm plan;
- b.** where a development site is adjacent to or includes an entrance to a transit station; or
- c.** on other sites where site conditions support a safe, direct, and legible connection.

S1.12.2 Provide *mid-block connections* with the following minimum dimensions:

- a.** 4.5 m (15 ft), measured from building face to shared property line, when the adjacent development site is expected to deliver the other half;
- b.** 5.4 m (18 ft), measured from building face to building face, in *non-residential contexts*;
- c.** 9.1 m (30 ft), measured from building face to building face, for *large sites* or sites identified in S1.12.1; and
- d.** 7.3 m (24 ft), measured from building face to shared property line, when a *mid-block connection* is provided but not required.

S1.12.3 *Mid-block connections* should be secured for public use with a statutory right-of-way (SRW) agreement.

S1.12.4 Ensure *mid-block connections* are primarily open to the sky.

Guidelines

G1.12.1 Variations to the standards outlined in S1.12.2 may be considered on a case-by-case basis where other widths are acceptable or preferred, including *mid-block connections* where active connections are desired.

G1.12.2 Prioritize locating *mid-block connections* where they can directly link to key destinations and pedestrian routes such as *parks*, community centres, *village high streets*, other *mid-block connections*, and transit stations.





2

Building Design



Building Design addresses the form, massing, organization, and architectural expression of buildings. This chapter provides guidance related to building scale and proportion, architectural character, residential livability, materiality, and the integration of building systems and uses to support high-quality, durable, and adaptable built form.

DRAFT

2.1

Shape building massing to reinforce pedestrian scale, visual variation, and legibility

Guidelines

G2.1.1 Assess *building massing* from pedestrian viewpoints in public spaces. Use distant or aerial perspectives to evaluate the cumulative impact on the context and skyline.

G2.1.2 Shape *building massing* to frame and anchor street-end terminations, *bridgeheads*, *monumental axes*, and key intersections, reinforcing these significant urban conditions.

G2.1.3 Enhance street-end mountain views by setting back *building massing* at north-south street corners.

G2.1.4 Consider shadow impacts on the surrounding context when shaping *building massing*. Also refer to section 4.9 - Solar Access in Public Spaces.



2.2

Articulate lower levels to relate to the pedestrian scale and mediate transitions with the surroundings

Standards

S2.2.1 To avoid long monolithic buildings, provide variation in building massing at intervals of approximately 25.0 m to 45.7 m (82 ft to 150 ft) depending on urban context.

S2.2.2 In *low-rise residential developments*, generally proportion building height to the width of the adjacent street right-of-way to achieve a 1:1 to 1:1.1 ratio. This typically corresponds with six storey buildings on a typical 20.0 m (65 ft) wide street.

S2.2.3 Provide a setback of 2.4 m to 3.0 m (8 ft to 10 ft) above the fourth storey where the ratio noted in S2.2.2 cannot be achieved, including:

- a. in areas with narrow street right-of-way; and
- b. where *living room* windows face a 9.1 m (30 ft) wide *mid-block connection*.

S2.2.4 In *low-rise residential developments* on a *single-fronting site* with two facing *apartment* buildings, limit the height of the rear building to approximately 13.7 m (45 ft). This typically corresponds with four storeys.

S2.2.5 In *low-rise mixed-use residential* or *low-rise non-residential developments*, provide a defined *streetwall* in proportion to the adjacent street right-of-way by stepping back *building massing* a minimum of 2.4 m to 3.0 m (8 ft to 10 ft) above the heights outlined in Table 2.2a.

S2.2.6 Where a *mixed-use residential* and *non-residential development* includes a *tower podium*, proportion podium height to the width of the adjacent street right-of-way, generally as outlined in Table 2.2b.

S2.2.7 Design *tower podiums* associated with *residential developments* according to their development context, as follows:

- a. maximum 18.3 m (60 ft) in Downtown; and
- b. maximum 15.2 m (50 ft) in areas outside of Downtown.

S2.2.8 The maximum *tower podium* heights outlined in S2.2.6 may be increased to 21.3 m (70 ft) for the following:

- a. non-profit or government-initiated projects with non-market housing; and
- b. sites with a frontage greater than 60.7 m (199 ft) where *enhanced open space* is provided.

S2.2.9 Except for open balconies, do not extend *building massing* over *open spaces* unless it demonstrably enhances the *public realm* and:

- a. *building massing* does not extend beyond the *ultimate property line*;
- b. *building massing* does not extend over *POPS*;

- c. a minimum vertical clearance in the range of 12.0 m to 18.0 m (40 ft to 60 ft), between grade and the underside of massing is provided; and
- d. *building massing* does not interfere with a healthy tree canopy.

S2.2.10 *Breezeways* may be considered in limited circumstances where:

- a. they have a minimum height-to-width ratio of 2:1;
- b. they are lined with *active uses* to support animation and *eyes on the street*;
- c. they provide a direct, legible, and publicly accessible pedestrian connection between streets, *open spaces*, or key destinations; and
- d. they are open for public use during building operating hours.

Guidelines

G2.2.1 Where a *continuous streetwall* is desired, maintain continuity of *low-rise developments* and *tower podiums* along the building's street-oriented frontages.

G2.2.2 Generally, when a *tower podium* is provided, a massing setback should be incorporated above the *podium* level.

Table 2.2a Standard *low-rise mixed-use* and *low-rise non-residential* streetwall heights

Adjacent Street Right-of-Way Width*	Standard Streetwall Height	
	East - West Street	North - South Street
Up to 24.4 m (80 ft)	Up to 15.2 m (50 ft)	Up to 15.2 m (50 ft)
Up to 27.5 m (90 ft)		Up to 23.0 m (75.5 ft)
Up to 30.5 m (100 ft)		
Over 30.5 m (100 ft)		

* Includes sidewalks and existing building lines

Table 2.2b Standard *mixed-use* and *non-residential developments* tower podium heights

Adjacent Street Right-of-Way Width*	Standard Tower Podium Heights	
	Downtown and Broadway Plan Area	Other Contexts
Up to 24.4 m (80 ft)	Up to 15.2 m (50 ft)	Up to 15.2 m (50 ft)
Up to 27.5 m (90 ft)		
Up to 30.5 m (100 ft)	15.2 m to 18.3 m (50 ft to 60 ft)	
Over 30.5 m (100 ft)	18.3 m to 23.0 m (60 ft to 75.5 ft)	

* Includes sidewalks and existing building lines

Design Tips

Here are some rules-of-thumb to support pedestrian-scaled design:

- Prioritize building proportions: Use height, width, and setbacks to establish scale, openness, and legibility before relying on finishes or materials.
- Test the design at pedestrian speed: Evaluate legibility, rhythm, and enclosure from typical sidewalk viewpoints rather than distant perspectives.
- Use the *podium* to resolve context: Concentrate scale transitions, grade change, and frontage complexity within the *lower levels*.
- Read the street wall as a continuous system: Assess continuity and breaks in relation to the full block face, not just the project frontage.
- Minimum planar change to read as a clear volumetric break: 1.5 m to 3.0 m (5 ft to 10 ft).





Left and opposite New development can respond to its surrounding context through building height, *massing*, and site organization. Building heights are scaled to adjacent streets, *streetwall* proportions reinforce a comfortable pedestrian experience, and a network of *mid-block connections* and *public open spaces* improves access, connectivity, and neighbourly integration.

2.3

Balance height and density with access to light and sky while contributing to skyline variety

Standards

S2.3.1 In predominantly *residential contexts* limit *tower* dimensions to maximum 29.0 m (95 ft).

S2.3.2 In *mixed-use residential* and *non-residential contexts*, if *tower* dimensions exceed 29.0 m (95 ft), provide clear volumetric articulation.

S2.3.3 Limit *tower floorplates* to the maximums outlined in Table 2.3.

Guidelines

G2.3.1 Incorporate varied building heights on large or consolidated sites to avoid flat or repetitive skyline silhouettes.

G2.3.2 Design *tower* massing to maintain slender proportions.

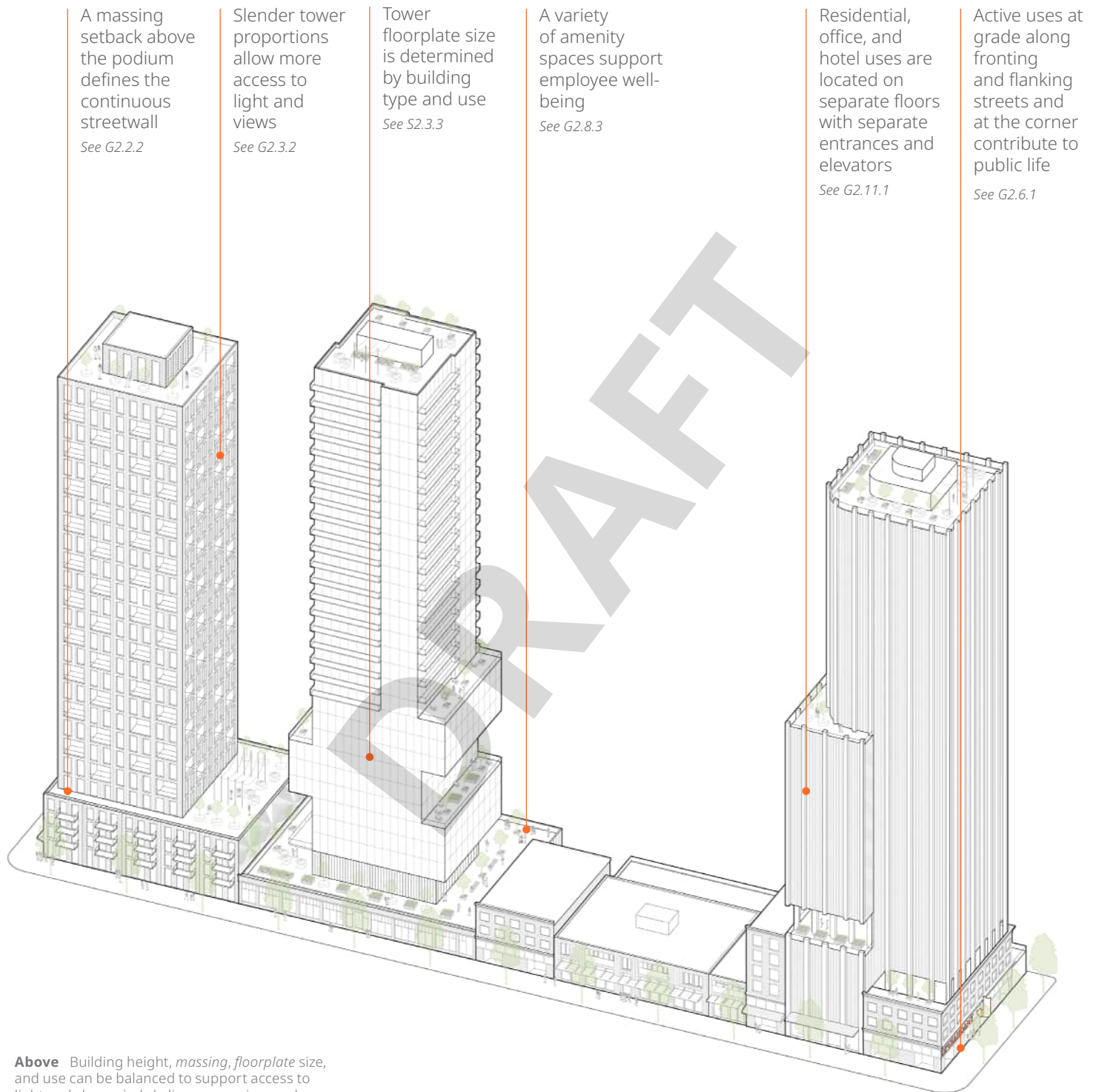
Design Tips

Here are some rules-of-thumb to consider when shaping building massing:

- On a typical east-west site, *towers* wider than roughly 60% of the site frontage often begin to read as broad slabs rather than slender towers.
- For *tall towers* and *very tall towers*, height-to-width ratios in the range of 6:1 to 8:1 or greater often produce more proportionate building forms. Lower ratios can benefit from additional shaping, articulation, or separation.
- Organizing buildings, especially *towers*, into recognizable components, such as base, middle, and top, can help break down scale and create a more legible and composed building form.

Table 2.3 Average *tower floorplate* standards

Building Type	Approximate Tower Floorplate Maximum	Notes
Residential towers (baseline)	511 sq m to 670 sq m (5,500 sq ft to 7,200 sq ft)	
Mass timber residential towers	Up to 746 sq m (8,000 sq ft)	
Non-market residential towers	Up to 746 sq m (8,000 sq ft)	
Tall towers (residential)	Up to 746 sq m (8,000 sq ft)	Requires increased shaping, articulation, or spacing.
Very tall towers (residential)	930 sq m – 1,115 sq m (10,000 sq ft – 12,000 sq ft)	Requires increased shaping, articulation, or spacing.
Employment and Hotel towers	930 sq m – 1,395 sq m (10,000 sq ft – 15,000 sq ft)	<i>Floorplates</i> above these maximums may be considered on a site-by-site basis where overall massing exceeds the intent of section 2.4



2.4

Shape and articulate form to retain and reinforce the integrity of heritage buildings

Standards

S2.4.1 New additions should be recessed from the historic street façade by way of at least one of the following:

- a. Horizontal setback: locate the façade of the contemporary building no less than 3 m (10 ft) from the heritage façade.
- b. Vertical setback: locate the underside of the contemporary façade at least two storeys above the parapet of the heritage façade.

S2.4.2 Where development includes an addition above a *heritage building* within a historic area, the proposed massing above 21.3 m (70 ft) should include setbacks from the front property line.

Guidelines

G2.4.1 Where development includes an addition to or is adjacent to a *heritage building*, retain and reinforce the integrity of the overall form, scale and massing of the heritage building.

G2.4.2 Contemporary buildings should be physically and visually compatible with, subordinate to, and distinguishable from the existing *heritage building*.

Façades respond to building scale, program, and the character of the public realm

See G2.15.1

The integrity of the overall form, scale, and massing of the heritage building is retained and reinforced

See G2.4.1



2.5

Maintain existing or compatible uses that support the conservation of heritage buildings

Design Tips

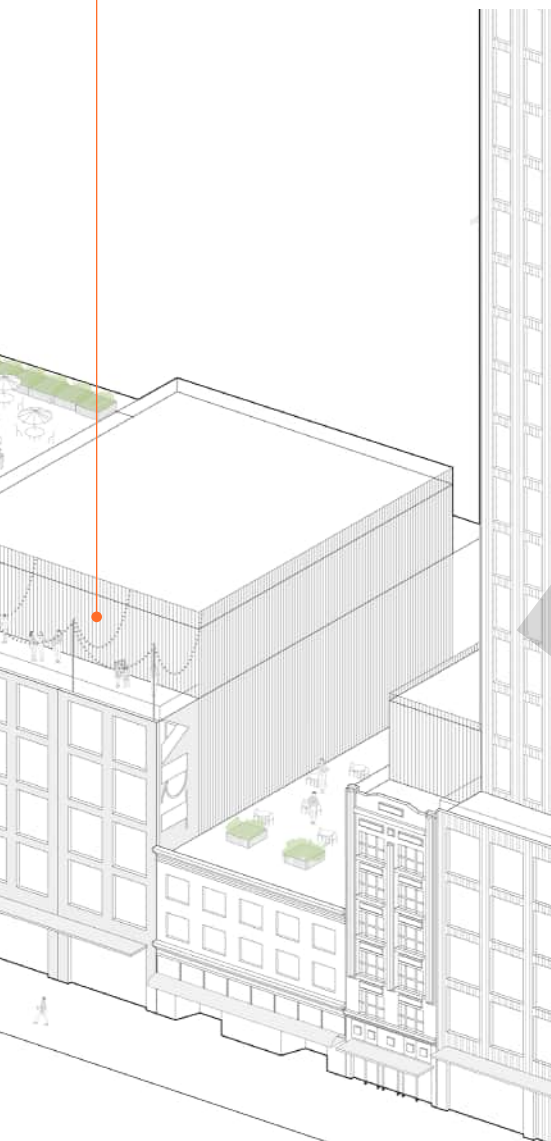
Where development includes an addition above a *heritage building*, articulate the building face into segments that reflect the historic pattern of development, typically in widths of about 15.2 m (50 ft).

Contemporary buildings are compatible with, subordinate to, and distinguishable from the existing heritage building

See G2.4.2

Guidelines

G2.5.1 Where development includes a *heritage building*, rehabilitation should maintain existing use, or historic (original) use, or identify the most compatible use to avoid unsympathetic alterations to the structure and exterior of an existing *heritage building*.



Left and opposite This conceptual diagram illustrates how compatible uses, sensitive additions, and appropriately scaled contemporary development can support the long-term conservation and continued relevance of *heritage buildings*.

2.6

Locate active uses where they contribute to pedestrian activity and a lively public realm

Guidelines

G2.6.1 Locate *active uses* at grade where they contribute to activity, visibility, and public life during different times of the day and days of the week such as:

- a. along fronting and flanking streets;
- b. at corners;
- c. facing *public open spaces* and *enhanced open space*; and
- d. along *mid-block connections* and other primary pedestrian routes.

G2.6.2 Where a site is located on a *village high street*, orient ground-level retail to the *village high street* frontage.

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Right and opposite *Mixed-use residential development* can support vibrant and walkable neighbourhoods when *active uses* are located where they are most visible and accessible. Retail and other *active uses* reinforce key pedestrian routes, activate corners and *open spaces*, and contribute to a lively *public realm* through transparent façades, frequent entrances, and generous *weather protection*.

Both street-facing façades are treated as primary elevations

See G2.15.2

Active uses at grade are located along fronting and flanking streets

See G2.6.1

Visually permeable active façade with frequent entrances activate the street

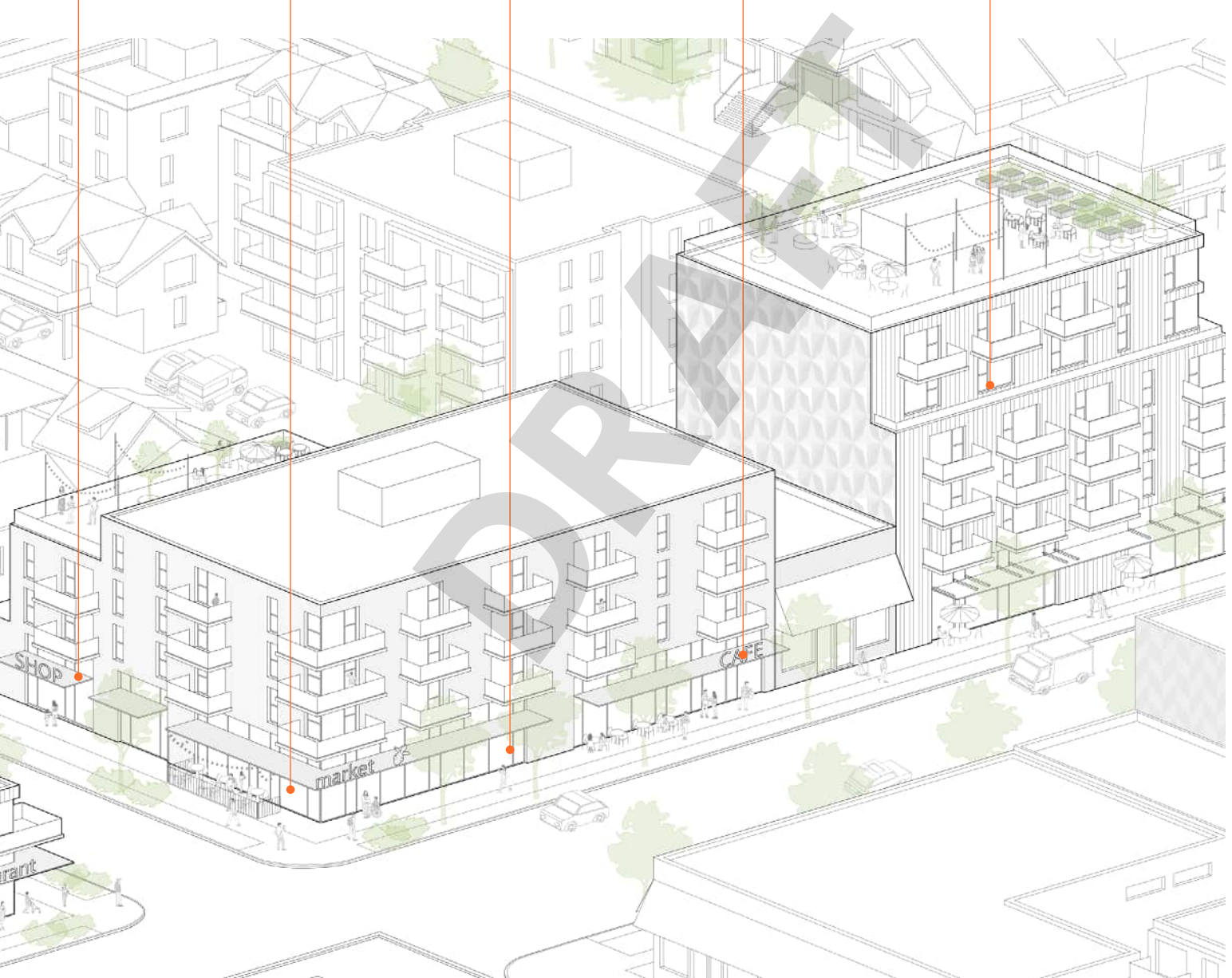
See S3.1.1

Weather protection with effective coverage is provided along active use frontages

See S3.2.1

Mixed-use building is stepped back to maintain streetwall height to street right-of-way proportions

See S2.2.5



2.7

Design active use spaces to support long-term functionality, viability, flexibility, and tenant diversity

Standards

S2.7.1 Design *active use* spaces, with floor-to-floor heights generally ranging from 4.6 m to 6.1 m (15 ft to 20 ft).

S2.7.2 Design ground-level *fine-grain active use* spaces with a maximum unit frontage generally around 7.6 m to 15.3 m (25 ft to 50 ft). Where *major active uses* are proposed at ground level, consider designing them to be demisable into smaller frontages in the future.

Guidelines

G2.7.1 Provide frequent, clear ground-level access directly from the sidewalk for each *active use* space.

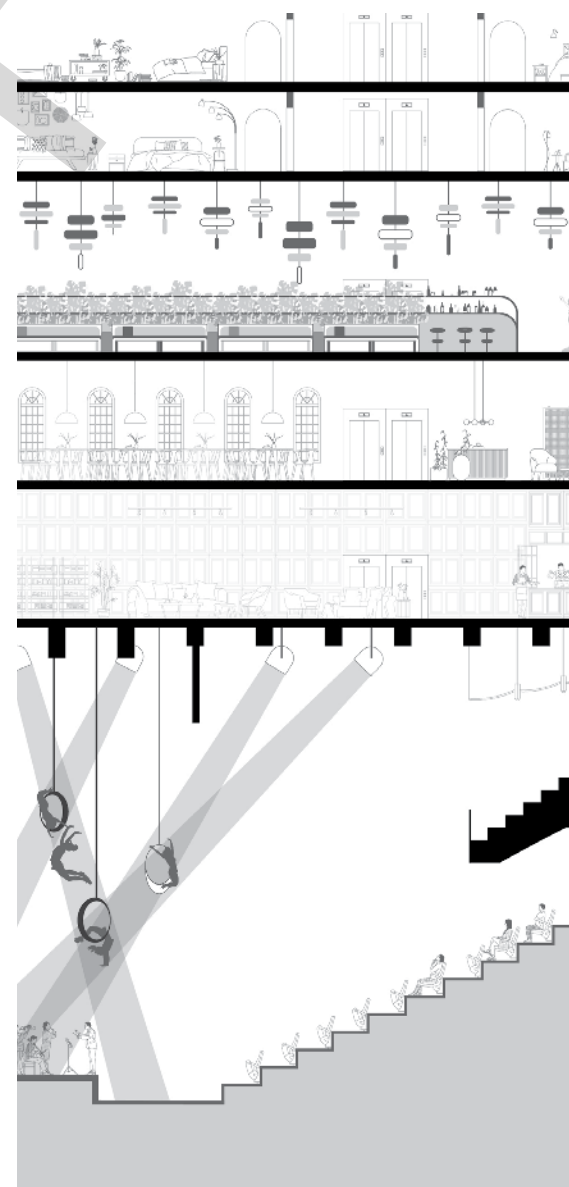
G2.7.2 Where *major active use* spaces are included, locate and configure them to support the public realm by:

- locating these spaces below grade or above grade where feasible;
- providing secondary access from *breezeways*, *mid-block connections*, and lanes where applicable;
- accommodating queuing away from the *public realm*, except for on-site *breezeways* or *mid-block connections*; and
- maintaining pedestrian scale along the street through smaller retail bays, articulated frontage, or wrapping and layering of *fine-grain active uses*.

Design Tips

Here are some rules-of-thumb for designing *active use spaces*:

- Design interior spaces to adapt to future tenant and changing economic times.
- Avoid narrow and deep commercial retail units. Storefronts with a depth-to-width ratio of 3:1 tend to work best for the broadest range of tenants. Corner locations tend to work best with a 1:1 ratio.
- Provide a variety of storefront sizes to support a mix of business types.



Right and opposite *Active use spaces of varying sizes and configurations can support a diverse mix of tenants while contributing to an active and engaging public realm.*

Major active use space is located below grade to maintain pedestrian scale along the street

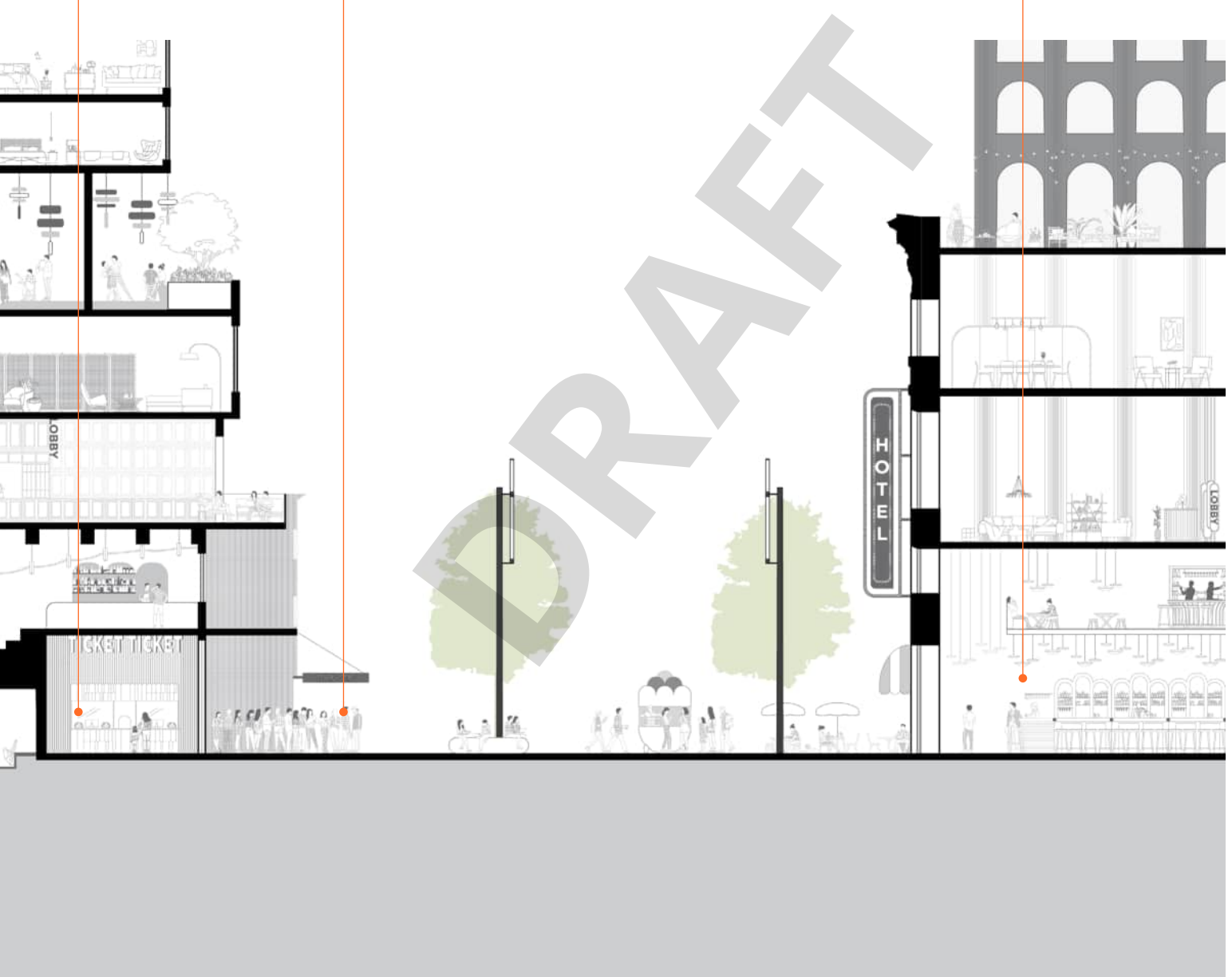
See G2.7.2a

Queuing is accommodated away from the public realm

See G2.7.2c

Active use space is designed with generous ceiling height and fine-grain unit frontage

See S2.7.1 and S2.7.2



2.8

Design office use spaces to support long-term flexibility, adaptability, and employee well-being

Standards

S2.8.1 Ground-level *office use* spaces are generally discouraged where *active uses* are expected. Where provided, design these spaces with floor-to-floor heights generally ranging from 4.6 m to 6.1 m (15 ft to 20 ft) to support future conversion.

S2.8.2 Design *office use* spaces on upper levels with floor-to-floor heights generally ranging from 3.6 m to 4.6 m (12 ft to 15 ft).

Guidelines

G2.8.1 In *Business Districts* and *Industrial and Employment Districts*, building lobbies and public access spaces are encouraged to exceed typical floor-to-floor heights, including double-height or taller spaces, where appropriate.

G2.8.2 Where a development includes *office uses* and non-office uses, including *hotel*, provide separate entrances and elevators for each use.

G2.8.3 Provide a variety of indoor and outdoor *non-residential amenity* spaces that support employee well-being, such as shared gathering areas, outdoor terraces, and fitness facilities throughout the building.

2.9

Design industrial use spaces to support long-term operational efficiency, viability, and employee well-being

Standards

S2.9.1 Design *industrial use* spaces, with floor-to-floor heights generally around 6.1 m (20 ft) at ground level and 5.2 m (17 ft) above grade.

S2.9.2 Ensure shared corridors serving *industrial use* spaces are designed to support the movement of equipment and goods, with a minimum width generally around 2.1 m (7 ft) wide and at least one door with a minimum dimension of 2.4 m by 2.4 m (8 ft by 8 ft).

S2.9.3 Design mezzanines to be contiguous and functionally integrated with adjacent *industrial uses* and to not exceed approximately 40% of the total floor area of the associated *industrial use*.

Guidelines

G2.9.1 Provide *industrial use* spaces, including mezzanines, with easy access to loading and waste management areas.

G2.9.2 Ensure that mezzanines are functionally integrated with the associated production, manufacturing, or maker space.

G2.9.3 Where the development includes *industrial uses* and non-industrial uses, provide separate entrances for each use, as well as separate freight and passenger elevators.

G2.9.4 Consider providing a variety of indoor and outdoor *non-residential amenity* spaces that support employee well-being, such as shared gathering areas, outdoor terraces, and fitness facilities throughout the building.

2.10

Mitigate impacts of at- and above-grade structured parking and service areas on the surrounding context

Guidelines

G2.10.1 Plan for vehicle access from the lane and away from streets, *parks*, and areas intended for on-site *open spaces*.

G2.10.2 Above-grade parking structures are not supported except in *Groundwater Protection Areas* where:

- a. up to two levels of above-grade parking, measured from the street, may be integrated at the rear of a building;
- b. up to one storey of additional height may be considered to compensate for floor area displaced by above-grade structured parking;
- c. *active uses*, with a minimum recommended depth of 9.1 m (30 ft), should be located on the ground floor facing the street;
- d. multiple parkade access points along the lane may be considered where site slopes present challenges for ramping and efficiency; and
- e. the rooftops of structured parking should be prioritized for uses that would otherwise have been provided at grade, such as private outdoor space, *outdoor residential amenity* space, and landscaping.

G2.10.3 Integrate building services, including mechanical and electrical equipment, vents, bicycle storage spaces, garbage and recycling areas in the building and site design, away from ground floor *residential uses*, streets, *open spaces*, and pedestrian routes, preferably underground.

G2.10.4 Where building services must be located adjacent to *parks* or the *public realm*, ensure they do not block access and minimize their impact through consolidation, screening, and visual integration. Venting of mechanical equipment, including commercial kitchen exhaust, onto the sidewalk or a *park* is not supported.

2.11

Design dwelling units for functional daily use and long-term comfort and livability

Standards

S2.11.1 Provide *residential* floor-to-floor heights generally in the range of 2.7 m to 3.4 m (9 ft to 11 ft).

S2.11.2 For *single-aspect dwelling units*, provide an overall depth in the range of 10.7 m to 12.2 m (35 ft to 40 ft).

S2.11.3 Where sunken *dwelling units* are unavoidable, ensure the finished floor is not lower than 1.2 m (4 ft) below adjacent finished grade.

Guidelines

G2.11.1 Where a development includes *residential uses* and *non-residential uses*, provide separate entrances and elevators for each use, and locate *dwelling units* on separate floors from other uses.

G2.11.2 Where included, below-market rental units should match market rental units in design quality, livability, and unit mix. Requirements for family-size units with two or more bedrooms should be met within both the market and below-market rental unit mixes.

G2.11.3 Orient *living rooms* to streets, rear yards, or courtyards where minimum separation between *primary façades* can be met. Refer to section 1.4.

G2.11.4 Where permitted by the Zoning and Development By-law or a policy, variations to unit mix requirements may be considered in some instances where achieving the required housing mix would result in inefficient building design or compromised unit livability. Developments should still seek to provide 35% of the *dwelling units* with two or more bedrooms. Variations will be considered for:

- a. *low-rise mixed-use residential developments* on mid-block sites or on corner sites with frontages less than 30.1 m (99 ft); and
- b. proposals where Council determines that the development would contribute to conserving a building or site designated as protected *heritage property*.

Also refer to Family Room: Housing Mix Policy for Rezoning Projects.

G2.11.5 *Single-aspect dwelling units* facing a side yard should be limited and are generally only appropriate where the side yard depth is at least 9.1 m (30 ft) or where *living rooms* face a *mid-block connection* at least 9.1 m (30 ft) wide.

G2.11.6 Do not orient *living rooms* to *lightwells* or *lightcourts*.

Design Tips

Here are some rules-of-thumb to refer to when designing livable homes:

- Locate *living rooms*, and dining and kitchen areas closest to windows to maximize exposure to daylight.
- Test layouts with beds, sofas, dining tables, desks, and circulation to confirm rooms function comfortably.
- Even slight increases in unit width, ceiling height, or window size can do a lot to improve livability.
- Access to borrowed natural light and adequate proportions for furniture enhance the usability of *inboard rooms* which may be used for purposes other than *residential storage*.

Opposite Access to daylight, outlook, private outdoor space, and shared *open spaces* contributes to functional and livable homes while supporting higher-density urban living.

Dwelling unit depth and floor-to-floor height shape comfort and livability

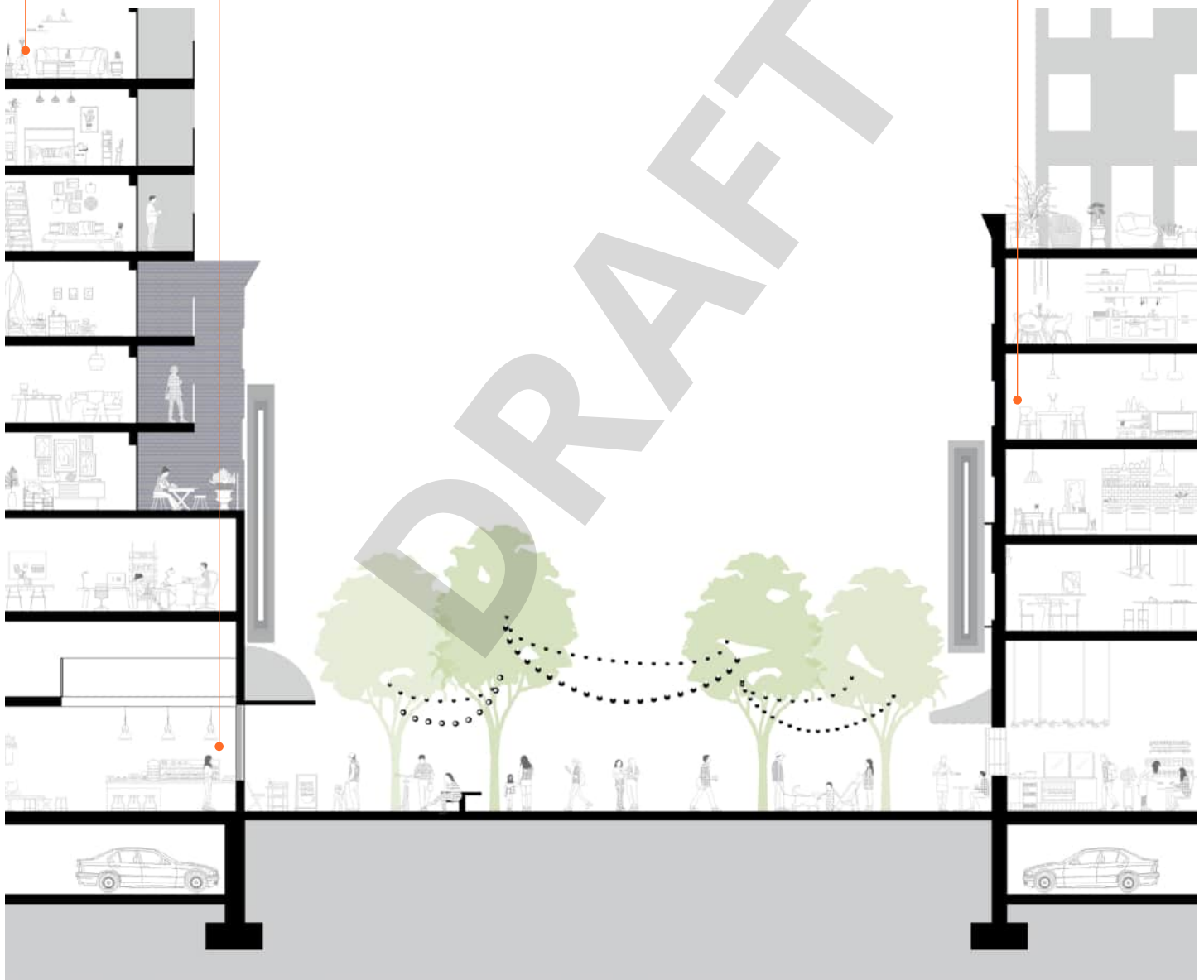
See S2.11.1 and S2.11.2

Residential uses have separate entrances and elevators, and dwelling units are located on separate floors from other uses.

See G2.11.1

Below-market rental units match market rental units in design quality, livability, and unit mix.

See G2.11.2



2.12

Design convenient, accessible, and usable residential storage for everyday living needs

Design Tips

Make *residential storage space* do the heavy lifting: equipping these areas with hooks, shelves, and cabinets can go a long way to reduce clutter in other living spaces.

Standards

S2.12.1 Provide *residential storage* with a minimum clear width of 0.9 m (3 ft).

Guidelines

G2.12.1 In *dwelling units* where the only area for sleeping is in a space that may be considered an *inboard room*, *residential storage space* should be provided separately.

G2.12.2 Design *residential storage space* to be accessible for people of all abilities, avoiding steps or ledges and providing ample headroom. Stacked storage lockers are not supported.

G2.12.3 In-suite *residential storage space* should be enclosed or clearly defined as a dedicated storage area that is spatially separated from primary living spaces and accessed from a common area or hallway within the *dwelling unit*. *Residential storage space* should not be located within *living rooms* or bedrooms.

G2.12.4 Where *residential storage space* is provided in the same area as a major appliance (e.g., a washer and dryer, hot water heater, etc.), the storage area should be clearly separated so that appliances do not occupy the space intended for storage.

2.13

Design secured and versatile common residential amenity spaces that support a range of activities

Standards

S2.13.1 Provide a minimum ratio of 1.2 sq m (13 sq ft) of common *indoor residential amenity* space per *dwelling unit* for:

- a. *low-rise developments* containing *residential uses* where the site has an area of 920 sq m (9,900 sq ft) or greater; and
- b. all *tower developments* containing *residential uses*.

S2.13.2 In all developments containing *residential uses*, provide a minimum ratio of 2.0 sq m (22 sq ft) of common *outdoor residential amenity* space per *dwelling unit*.

Guidelines

G2.13.1 Providing *low-rise developments* with rooftop *outdoor residential amenity* space is encouraged but not required. Reductions to the standard for common *outdoor residential amenity* set out in S2.13.2 may be considered for *low-rise developments* where all *outdoor residential amenity* space cannot reasonably be accommodated at grade.

G2.13.2 Where *outdoor residential amenity* space encroaches into an *enhanced open space*, that space may count toward minimum expectation for *outdoor residential amenity* space. Refer to section 3.9.

G2.13.3 Co-locate *indoor residential amenity* and *outdoor residential amenity* spaces with clear visual and physical connections between them.

G2.13.4 Design *outdoor residential amenity* spaces to support a range of activities such as social gathering, children's play, urban agriculture, and pet relief. Use trees and diverse planting, including edible planting, to shape spaces and provide amenities that support these activities.

G2.13.5 Equip at least one *indoor residential amenity* space with basic support functions, including a kitchen, accessible washroom, and storage. An accessible washroom should be located on the same level as rooftop *outdoor residential amenity* spaces.

G2.13.6 Guest suites may be counted as *indoor residential amenity* space, provided the development includes at least one *indoor residential amenity* space that meets the expectations of G2.13.4. Guest suites will be subject to covenants on title restricting their use.



2.14

Design balconies, patios, and roof decks as usable and comfortable private outdoor spaces

Standards

S2.14.1 Provide 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 sq ft).

S2.14.2 Exceptions to S2.14.1 may be considered in the following cases, if a minimum of 4.5 sq m (48 sq ft) of additional common *outdoor residential amenity* space beyond the expectations outlined in section 2.13 is also provided for each *dwelling unit* that does not have private outdoor space:

- a. units with exposure to the *Major Road Network, truck route, or high traffic volume streets*;
- b. units in *mass timber buildings*;
- c. units directly adjacent a *rail facility*;
- d. units in non-profit or government-initiated projects with non-market housing; and
- e. units in a *heritage building*.

Guidelines

G2.14.1 Where a balcony or patio is not provided, equip *dwelling units* with an alternative form of private outdoor connection, such as a Juliet balcony or full-height operable glazing with integrated safety guards.

G2.14.2 Avoid balcony arrangements that significantly increase building mass and shadow impact.

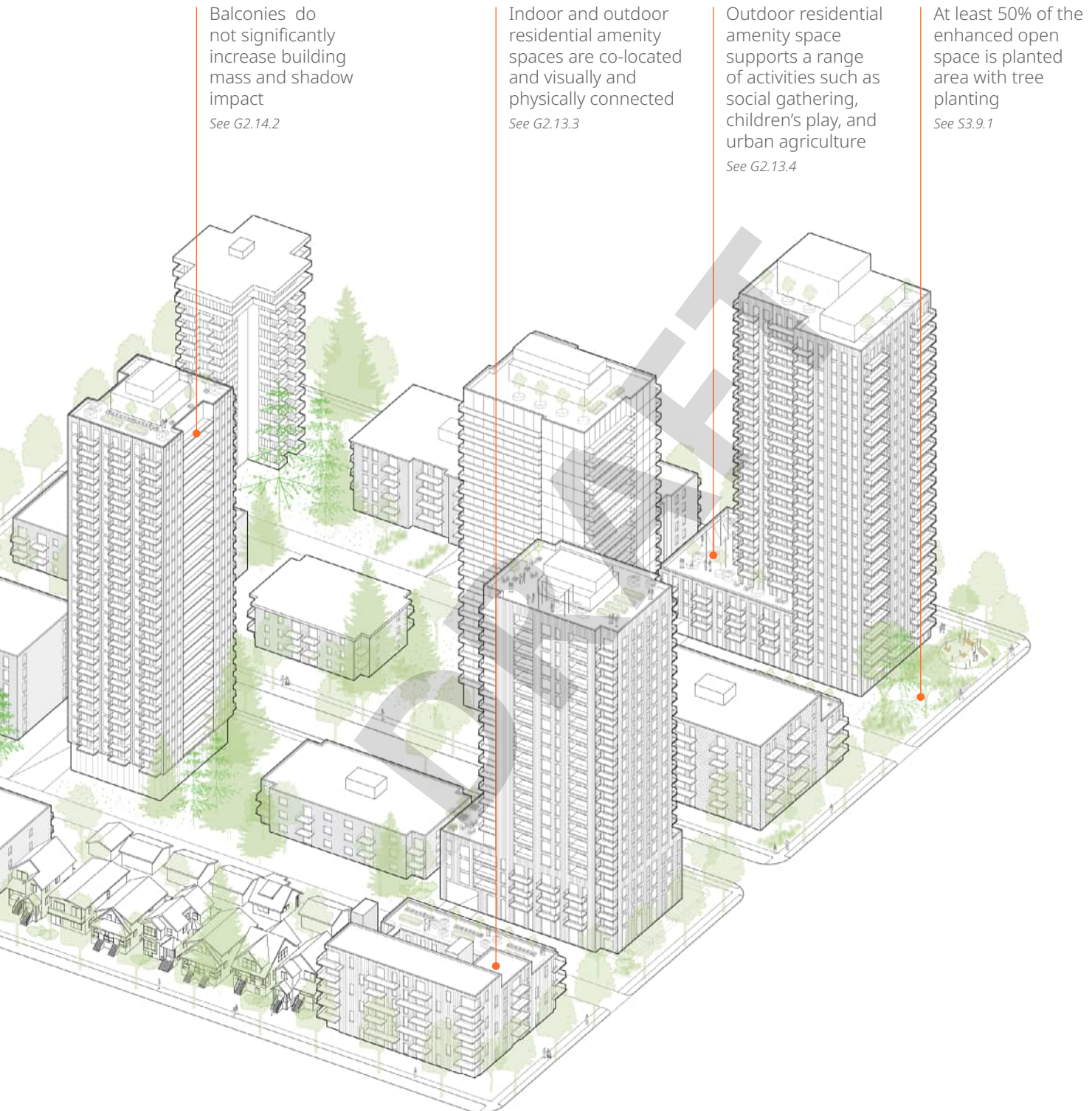
G2.14.3 Consider inseting balconies to accommodate mature tree canopy or at higher storeys for year-round comfort.

G2.14.4 Enhance balcony usability and privacy through design strategies such as screens, fin walls, planters, opaque guardrails, or *retractable weather screening systems*.

G2.14.5 Where permitted by a district schedule, design *enclosed balconies* to maintain visual lightness and façade clarity, including using clear glazing, slender framing, and limited concentration at corners or along prominent façades.

Right and opposite Active use spaces of varying sizes and configurations can support a diverse mix of tenants while contributing to an active and engaging *public realm*.





2.15

Compose façades to respond to the building scale, program, and the character of the public realm

Guidelines

G2.15.1 Coordinate façade composition and articulation with *building massing*, program, and structural expression.

G2.15.2 On corner sites, treat both street-facing façades as primary elevations.

G2.15.3 Avoid blank walls that are visible from the *public realm*. Where unavoidable, they should be designed as integral parts of the building elevation with attention to materiality and details.

G2.15.4 Avoid long, uninterrupted expanses of unarticulated glazing, particularly at the *lower levels*.

G2.15.5 Prioritize durable, sustainable, *high-quality materials* and finishes, and ensure careful composition, detailing, and execution.

G2.15.6 Emphasize finer-grained, tactile materials at *lower levels* where buildings are experienced at the pedestrian scale.

G2.15.7 Design building projections, including brise-soleil, sunshades, balconies, *exterior passageways*, and patios, as integrated components of the *building massing* and architectural expression.

G2.15.8 Where *building massing* extends over *open spaces*, use bright, *high-quality materials* on soffits and wall surfaces.

Design Tips

Here are some things to consider to ground new buildings in their context while remaining contemporary:

- Look to the neighbourhood's underlying character and history, not its surface style. Take cues from building scale, form, openings, and patterns of solidity rather than replicating historic details.
- Use weight and texture to anchor buildings. More substantial materials often belong at the base, with lighter materials above.
- Echo local palettes without limitation. Familiar tones and *high-quality materials* can reinforce continuity while remaining contemporary.
- Choose durable materials that age well. Longevity and weathering matter more than novelty in shaping neighbourhood character over time.
- Give special attention to the finishing of balcony soffits.



2.16

Integrate architectural lighting to clarify form and contribute to a safe and engaging public realm

Guidelines

G2.16.1 Use architectural lighting to reinforce *building massing*, entrances, and primary architectural elements, particularly at the *lower levels*.

G2.16.2 Design lighting to minimize glare, light spill, and impacts on adjacent *residential uses* and *open spaces*. Also refer to the City of Vancouver's Outdoor Lighting Design Tips.

G2.16.3 Treat existing historic neon signs as character-defining elements. Rehabilitation or restoration of neon signage should be based on archival documentation.

G2.16.4 Where anticipated by an area plan or policy, integrate new neon signage to clearly identify cultural and entertainment venues.

Opposite A variety of façade compositions, *high-quality materials*, and architectural expressions can reinforce neighbourhood character while contributing to a cohesive *public realm*.

2.17

Design roofs and tower crowns as integral elements that contribute to a coherent skyline

Guidelines

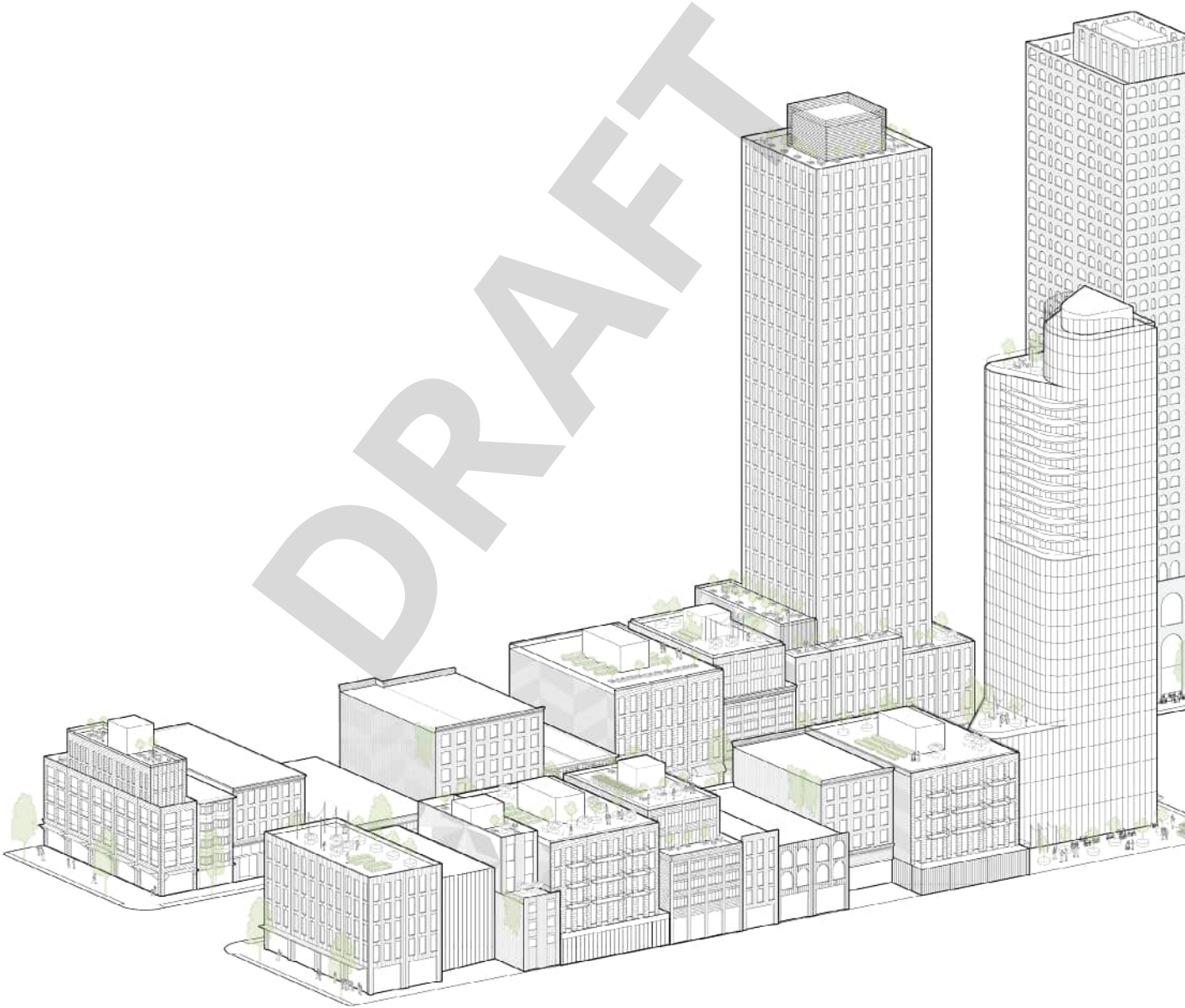
G2.17.1 For *towers* exceeding approximately 90 m (295 ft) in height, give special attention to the design of roofs and *tower crowns*, recognizing their visibility from multiple viewpoints across the city.

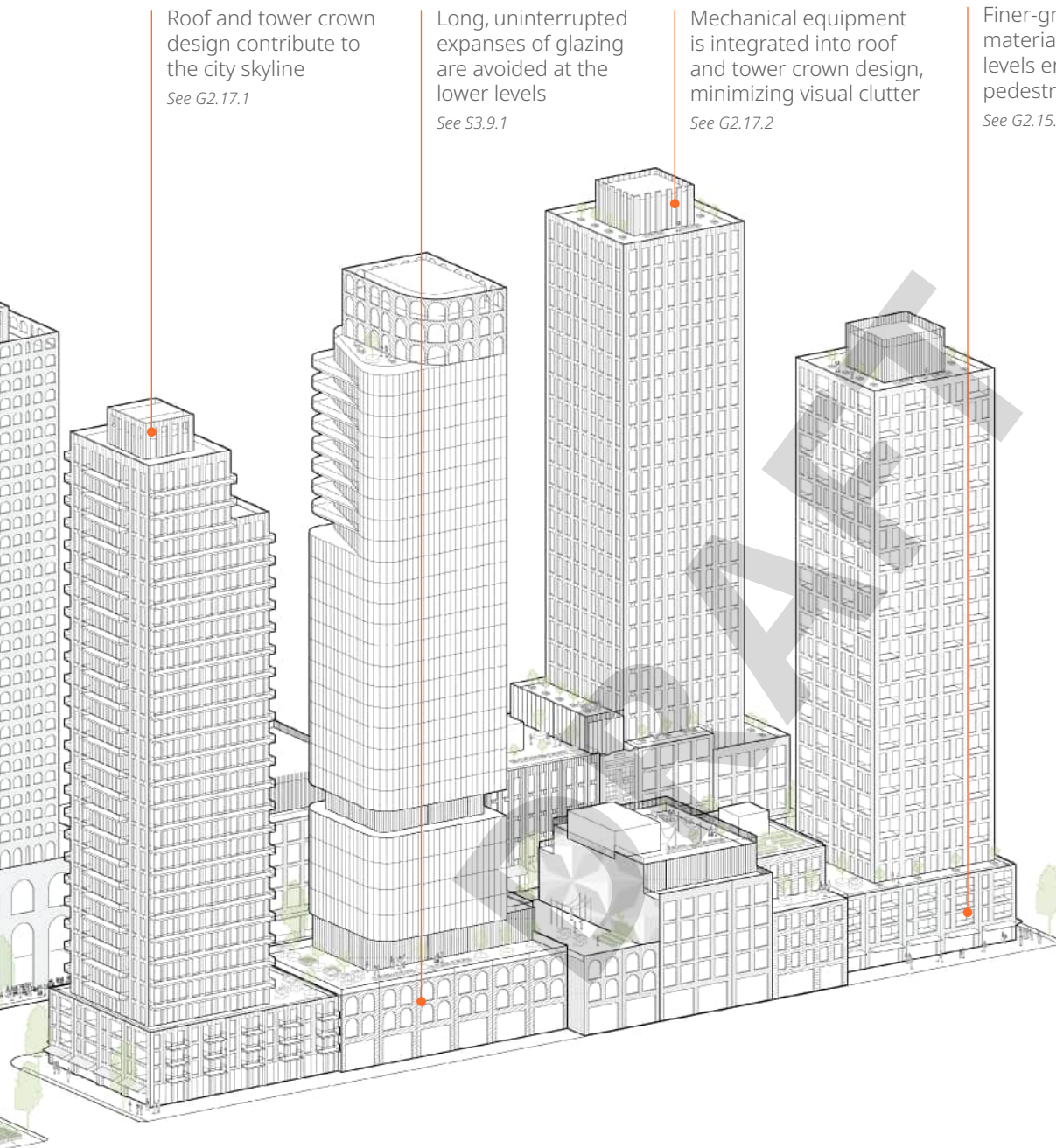
G2.17.2 Integrate mechanical equipment into roof and *tower crown* design to minimize visual clutter and avoid ad hoc screening solutions.

Design Tips

When designing roofs and *tower crowns*, consider the following:

- Differentiate the *tower crown*. Use changes in massing, setbacks, or materials to give the tops of towers a recognizable form.
- Design roofs with views from above in mind. Roofs are often visible from neighbouring *towers*, so organize rooftop surfaces and equipment accordingly.
- Avoid flat and uniform *tower* tops across *large site* developments. Variation in *tower crown* form can help create a more distinctive skyline.
- Incorporate green roofs where possible. Green roofs can improve building performance and contribute to urban ecology. Refer to the Rain City Green Roofs Best Practices Guide for design guidance.





Roof and tower crown design contribute to the city skyline
See G2.17.1

Long, uninterrupted expanses of glazing are avoided at the lower levels
See S3.9.1

Mechanical equipment is integrated into roof and tower crown design, minimizing visual clutter
See G2.17.2

Finer-grained, tactile materials at lower levels enrich the pedestrian experience
See G2.15.6

Left and opposite Building expression contributes to how buildings are experienced from the street and as part of the broader urban skyline. Composition, materiality, glazing, and roof design work together to create buildings that are visually engaging, pedestrian-friendly, and responsive to their context.

2.18

Conserve and complement the character-defining elements of heritage buildings

Guidelines

G2.18.1 Understand the historic construction, assemblies, and systems of a *heritage building* before intervening, recognizing their contribution to the area's cultural heritage. Use the Statement of Significance and Conservation Plan to inform design development.

G2.18.2 Use a minimal intervention approach to protect and maintain the *heritage building*.

G2.18.3 Where development includes addition to, or is adjacent to a *heritage building*, the contemporary building should be articulated to complement the character-defining elements of the *heritage building*. This includes, but is not limited to: vertical order, fenestration pattern, window, door and storefront assemblies, masonry detailing, cornices, and architectural metalwork.

G2.18.4 When replacing missing or heavily deteriorated character-defining elements of a *heritage building*, restore them based on documentary evidence. If no evidence exists, reconstruct or redesign them in a historically compatible manner.

The integrity of the overall form, scale and massing of the heritage building is retained and reinforced

See G2.4.1

Contemporary buildings are compatible with, subordinate to, and distinguishable from the existing heritage building

See G2.4.2

The contemporary building is articulated to complement the character-defining elements of the heritage building

See G2.18.3



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Opposite New development can reinforce the character of *heritage buildings* through compatible scale, *building massing*, and architectural expression while remaining subordinate to and distinguishable from the historic fabric.





3

Urban Experience

Urban Experience addresses how buildings and sites contribute to the public realm and shape the everyday experience of the city at the pedestrian scale. This chapter provides guidance related to active frontages, weather protection, open spaces, parks, plazas, and other publicly accessible areas to support safe, welcoming, and vibrant urban environments.

DRAFT

3.1

Design active façades that provide visual permeability and easy access, enhancing the pedestrian experience

Standards

S3.1.1 Design *non-residential active façades* to activate the *public realm* by providing:

- a. frequent entrances typically spaced 8.0 m to 12.0 m (26 ft to 40 ft) apart; and
- b. visual permeability with transparent glazing across most of the ground-floor façades up to the underside of the second floor or the underside of *weather protection*, whichever is lower.

S3.1.2 Design ground-oriented *dwelling units* with *active façades* that engage the *public realm* while balancing privacy and accessibility, including providing individual entries that are:

- a. accessed directly from the *public realm*; and
- b. no more than 1.2 m (4 ft) from finished grade.

Guidelines

G3.1.1 Design safe and welcoming public-private interfaces by:

- a. encouraging *eyes on the street* through clear sightlines from both public and private spaces;
- b. providing well-integrated lighting along building frontages; and
- c. designing security measures, including grilles and gates, to be visually permeable at all hours.

G3.1.2 Limit blank walls, including grilles, secondary egress doors, and opaque glazing along streets or where visible from *parks*.

G3.1.3 Plan *non-residential* interior layouts that maintain visual permeability from the sidewalk, avoiding back-of-house functions, shelving, or window signage that obstruct views into the space.

G3.1.4 On sloped sites, integrate stairs and ramps within the building envelope wherever possible.

G3.1.5 Where flood construction levels, sloping sites, or other constraints require the ground floor to be elevated or set back from sidewalk grade, maintain direct visual and physical connection to the *public realm*.

Design Tips

- Passive security, achieved through lighting, transparency, and activity, supports both safety and street life more effectively than physical barriers alone.
- Solid roll-down grilles and opaque barriers facing the *public realm* are discouraged.

3.2

Provide weather protection that supports year-round pedestrian activity in the public realm

Standards

S3.2.1 Provide *weather protection* along frontages with *active uses*, near transit, along key pedestrian routes, over areas intended for outdoor dining or sidewalk patios, and at principal building entries, mounted at a height generally between 3.0 m to 4.5 m (10 ft to 15 ft) above grade.

S3.2.2 Design *weather protection* with sufficient depth to provide effective coverage, generally achieving a depth-to-mounting height ratio of approximately 0.4 to 0.7, and not less than 1.5 m (5 ft) in most *mixed-use residential* and *non-residential contexts*.

Guidelines

G3.2.1 Provide generally continuous *weather protection* along frontages with *non-residential active uses*, particularly in areas with high pedestrian activity.

G3.2.2 Coordinate *weather protection* with adjacent buildings to support continuity across property lines and maintain a consistent pedestrian experience.

G3.2.3 Coordinate *weather protection* with existing and proposed trees to avoid conflicts. Also refer to the Engineering Design Manual.

G3.2.4 Integrate *weather protection* as an intentional component of the building design, aligned with the architectural expression and rhythm of the frontage.

G3.2.5 Consider variations in proportion, material, and detailing to respond to different frontages, uses, and contexts, such as marquee-style projections in front of cultural venues.

Design Tips

Here are some rules-of-thumb to consider when designing *weather protection*:

- Use material to signal importance. Changes in material, thickness, or finish can be used to mark primary entrances without increasing size or depth.
- Lighter reads better at the street. Slim profiles, expressed structure, and transparent or translucent elements generally maintain daylight and visual connection better than heavy or opaque forms.
- Treat soffits as integral to the architecture. Soffits are experienced at walking speed; material quality, joints, and lighting integration make for inviting pedestrian environments.
- Provide bicycle spaces under *weather protection* where space permits.

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3.3

Design inviting interior public spaces that are visible, accessible, and comfortable for everyday use

Standards

S3.3.1 Where the Zoning and Development By-law or other development policy permits floor space ratio exclusions for *interior public space*, provide:

- a. a minimum height of approximately 9.1 m (30 ft); and
- b. a minimum area of approximately 93.0 sq m (1,000 sq ft).

Guidelines

G3.3.1 Consider providing *interior public space* in major *mixed-use residential* and *non-residential developments* located in *Business Districts* and *Industrial and Employment Districts* where the scale, use, or location of the space would enhance the *public realm*.

G3.3.2 Provide a variety of seating, tables, or other facilities for the enjoyment of the public.

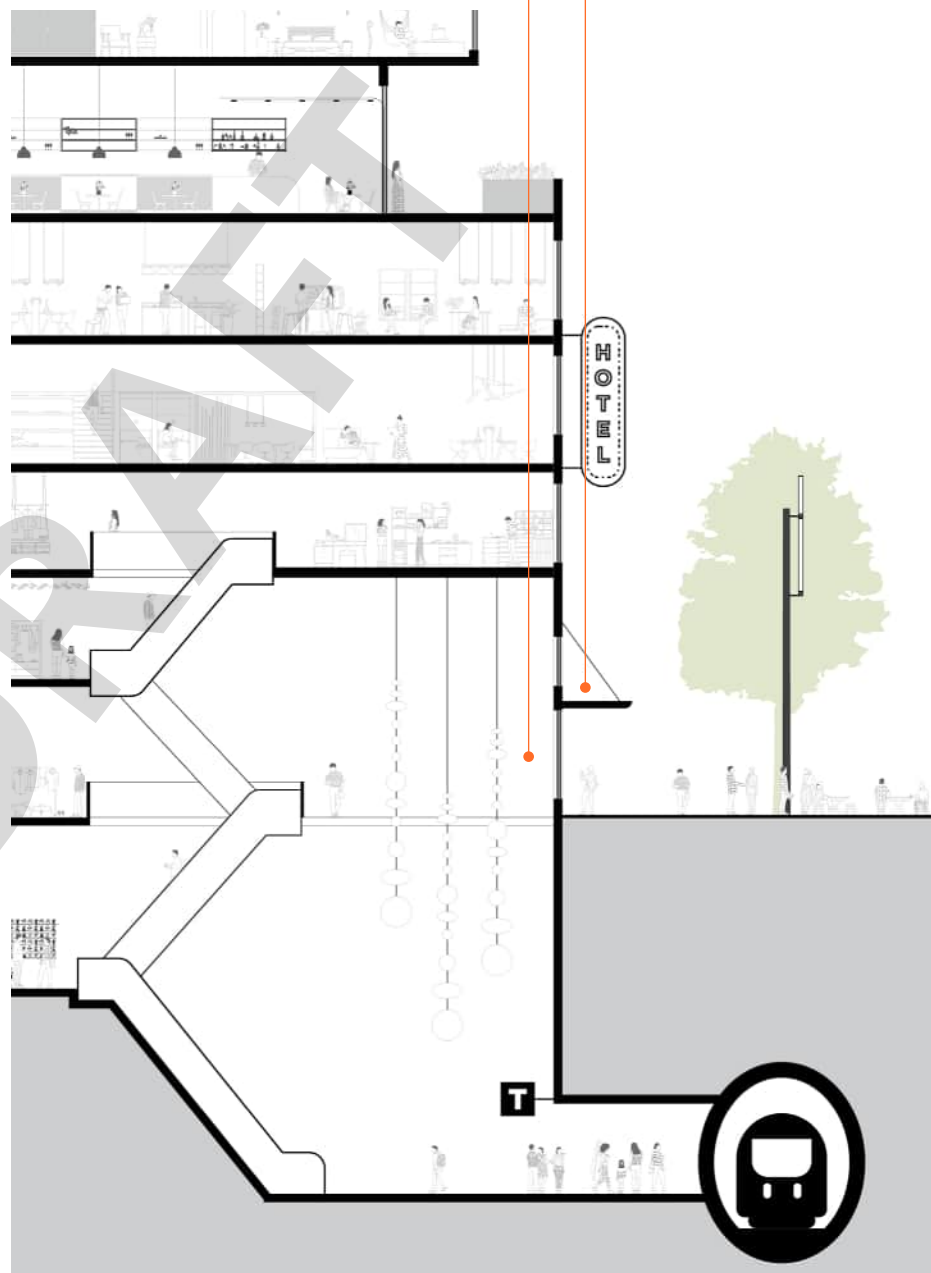
G3.3.3 Provide direct visual and physical access from the sidewalk.

Interior public space with generous height and ample glazing is visually and physically accessible from the sidewalk

See S3.3.1 and G3.3.3

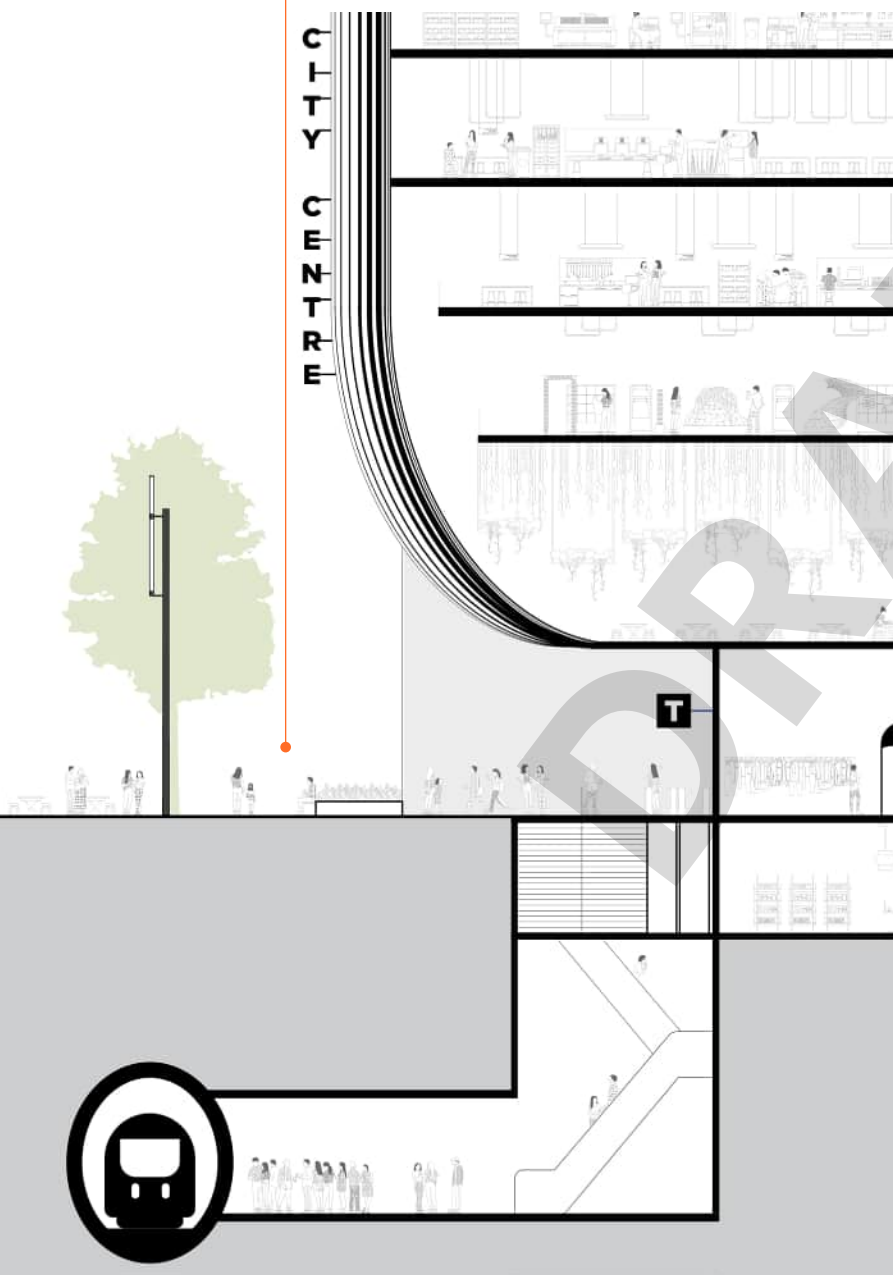
Weather protection with effective coverage along active uses supports year-round pedestrian activity

See S3.2.1 and S3.2.2



Development including station overbuild reserves adequate space for a transit plaza

See G4.4.1



Left and opposite Visible and accessible interior public spaces can support public life, strengthen pedestrian connectivity, and create welcoming destinations.

3.4

Design high-quality on-site open spaces that enhance the pedestrian experience along the sidewalk

Guidelines

G3.4.1 Break up monotonous frontages with design features that add visual interest, rhythm, and activity such as unique paving and wall treatments, seating, varied planting, and pedestrian-scaled lighting.

G3.4.2 Provide public seating at street corners and *mid-block connections* to improve accessibility and offer consistent places for people to rest.

G3.4.3 Soften and mitigate grade changes and the visual impact of blank walls and long fences using design features such as trellises, planting, unique wall treatments, stairs, seatwalls, and interactive elements of play. Reduce the height of landscape walls where possible.

G3.4.4 Where suitable, maintain clear visual connections and physical access between on-site *open space* and the sidewalk to encourage social interaction.

G3.4.5 Design with varied heights of plantings in front of privacy hedges, retaining walls, and fences.

3.5

Design public open spaces for a variety of activities to support diverse public life and urban ecology

Guidelines

G3.5.1 Design *public open spaces* with specific activities in mind and provide the amenities needed to support them such as seating, planting, play features, drinking fountains, lighting, special paving and wayfinding.

G3.5.2 Use high-quality landscape materials to enhance visual interest and create inviting spaces.

G3.5.3 Design for universal accessibility where space and site grading allow. Minimize grade changes and provide highly visible, direct entries from adjacent sidewalks. Refer to the Vancouver Accessibility Strategy.

G3.5.4 Where *public open spaces* align with the *blue green network*, *greenways*, or *ecological corridors*, develop designs that support urban tree canopy, habitat, biodiversity planting or green rainwater infrastructure.

Design Tips

Consider targeted stakeholder engagement with equity-seeking groups to help determine what activities are missing in the neighbourhood.

3.6

Design Privately Owned Public Spaces (POPS) to function first and foremost as public places

Design Tips

During the design phase, consider post-occupancy programming and stewardship to ensure the success of large *POPS*.

Standards

S3.6.1 Limit retail patios to approximately 1/3 of a *POPS*.

S3.6.2 Provide signage clearly indicating that the *POPS* is intended for public use.

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3.7

Design plazas to foster social interaction, and enhance comfort and vibrancy in the public realm

Design Tips

Movable seating is encouraged, especially if stewarded by building tenants or management. This may serve a commercial retail unit without requiring additional patio permits.

Standards

S3.7.1 Secure *large plazas* and *transit plazas* that do not fall on TransLink-, City-, or provincially-owned property as *POPS*.

Guidelines

G3.7.1 Locate at least one primary building entry within a *plaza*, ensuring entries and circulation do not conflict with public space programming.

G3.7.2 Incorporate tree planting, particularly where contiguous planted areas, underground setbacks, or slab drops are provided.

G3.7.3 Design *large plazas* with adequate space for flexible programming and infrastructure for special events, such as lighting, electrical receptacles, *weather protection*, and food truck servicing.

G3.7.4 Provide shade trees, *weather protection*, and seating in *transit plazas* to improve waiting areas.

Active uses facing the plaza generate vitality and vibrancy in the public realm
See G2.6.1

Plaza location and size respond to pedestrian movement and opportunities for public gathering
See S1.11.1 and G3.5.3

Plaza features designed to support specific activities encourage active public life
See G3.5.1 and G3.5.3



Right Well-designed *plazas* create opportunities for gathering, relaxation, and everyday activity. *Active uses*, seating, landscaping, and thoughtfully located *open space* can contribute to urban vibrancy.

3.8

Design mid-block connections for safe and comfortable public access and pedestrian movement

Standards

S3.8.1 Provide a pedestrian pathway with a minimum clear width of 2.4 m (8 ft) secured for public use by an SRW agreement.

Guidelines

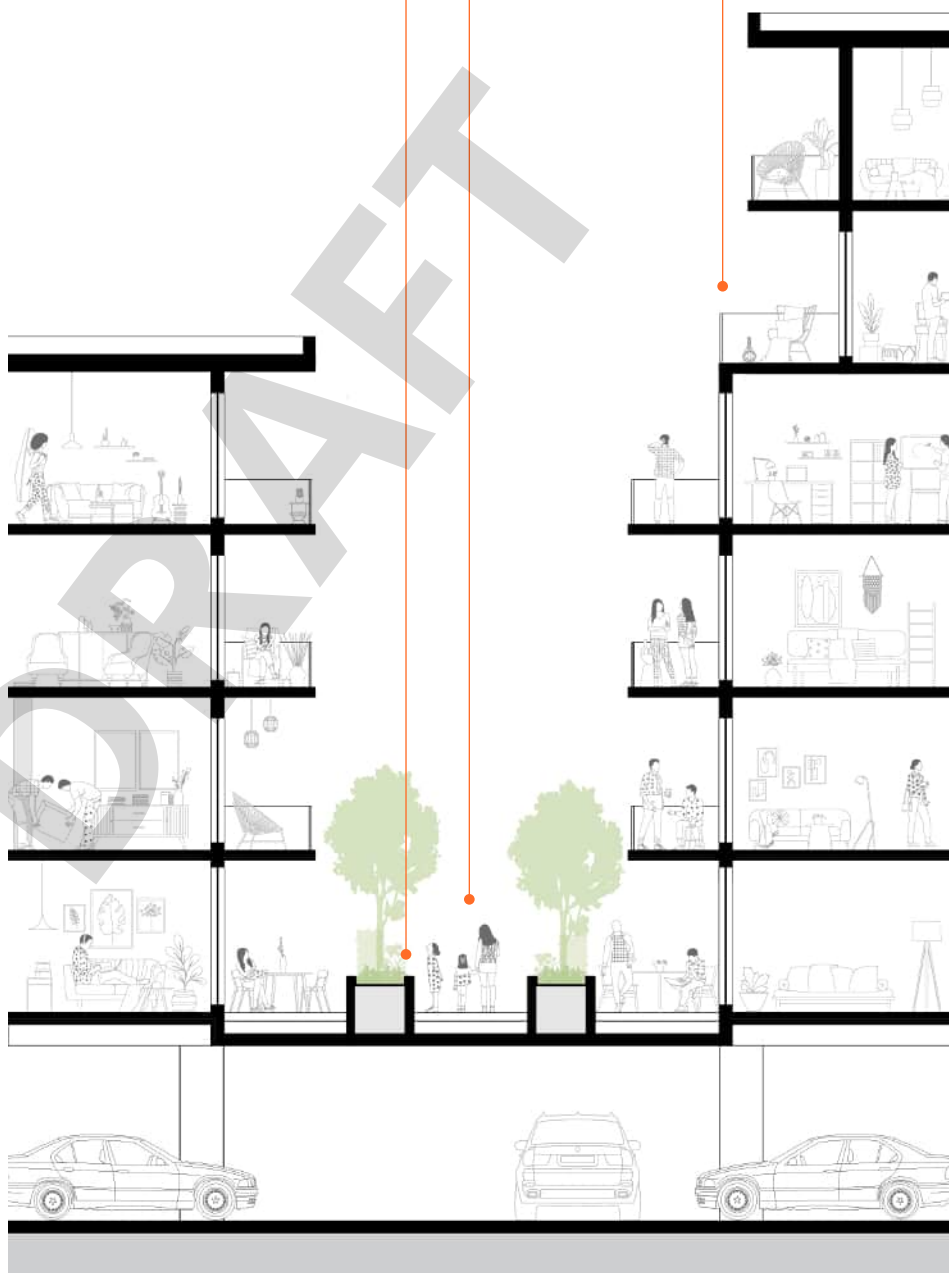
G3.8.1 Provide signage clearly indicating the pedestrian path in the *mid-block connection* is intended for public use.

G3.8.2 Provide clear sightlines through a *mid-block connection* and mitigate grade changes in ways that best achieve end-to-end visibility.

High quality landscape materials enhance visual interest and create inviting spaces
See G.3.5.2

Clear sightlines are provided through a mid-block connection, and grade changes are minimized
See G3.8.2

Living room windows face the mid-block connection and the building is stepped back above the 4th storey
See S2.2.3



Right The design of *mid-block connections* influences how people move through and experience a neighbourhood. Clear sightlines, *active uses*, landscaping, and pedestrian-scaled design can create safe and comfortable public connections that improve permeability, support everyday activity, and contribute to a more connected urban environment.

3.9

Design enhanced open spaces to support densifying residential neighbourhoods with greenspace

Standards

G3.9.1 Provide at least 50% of the *enhanced open space* as planted area with tree planting.

G3.9.4 Design *enhanced open spaces* for activities that are compatible with the *residential context* such as play areas.

G3.9.6 Prioritize planting medium to large tree species in *enhanced open spaces* especially where they can be located off-slab. Also refer to G1.7.1.

Guidelines

G3.9.1 Depending on context and location, portions of the *enhanced open space* may be secured for public use through an SRW agreement or may be subject to other legal agreements on title to ensure maintenance of ecological assets by the owner.

G3.9.2 Modest encroachments for private *open space* uses are supportable, including:

- a. outdoor space for child day care;
- b. *outdoor residential amenity* space up to 3 m (10 ft);
- c. residential patios up to 3 m (10 ft);
- d. retail patios;
- e. other *open space* uses, if they support the intended use and function of the space.

G3.9.3 More encroachment for *outdoor residential amenity* space beyond that outlined in G3.9.2b may be considered if high quality program features are proposed, such as a play area, and the space remains free of fences, screens, gates, or other barriers to public use.

G3.9.5 Vehicle circulation and parking are not permitted within *enhanced open space*.

Enhanced open space is designed for specific activities to encourage use
See G3.5.1

Underground setback is aligned with enhanced open space to support tree planting
See G1.7.1

Unfenced children's play area counts towards outdoor residential amenity space expectations
See G2.13.2



3.10

Design attractive, pedestrian-friendly interfaces with lanes, vehicle access, and service areas

Guidelines

G3.10.1 Design to prioritize pedestrian movement in vehicle access and service areas with variations in paving materials and lighting.

G3.10.2 Provide an on-site pedestrian path to support access to lane-oriented *dwelling units* or to enhance pedestrian connectivity.

G3.10.3 Soften edges and screen walls with planting where site conditions allow.

G3.10.4 Use architectural features and planting to screen surface parking, loading, garbage areas, vents and other service areas.

Opposite *Enhanced open spaces* help bring greenery and outdoor activity into *residential* neighbourhoods. Tree planting, landscaping, programming, and flexible open areas can support social interaction and access to nature.

3.11

Design sensitive and legible interfaces with parks and clear public-private transitions

Guidelines

S3.11.1 Where a development site adjoins a *park*:

- a. provide a legible development edge that signals the transition from private to public ownership;
- b. design for no direct access from the development site to the adjacent *park*. Building entrances should be accessed from a pathway on private property; and
- c. maximize underground and at-grade setbacks from *park* edges to accommodate building and site maintenance work within the development parcel

S3.11.2 Ensure development and site services, including stormwater and groundwater management, do not impact parkland.

S3.11.3 Avoid encroaching on or obstructing parkland with utilities, vents, private parcel loading, or micromobility stations.





4

Targeted Design Topics

Targeted Design Topics provides additional guidance for specific development conditions, contexts, and city-building considerations that may not apply universally across all projects. This chapter addresses specialized topics such as public views, solar access, planting and biodiversity, and other focused design matters that require additional direction to support context-responsive and high-quality urban design outcomes.

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4.1

Lightwells and Lightcourts

Guidelines

G4.1.1 Where new zero lot line development abuts or is adjacent to existing zero lot line development with *lightwells* or windows at the shared property line, ensure that the existing development has adequate access to light and ventilation.

G4.1.2 New *lightwells* may only be considered where:

- a. the proposal is a *low-rise development*; and
- b. the *lightwell* does not limit the development potential of adjacent sites.

G4.1.3 Avoid enclosed *lightwells* along the property line.

G4.1.4 Where provided, design *lightcourts* to:

- a. face the rear, front, or exterior side yard; and
- b. be generously sized, occupying at least 25% of the total site area.

G4.1.5 The size, layout, and design of *lightwells* and *lightcourts* should demonstrate effective strategies for light penetration, ventilation, and fire safety. Special attention should be given to the design of mechanical systems to ensure proper ventilation and fire safety.

4.2

Areas Designated as Flood Plains

For developments in areas designated as flood plains and subject to Flood Construction Level (FCL) requirements, refer to the Flood Plain Standards and Requirements along with the CDDG.

4.3

Bridgehead Areas

For developments on sites adjacent to selected *bridgeheads*, refer to the Bridgehead Guidelines along with the CDDG.



4.4

Transit Station Integration and Overbuild

Standards

S4.4.1 Provide *transit plazas* with minimum dimensions of approximately 6.1 m by 6.1 m (20 ft by 20 ft).

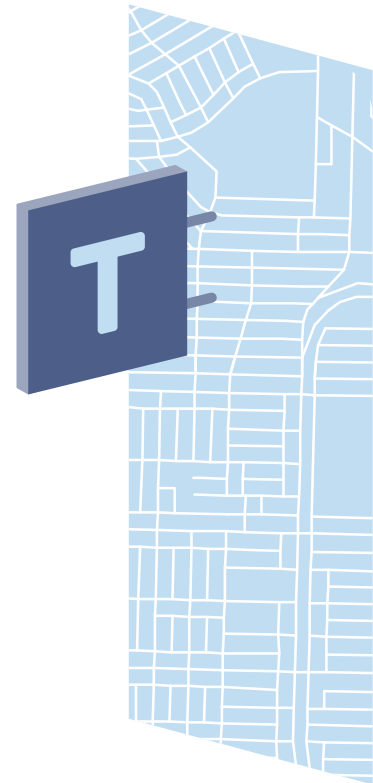
Guidelines

G4.4.1 Where a development includes a *station overbuild* and is connected to, or includes a primary *station headhouse*:

- a. overbuild the full footprint of the station entrance when technically and economically feasible;
- b. design a *continuous streetwall* while reserving adequate space for transit plazas.
- c. design the building façade to be complementary to the station design when the station entrance remains visible;
- d. provide paving treatment that complements the flooring selection within the enclosed station entrance and *transit plaza*;
- e. provide high quality transit supportive site amenities, such as seating, cycling facilities, shade and extended *weather protection*;
- f. integrate transit system infrastructure, such as fire and life safety equipment, ventilation grates, integrated exhausts, signage, lighting and bollards, into the building and site design;
- g. where possible, provide multiple entrance doors for entering the station to enhance the permeability of the station access; and
- h. provide underground parking spaces for vehicles supporting transit operations, with direct underground access to station concourse for transit staff where possible.

G4.4.2 Where a development includes *integrated station entrances*:

- a. ensure full integration of additional station entrances to meet the form and massing guidelines established for station overbuild and plaza fit-out, as outlined in 4.4.1;
- b. at a minimum, provide an elevator and staircase for vertical circulation;
- c. provide active uses adjacent to secondary station entrance and on the concourse level;
- d. provide strong visual connection to the station concourse level and below grade *active uses*; and
- e. consider including washrooms adjacent to *active uses*.



4.5

Planting and Biodiversity

Standards

S4.5.1 Where trees or plantings are proposed, meet or exceed soil depths outlined in the Canadian Society of Landscape Architects (CSLA) Canadian Landscape Standard.

Guidelines

G4.5.1 To support the City of Vancouver's Urban Forest Strategy:

- a. demonstrate how the development can best support tree retention;
- b. prioritize planting new trees and replacement trees on the ground and in the ground (off structure); and
- c. provide trees and planting on *tower podium* and roof levels.

G4.5.2 Support biodiversity through vertically layered planting, diverse species selection, and habitat features that provide for pollinators and birds. Consider incorporating other habitat features where suitable.

G4.5.3 Avoid artificial turf except in a limited capacity for high-traffic areas like pet relief areas.

G4.5.4 Maximize contiguous planted areas to the extent possible through berming, limiting unnecessary landscape walls and paved areas, and aligning with adjacent planted areas in the street right-of-way.

G4.5.5 Where trees are planted in hardscape, using soil cells or structural soil is encouraged. Consider using structural soil on-site to support street tree growing conditions.

G4.5.6 Develop a maintenance plan appropriate for the proposed planting design for the establishment period, at minimum. Provide safe and practical access to all planted areas to support ongoing maintenance. Clearly define planted areas to minimize short-cutting and other physical disturbance.

Design Tips

Work with the project architect to explore how underground setbacks, slab drops or chamfers can improve the growing conditions for tree planting.

G4.5.7 Where a development is adjacent to an *ecological corridor*, the *blue green network*, or an *Environmentally Sensitive Area (ESA)*, landscape design should support biodiversity by incorporating:

- a. diverse planting that replaces grass with native and non-invasive plants;
- b. vertically layered plantings (e.g. ground, shrub and tree layers) that are located in close proximity;
- c. features and maintenance approaches that allow for nutrient cycling and other natural functions to occur; and
- d. other features that provide habitat value, refuge and shelter for various species, such as logs, boulders, and perches.



4.6

Water Wise Landscapes on Private Property

All new developments should refer to the Water Wise Landscapes on Private Property Guidelines, along with the CDDG.

4.7

Urban Agriculture on Private Property

For new developments within the area of the Southeast False Creek ODP proposing urban agriculture as part of the design of private *open space*, refer to the Urban Agriculture Guidelines for the Private Realm, along with the CDDG.

4.8

Bird Friendly Design

For new development seeking approval through a conditional development permit application, refer to the Bird Friendly Design Guidelines, along with the CDDG.

4.9

Solar Access in Public Spaces

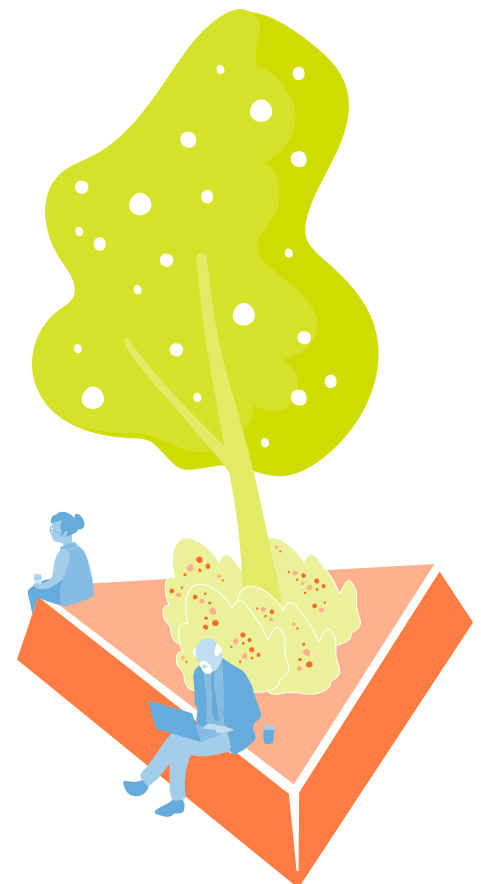
For developments outside of Downtown, refer to the Solar Access Guidelines for Areas Outside of Downtown, along with the CDDG.

For developments in Downtown, refer to the Solar Access Guidelines for the Downtown Peninsula, along with the CDDG.

4.10

Protected Public Views (View Cones)

For developments within the view cone boundaries of a Council-approved protected public view, refer to the Public Views Guidelines along with the CDDG.



4.11

Urban Noise

Standards

S4.11.1 Design high-density buildings containing commercial, *residential*, or other sensitive uses within identified *Noise Areas of Influence* to achieve established noise levels. Levels for various indoor and outdoor environments, expressed as 24-hour equivalent sound level or Leq(24), should not exceed the following:

- a. 35 dBA in bedrooms or sleeping areas within a *dwelling unit* or a *hotel* room;
- b. 40 dBA in *living rooms* and dining rooms within a *dwelling unit*, and *indoor residential amenity* spaces;
- c. 45 dBA in kitchens, bathrooms, hallways, utility rooms, etc. within a *dwelling unit*; and
- d. 55 dBA in *outdoor residential amenity* spaces.

Guidelines

G4.11.1 Where standard construction may be insufficient to achieve established noise standards, sites within identified *Noise Areas of Influence* should demonstrate compliance through either the use enhanced construction methods or a noise study to identify mitigating measures:

- a. Provide a letter of assurance from a Qualified Professional confirming the interior and exterior noise standards have been met through standard or enhanced construction methods; or
- b. Where enhanced construction measures are insufficient to meet the required noise levels, provide a Noise Study and incorporate any noise mitigation measures identified in a noise study into the final design.

Also refer to the Development in Proximity to Rail Facilities Bulletin and the Granville Street Plan.

G4.11.2 New *hotel* and *residential* buildings located within *Destination Venue Districts* should meet G4.11.1 and incorporate additional strategies to mitigate noise impacts from local events and entertainment activities, including:

- a. Locating *office uses* on lower building floors; or
- b. Locating *office, hotel*, or other *non-residential uses* directly above and next to live performance venues or cabarets to provide a 'noise barrier' for *residential uses*.

Design Tips

The following are some design mechanisms to meet or exceed acoustic performance standards:

- Triple glazed windows
- Balcony design strategies (e.g., enclosed balconies or balconies with *retractable weather screening systems*)
- Air conditioning or other means to cool interior spaces that do not require window opening
- Increased noise insulation
- Other engineered solutions and innovative approaches to noise mitigation

Also refer to the City of Vancouver Noise Control Manual.

4.12

Rowhouse and Townhouse Developments in RM and FM zones

For rowhouse and townhouse developments in RM and FM zones, only the following design standards and guidelines apply. The foregoing chapters of the CDDG do not apply.

Standards

S4.12.1 Where a district schedule or policy permits discretion to vary site requirements, minimum site frontage and area requirements may be reduced to accommodate irregularly shaped sites.

S4.12.2 Minimum yard dimensions may be reduced to accommodate site constraints, as outlined in Table 4.12a.

S4.12.3 Maximum building height may be varied as outlined in Table 4.12b. Further localized height increase may be considered on sloping sites.

S4.12.4 Limit building width to 27 m (90 ft). Wider buildings may be considered if variation in *building massing* is provided to break up building width.

S4.12.5 Limit building depth to 55% of the site depth. On a corner site, building depth may be increased to allow the front building to wrap the corner.

S4.12.6 On corner sites where the front building wraps the corner, it is not required to step down in height.

S4.12.7 In a courtyard configuration, provide a minimum courtyard width of 7.3 m (24 ft).

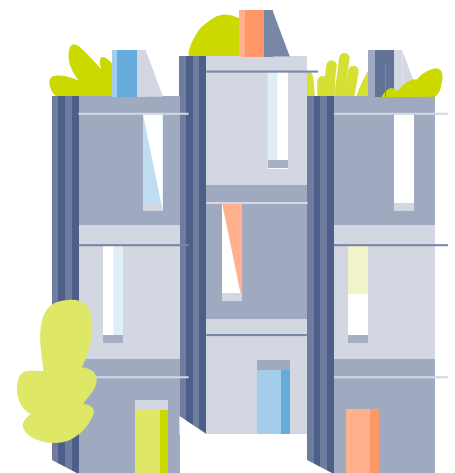
S4.12.8 Provide a minimum 3.1 m (10 ft.) separation between side-by-side buildings, except in RM-7 and RM-7A where a minimum 2.4 m (8 ft) separation is required.

S4.12.8 The area of impermeable materials can be increased to 75% of the site. Further increase is supported for *townhouse* developments with underground parking.

Guidelines

G4.12.1 Roof decks on *townhouses* fronting lanes are not supported.

G4.12.2 Where a *townhouse development* includes a courtyard, access to dwelling units may be provided through shared *exterior passageways*.



Design Tips

Providing balconies, patios and roof decks with a minimum depth of 1.8 m (6 ft) and a minimum area of 4.5 sq m (48 sq ft) enhances long-term livability for residents.

While permitted in some RM zones, *townhouses* that are taller than three storeys are subject to complex building code requirements.

Table 4.12a Standard *rowhouse* and *townhouse* minimum yard dimensions

Townhouse Zone	RM-1	RM-8, RM-8A, RM-11	RM-9, RM-9B
Front Yard	3.1 m (10 ft)	3.7 m (12 ft)	3.7 m (12 ft)
Exterior Side Yard	2.4 m (8 ft)	2.4 m (8 ft)	2.4 m (8 ft)
Side Yard	1.2 m (4 ft)	1.2 m (4 ft)	1.2 m (4 ft)
Rear Yard	0.6 m (2 ft)	1.8 m (6 ft)	1.2 m (4 ft)

Table 4.12b Standard *rowhouse* and *townhouse* maximum discretionary building heights

Townhouse Zone	RM-1, RM-4, RM-8, RM-8A, RM-11	RM-7, RM-7A	RM-9, RM-9B
Front Building Height	11.5 m (37.7 ft) and 3 storeys	11.5 m (37.7 ft) and 3 storeys	13.7 m (45 ft) and 4 storeys
Rear Building Height	10.1 m (33.1 ft) and 2.5 storeys	9.5 m (31.1 ft) and 2 storeys	12.2 m (40 ft) and 4 storeys

4.13

Micro Dwelling Units

Where *micro dwelling* units are permitted by the Zoning and Development By-law or applicable rezoning policies, developments should refer to the Micro Dwelling Policies and Guidelines, along with the CDDG.

4.14

Artist Studios

Where *Artist Studio – Class A* and *Artist Studio – Class B* are permitted by the Zoning and Development By-law or applicable rezoning policies, developments should refer to the Artist Studio Guidelines, along with the CDDG.

4.15

West Georgia Street Trees and Sidewalks

For new developments fronting West Georgia Street, refer to the West Georgia Street Tree and Sidewalk Design Guidelines, along with the CDDG.

4.16

False Creek Flats (FC-2, I-2, I-3, and IC-3)

For new developments on sites zoned FC-2, refer to the False Creek Flats Urban Design and Development Policies and Guidelines for FC-2 – the Innovation Hub, along with the CDDG.

For new developments on sites zoned I-2 and I-3, refer to the False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3, along with the CDDG.

For new developments on sites zoned IC-3, refer to the False Creek Flats Urban Design Policies and Guidelines for IC-3, along with the CDDG.

4.17

Mount Pleasant Employment-Intensive Light Industrial (I-1C)

For new developments on sites which are permitted by policy to be rezoned from I-1 to I-1C, refer to the Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C) along with the CDDG.

4.18

Downtown Character Areas

For new developments in Downtown, except in the Granville Street Plan area, Downtown South, and the West End, refer to the DD (Except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions along with the CDDG or applicable urban design policies and guidelines.

For new developments in the Granville Street Plan area, refer to the Granville Street Plan along with the CDDG.

4.19

Heather Lands (CD-1 (80) and CD-1 (881))

For new developments in Heather Lands (CD-1 (80) and CD-1 (881)), refer to the Heather Lands Design Guidelines along with the CDDG.

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Glossary





This **glossary** provides explanations of selected terms used throughout the City-wide Design and Development Guidelines to support consistent interpretation and application of the guidelines. Where relevant, references to definitions or additional guidance in other City of Vancouver documents, including the Zoning and Development By-law and the Vancouver Official Development Plan, are identified.

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A

Active façades Building frontages at ground level designed to support visual interest and direct engagement with the *public realm* through features such as transparent glazing, frequent entrances, and human-scaled articulation.

Active uses Uses that contribute to activity, visibility, and pedestrian engagement in the *public realm* through regular occupancy, direct access from streets or public spaces, and *active facades*. Active uses may include both *fine-grain active uses* and *major active uses*. Examples include cafés and restaurants, *hotel* lobbies, transit entrances, breweries, small and medium-sized retail units, personal services, galleries, and ground-oriented *dwelling units*.

Apartment Refer to Section 2 – Definitions of the Vancouver Zoning and Development By-law.

Artist Studio – Class A Refer to Section 2 – Definitions of the Vancouver Zoning and Development By-law.

Artist Studio – Class B Refer to Section 2 – Definitions of the Vancouver Zoning and Development By-law.

B

Block Study A planning and massing analysis that demonstrates how a proposed *tower* can be sited on a block without precluding the reasonable development of adjacent or nearby sites, including the ability for those sites to accommodate towers while maintaining required *tower separation* distances.

Blue green network As identified in applicable policies and area plans. Refer to the Glossary section of the Vancouver Official Development Plan.

Breezeway A covered, open-air *mid-block connection* between streets, open spaces, or key destinations.

Bridgeheads The areas at the landward ends of bridges where bridge structures meet the surrounding street network and development parcels, often characterised by grade changes, ramps, and large infrastructural elements that require careful urban design integration.

Building massing The configuration of a building's height, bulk, scale, and volumetric composition, including how its form is shaped to respond to the urban context.

Business District Refer to the Vancouver Official Development Plan.

C

Continuous streetwall A largely uninterrupted building frontage aligned at or near the front property line that frames and encloses the street, establishing a coherent public realm edge and consistent spatial definition.

D

Destination Venue District Refer to the Vancouver Official Development Plan.

Dwelling unit Refer to Section 2 – Definitions of the Vancouver Zoning and Development By-law.

E

Ecological corridor Refer to the Glossary section of the Vancouver Official Development Plan.

Enhanced open space At-grade *open space* that is primarily intended for public use, as a *mid-block connection*, *POPS*, or small retail *plaza*, with modest encroachment permitted for private uses. It must be free of buildings overhead, balconies excluded. It is also intended to provide nearby residents in densifying neighbourhoods to have better access to nature, gardens, and urban tree canopy.

Enclosed balcony Refer to Section 2 – Definitions of the Vancouver Zoning and Development By-law.

Environmentally Sensitive Areas Refer to the Glossary section of the Vancouver Official Development Plan.

Employment tower The portion of a *tower* containing employment-generating uses, such as *office*, mixed employment/industrial, institutional, laboratory, or educational uses, but excluding *hotel uses*. An employment tower refers specifically to the employment components of a *tower* and may apply to the entirety of a *tower* or only the portions occupied by employment uses within a *mixed-use residential development*.

Exceptional support for urban tree canopy A development approach that exceeds minimum performance standards to maximize long-term urban tree health, canopy growth, and ecological performance. This may be demonstrated through:

- a. enhanced growing conditions prioritizing tree planting at grade and maximizing planted areas and soil volume using techniques such as parkade notching, angled slab edges, structural soil and soil cells;
- b. increasing the total number of trees proposed for the site beyond the requirements of the Protection of Trees By-law;
- c. incorporating diverse tree and shrub species;
- d. prioritizing the use of permeable and sustainable landscape materials throughout the project; and
- e. exploring opportunities for both intensive and extensive green roof systems.

Exterior passageway Open-air circulation corridors providing access to *dwelling units*, supporting natural ventilation, daylight, and *residential* livability, and which may be excluded from FSR where permitted.

Eyes on the street Passive observation of public spaces by people in and around buildings, achieved through design that increases visibility.

F

Fine-grain active use *Active uses* that typically occupy smaller tenant spaces and contribute to a frequent rhythm of entrances and transparent frontages along streets and public spaces. Examples include cafés and restaurants, transit entrances, breweries, small and medium-sized retail units, personal services, galleries, and ground-oriented *dwelling units*.

G

Greenway Refer to the Glossary section of the Vancouver Official Development Plan.

Groundwater protection areas Areas identified by the City of Vancouver where underground structures, including parkades and other below-grade construction, are restricted in order to protect groundwater movement, hydrological function, or related ecological conditions.

H

Heritage property The Vancouver Heritage Register (VHR) identifies real properties with formally recognized heritage value. Refer to the Definitions section of the Vancouver Heritage Policies.

High streetwall A building typology applicable within the Downtown Eastside/Oppenheimer District and Thornton Park, characterized by taller buildings on small sites within areas of zero lot line development and continuous heritage *streetwall* conditions. The typology maintains the established narrow-frontage rhythm and pedestrian-scaled character of the neighbourhood through setbacks above the historic *streetwall* expression.

High traffic volume street A street carrying sustained high vehicular volume with an Annual Average Daily Traffic (AADT) in excess of 15,000 but which is not identified as a *truck route* or as part of the *Major Road Network*, limited to:

- a. West/East 12th Avenue;
- b. West/East 49th Avenue;
- c. West/East King Edward Avenue;
- d. Victoria Drive; and
- e. Rupert Street.

High-quality materials Materials selected for their durability, longevity, intrinsic value, and suitability to the development's context and function. High-quality materials include, but are not limited to, brick, stone, terracotta, architectural concrete, metal panels, mass timber, glass, etc.

Hotel tower The portion of a tower containing *hotel uses*. A hotel tower refers specifically to the *hotel* components of a *tower* and may apply to the entirety of a *tower* or only the portions occupied by *hotel uses* within a *mixed-use residential development*.

Hotel uses Refer to Section 2 – Definitions of the Vancouver Zoning and Development By-law.

I

Inboard room A room within a *dwelling unit* located away from an exterior wall that does not have direct access to daylight or natural ventilation. A sleeping area separated from other living spaces by a dividing wall or sliding glass partitions is considered an inboard room and will not be counted as a bedroom for the purposes of meeting applicable unit mix requirements for two- and three-bedroom units. *Living rooms* are not permitted to be *inboard rooms*.

Indoor residential amenity A shared indoor space within a development containing *dwelling units* designed, equipped, and secured for the common use and enjoyment of all building residents to support social, recreational, or functional activities. Indoor residential amenity spaces must be distinct from and not required for building circulation, building services, storage, or egress to qualify for floor space ratio (FSR) exclusions.

Industrial and Employment District Refer to the Vancouver Official Development Plan.

Industrial uses Uses primarily associated with the production, processing, assembly, storage, distribution, repair, servicing, or movement of goods, materials, equipment, or vehicles. Industrial uses may include manufacturing, warehousing, wholesale, logistics, transportation, utility, and service-related activities, and may incorporate ancillary *office*, retail, or *non-residential amenity* spaces that support the principal industrial function.

Integrated station entrance Additional station entry points, including secondary entrances, access points, and emergency exits, that are incorporated within a private building envelope while remaining accessible to the public.

Interior public space Indoor floor area that is publicly accessible and intended to function as an extension of the *public realm*, providing space for gathering, waiting, seating, or cultural activity which, depending on the Zoning and Development By-law or other applicable development policies may be excluded from floor space ratio calculations. Interior public space must be secured through a legal agreement, such as a covenant, to ensure ongoing public access and use. It does not include floor area required for building circulation, access to private uses, lobbies serving as principal building entry functions, or other spaces primarily intended for tenant or operational purposes.

L

Large frontage site A development site with a frontage greater than 60.7 m (199 ft). Large frontage sites may require additional considerations of *open space*, *building massing*, and *public realm* design.

Large plazas Plazas with a minimum size of approximately 300 sq m (3,230 sq ft) and which are secured for public use with an SRW agreement.

Large sites Refer to the Rezoning Policy for Sustainable Large Developments or other applicable policy documents.

Lightcourt A partially enclosed space at or above the first storey open to one side, allowing natural light and air into adjacent rooms. Unlike a *lightwell*, it is not fully surrounded by walls and opens to a street, yard, or exterior space.

Lightwell A narrow, vertical, open-to-sky shaft or recess within a building that provides daylight and ventilation to interior spaces that would otherwise lack direct access to the exterior. Lightwells are typically enclosed or tightly bounded by building walls and are not intended as usable *open space*.

Living room A primary shared living space within a *dwelling unit* intended for gathering, seating, social interaction, and everyday domestic activities. A living room is typically directly connected to principal *dwelling unit* circulation and should be designed to support comfortable occupancy, access to daylight, and functional furniture arrangement. Living rooms are not permitted to be *inboard rooms*.

Lower levels The portion of a building closest to the *public realm*, typically encompassing the first six storeys where the building relates most directly to streets, *open spaces*, and pedestrian activity. In *low-rise developments*, the lower levels may comprise the entire building height.

Low-rise development A building or multiple buildings of any combination of uses with a building height up to six storeys (approximately 23.0 m [75 ft]). Where 100% of *residential* floor area is secured as social housing, buildings up to eight storeys (approximately 27.5 m [90 ft]) may be considered as a low-rise development. Where sites are located within a TOA and 100% of *residential* floor area is secured as rental tenure, buildings up to eight storeys (approximately 27.5 m [90 ft]) may be considered as a low-rise development.

M

Major active uses *Active uses* that typically occupy a larger floor area and generate sustained pedestrian activity. Examples include grocery stores and other large format retail units, recreation centres, libraries, *hotel* lobbies, cultural venues, and places of worship.

Major Road Network As designated by TransLink, an integrated system of highways throughout the Metro Vancouver region. Refer to the Traffic and Transportation layer of VanMap to identify if a street is considered part of the Major Road Network.

Mass timber building Refer to Section 2 – Definitions of the Vancouver Zoning and Development By-law.

Micro Dwelling Refer to Section 2 – Definitions of the Vancouver Zoning and Development By-law.

Mid-sized sites A development site with an area greater than 4,000 sq m (43,050 sq ft), and less than 8,000 sq m (86,100 sq ft).

Mid-block connection Also referred to as "pedestrian mews" or "active links". *Public open spaces* that are located mid-block and secured through an SRW agreement for the portions intended for public use. The SRW may be established as either:

- a. a "staying" space, incorporating features that support rest, relaxation, or recreation (similar to POPS); or
- b. a "movement space", providing public access along designated pathways only.

A *breezeway* is considered a type of mid-block connection.

Mixed-use residential context An area characterized predominantly by *mixed-use residential developments* and building forms, or *non-residential contexts* where *mixed-use residential developments* are permitted.

Mixed-use residential development Refer to Section 2 – Definitions of the Vancouver Zoning and Development By-law.

Monumental axis A strong, linear organizing element within the urban structure that aligns and connects significant buildings, landmarks, streets, views, and public spaces, and is distinguished from typical streets or pedestrian routes by its civic, ceremonial, or symbolic importance. Examples include West Georgia Street and the Cambie Street axis.

N

Noise Area of Influence The geographic area surrounding a noise source where sound levels may impact building occupants without adequate mitigations measures. Noise Areas of Influence typically apply to areas near freight rail operations and *Destination Venue Districts*.

Non-residential amenity Shared indoor or outdoor space within a *non-residential development* that is designed, equipped, and secured for the common use of workers, employees, or occupants to support social interaction, recreation, and wellness in the workplace. Non-residential amenity does not include *hotel* recreation facilities, customer-serving spaces, or other areas primarily associated with business operations. Non-residential amenity spaces must be distinct from and not required for building circulation, building services, storage, or egress to qualify for floor space ratio (FSR) exclusions. Such spaces are intended to serve building occupants and should not be put to any other use, except as described in the approved application for the exclusion.

Non-residential context An area characterized predominantly by *non-residential developments* and building forms. Non-residential contexts do not include areas where *mixed-use* or *residential developments* form a significant component of the surrounding context.

Non-residential development Development containing uses other than *residential uses*.

Non-residential tower A *tower* development containing exclusively *non-residential uses*.

Non-residential uses Uses other than *residential uses*, including but not limited to *office*, *industrial*, and *hotel uses*.

Non-tower site A site that meets one of the following criteria:

- a mid-block site with a frontage greater than 12.2 m (40 ft) and less than 45.7 m (150 ft) that cannot reasonably consolidate into an enabled frontage; or
- a corner site with a frontage less than 39.6 m (130 ft).

O

Office uses Refer to Section 2 – Definitions of the Vancouver Zoning and Development By-law.

Open space All on-site areas, at grade or on podium or roof levels, that are open to the sky. These spaces provide sky views and access to sunlight. They may be private open spaces that support the building program or *public open spaces* such as *POPS* and *mid-block connections*.

Outdoor residential amenity A shared *open space* within a development containing *dwelling units* that is designed, equipped, and secured for the common use and enjoyment of all building residents. Outdoor residential amenity space may be located at grade, on roof levels, or elsewhere within the development and is intended to support social, recreation, or functional activities. Outdoor residential amenity spaces must be distinct from and not required for building circulation, building services, storage, or egress. Portions of exterior passageways or other common outdoor areas may be considered outdoor amenity space where they are clearly delineated, intentionally designed, and furnished to support resident use beyond circulation. Outdoor residential amenity space is not intended to be converted to commercial use or occupied by *non-residential uses*.

Overbuild of station sites

Development constructed above, around, or integrated with existing or future transit station infrastructure, including station entrances, platforms, ventilation structures, or other operational transit facilities, in a manner that maintains the safe and functional operation of the transit system.

P

Park Refer to the Glossary section of the Vancouver Official Development Plan.

Park dedication The provision of land to the City of Vancouver for *park* purposes as part of a development or subdivision process, intended to support *public open space*, recreation, ecological functions, and access to nature within growing neighbourhoods.

Plaza *Public open spaces* that generally have unrestricted access for gathering, movement, and social activity. They are primarily paved and located at grade.

Privately Owned Public Space (POPS)

A *public open space* secured for public use through an SRW agreement. POPS are designed to support a range of activities, such as social gathering, play, and access to nature, and typically include features such as *plazas*, seating, trees and planting, and play elements. POPS are intended to complement but not replace *parks*. POPS area should be calculated based on contiguous *open space* that is free of overhead *building massing*. The following *open spaces* should not be included in the POPS area calculation:

- areas within established building setbacks or spaces that primarily serve building circulation needs;
- engineering SRWs or dedications for sidewalks, public bike share;
- spaces located on podium or roof levels without clear public access points (stairs and elevators); or
- space for vehicle circulation or parking.

Public open space Any on-site *open space* that has unrestricted public access. This includes any space secured for public use through SRW agreements, such as *Privately Owned Public Spaces (POPS)* and *mid-block connections*, as well as smaller *plazas* that are not formally secured for public use and contribute to public life, such as retail *plazas* or small seating areas. Public open space should generally be visible and accessible from the sidewalk and located at grade. *Open space* intended primarily for vehicles is not to be included in public open space area calculations.

Public realm Public realm has a broader meaning than “public space”, as it also includes *Privately Owned Public Spaces (POPS)*, and the building *façades*, storefronts, displays, and patios that shape the experience of public spaces. It also incorporates streetscape elements such as street furniture, lighting, public art, and distinctive sidewalk treatments, or anything that can be seen and experienced at a pedestrian eye level. The sum of these parts contributes to the public realm and the overall experience and attractiveness of a public space.

For the purposes of these guidelines, *parks* are not included in the definition of public realm.

R

Rail facility Land or infrastructure used for rail operations, limited to freight and passenger rail, including rail lines, rail sidings, train stations, inter-modal facilities, rail yards, and associated uses, including designated lands for future rail facilities. Rail facility does not include TransLink infrastructure or other light rail under this definition.

Residential amenity Shared indoor or outdoor space within a development containing *residential uses* that is designed, equipped, and secured for the common use and enjoyment of all building residents to support social, recreational, or functional activities. Residential amenity space is not intended to be converted to commercial use or occupied by *non-residential uses*.

Residential context An area characterized predominantly by *residential developments* and building forms. A residential context may include supporting choice-of-use at grade, such as small local-serving retail units or child day care facilities. Residential contexts do not include areas where *mixed-use residential* or *non-residential developments* form a significant component of the surrounding context.

Residential development Development containing exclusively *residential uses* or with choice-of-use at grade, such as small local-serving retail units or child day care facilities.

Residential storage space Refer to Section 2 – Definitions of the Vancouver Zoning and Development By-law.

Residential tower The portion of a *tower* containing *residential uses*. A residential tower refers specifically to the *residential* components of a *tower* and may apply to the entirety of a *tower* or only the portions occupied by *residential uses* within a *mixed-use residential development*.

Residential uses Refer to Dwelling Uses in Section 2 – Definitions of the Vancouver Zoning and Development By-law.

Retractable weather screening systems A movable transparent glazing system installed on a balcony consisting of sliding, folding, or stacking glass panels supported by low-profile rails that can be fully opened to allow the balcony to function as outdoor space. Balconies equipped with retractable weather screening systems will not be considered *enclosed balconies* provided the system is fully operable, does not include permanent heating, and maintains the primary function of the balcony as outdoor space rather than interior living area.

Rowhouse Refer to Freehold Rowhouse in Section 2 – Definitions of the Vancouver Zoning and Development By-law.

S

Single-aspect dwelling unit A *dwelling unit* that receives natural light and ventilation from only one direction or *façade*.

Single-fronting site A site abutting one street only, typically with access provided from a lane at the rear.

Small plazas *Plazas* that are generally usable by the public but are not secured for public use with an SRW agreement.

Station headhouse A station entrance structure providing access to transit facilities, whether as a freestanding building or integrated within a *mixed-use residential* or *non-residential development*.

Station overbuild The development of structures above and around primary station headhouses.

Streetwall The plane of building *façades* along a street that establishes spatial enclosure and defines the *public realm* edge, typically expressed through a consistent height and setback in proportion to the adjacent right-of-way.

T

Tall tower A *tower* building typically greater than approximately 90 m (295 ft) in height, where the upper portion of the building becomes a prominent element of the skyline and requires careful consideration of tower massing, tower crown design, and skyline contribution.

Terra-firma Land that is free from physical and legal underground, at-grade, and above-grade encumbrances.

Tower Any portion of a building higher than the maximum *tower podium* heights defined in section 2.2, excluding rooftop amenities atop *low-rise buildings* or *tower podiums*.

Tower crown The uppermost portion of a *tower*, typically comprising the top two to four storeys, where the building terminates visually against the skyline.

Tower floorplates The total gross floor area of a single level of a *tower*. Tower floorplates includes elevator cores, storage, stairs, etc., but excludes open balconies, architectural projections, and similar appurtenances.

Tower podium The *lower levels* of a *tower* development that defines the *streetwall* and establishes street enclosure, typically with a height proportionate to the adjacent street right-of-way. The podium forms the primary interface with the *public realm* and supports one or more slender *tower* elements above.

Tower separation The horizontal distance between *towers*, measured between the closest enclosed building faces or enclosed building corners, excluding open balconies. Tower separation is intended to provide light, air, privacy, and sky views for building occupants and the *public realm*.

Tower site A development parcel or assembly of parcels which meets the minimum site frontage and / or site area set out in Council-approved policies or by-laws to be considered for a *tower* development without the need for a discretionary decrease.

Townhouse Refer to Section 2 – Definitions of the Vancouver Zoning and Development By-law.

Transit plazas *Plazas* located adjacent to SkyTrain Station entrances intended to support transit uses with space for circulation and comfortable places to wait for transit.

Truck route As identified by Vancouver Engineering Services. Refer to the Traffic and Transportation layer of VanMap to identify if a street is considered a truck route.

Type of interfacing façades A primary façade is a building elevation that has *living room* windows. A non-primary façade is a building elevation without *living room* windows.

U

Ultimate property line Refer to Section 2 – Definitions of the Vancouver Zoning and Development By-law.

Unique sites Refer to the applicable area plan.

V

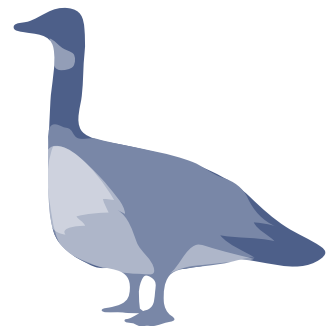
Very tall tower A *tower* typically greater than approximately 150 m (492 ft) in height. Buildings of this height have significant skyline presence and require careful design consideration of proportions, structural expression, *tower crowns*, and their relationship to surrounding buildings and *open spaces*.

Village high street As identified by the applicable policy or area plan.

W

Weather protection Overhead elements, such as glass canopies, fabric awnings, or similar structures, provided along building frontages to provide shelter from rain and weather. Weather protection that extends beyond the *ultimate property line* into the public realm should be designed to be demountable. It is typical for weather protection to extend over sidewalk SRWs.

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ACKNOWLEDGEMENTS

The City-wide Design and Development Guidelines are the result of the dedication, effort, and passion of numerous groups that have helped shape it. This includes countless stakeholders representing the development industry, architecture and design community, members of the public, and others. Their contributions, along with those of the elected officials and all City departments involved, are evident throughout the CDDG and will be crucial to their successful implementation.

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APPENDIX B
Table of Design Guidelines Recommended for Repeal

Summary

An interdepartmental staff review has identified the following legacy urban design and form of development guidelines as either tied to substantially completed developments or no longer aligned with current planning and policy objectives. As they no longer provide meaningful guidance for ongoing development, they are recommended for repeal.

By approving Recommendation B of this report, Council will repeal every Document listed in Column 1 – Document of the table below, effective October 27, 2026.

Column 1 - Document	Adopted, Last Amended	Function	Rationale
Balcony Enclosure Guidelines	1985, 2022	Provides guidance for development permit applications under a district schedule or ODP which permit balconies to be excluded from floor space ratio calculations.	All provisions of these guidelines are now covered in applicable sections of the CDDG and the Balcony Enclosure for New Buildings bulletin.
Broadway/Commercial C-2C Guidelines	2001, 2024	Provides guidance for development along Commercial Dr between 8th and 12th Ave in terms of livability, economic opportunities, neighbourliness and housing opportunities.	All provisions of these guidelines are now covered in applicable sections of the CDDG. Any guideline content related to the unique qualities and character of the relevant area are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Grandview-Woodland Community Plan, which is to be referred to along with the CDDG in the review of applicable development applications.
C-1 Residential Guidelines	1993, 2025	Provides guidance for development permit applications under a district schedule, Artist Studio - Class A, and Artist Studio - Class B and the associated residential unit.	All provisions of these guidelines are now covered in applicable sections of the CDDG. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Villages Plan, the Cambie Corridor Plan, the Marpole Community Plan, the Grandview-Woodland Community Plan and the Rupert and Renfrew Station Area Plan, which are to be referred to along with the CDDG in the review of applicable development applications.
C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings	2022, 2025	Provides guidance for development permit applications under a district schedule	Most provisions of these guidelines are now covered in applicable sections of the CDDG. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Villages Plan, the Cambie Corridor Plan, the Marpole Community Plan, the Broadway Plan, the Grandview-Woodland Community Plan and the Rupert and Renfrew Station Area Plan, which are to be referred to along with the CDDG in the review of applicable development applications.
C-2 Guidelines	2003, 2025	Provides guidance for development permit applications under a district schedule	All provisions of these guidelines are now covered in applicable sections of the CDDG. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Villages Plan, the Cambie Corridor Plan, the Marpole Community Plan, the Broadway Plan, the Grandview-Woodland Community Plan and the Rupert and Renfrew Station Area Plan, which are to be referred to along with the CDDG in the review of applicable development applications.
C-2B, C-2C and C-2C1 Guidelines	1987, 2022	Provides guidance for development permit applications under a district schedule, Artist Studio - Class A, and Artist Studio - Class B and the associated residential unit	All provisions of these guidelines are now covered in applicable sections of the CDDG and the Artist Studio Guidelines. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Villages Plan, the Broadway Plan, the Grandview-Woodland Community Plan and the Rupert and Renfrew Station Area Plan, which are to be referred to along with the CDDG in the review of applicable development applications.
Central Area Pedestrian Weather Protection (Except Downtown South)	1978, 1993	Provides guidance for development permit applications within the Central Area of the city, except Downtown South	All provisions of these guidelines are now covered in applicable sections of the CDDG.
Downtown (Except Downtown South) Design Guidelines	1975, 2025	Provides guidance for development permit applications under a district schedule, the Downtown District Official Development Plan or a CD-1 By-law	All provisions of these guidelines are now covered in applicable sections of the CDDG. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the DD (Except Downtown South), C-5, C-6, HA-1 and HA-2 Character Area Descriptions, which are to be referred to along with the CDDG in the review of applicable development applications.

Column 1 - Document	Adopted, Last Amended	Function	Rationale
High-Density Housing for Families with Children Guidelines	1992, 2022	Provides guidance for development permit applications under the Zoning and Development By-law or an ODP	Most provisions of these guidelines are now covered in applicable sections of the CDDG. Departures from these guidelines have been coordinated with the Apartment Regulations Changes planning program.
Industrial Spaces Guidelines	2023, 2023	Provides guidance for M and I zoned employment lands for new developments, renovations and alterations	All provisions of these guidelines are now covered in applicable sections of the CDDG. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Broadway Plan, the Rupert and Renfrew Station Area Plan, the Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C), the False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3, and the False Creek Flats Urban Design Policies and Guidelines for IC-3, which are to be referred to along with the CDDG in the review of applicable development applications.
MC-1 and MC-2 Guidelines for Cedar Cottage, Hudson Street, East Hastings (Clark to Semlin) and False Creek Flats (Malkin-Atlantic - Prior) Areas	1998, 2025	Provides guidance for development permit applications under a district schedule	All provisions of these guidelines are now covered in applicable sections of the CDDG. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Grandview-Woodland Community Plan, which is to be referred to along with the CDDG in the review of applicable development applications.
Mini-Storage Warehouse Guidelines	2004, 2023	Provides guidance for all industrial, some commercial and historic districts, central city contexts and other prominent locations along major arterials	All provisions of these guidelines are now covered in applicable sections of the CDDG.
RM-1 Guidelines	2005, 2025	Provides guidance for townhouses or three-storey apartments in RM-1 Districts	All provisions of these guidelines are now covered in applicable sections of the CDDG.
RM-3A and RM-4 Guidelines for Social Housing	2021, 2025	Provides guidance for development permit applications under a district schedule	All provisions of these guidelines are now covered in applicable sections of the CDDG. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Broadway Plan, the Marpole Community Plan, and the Grandview-Woodland Community Plan, which are to be referred to along with the CDDG in the review of applicable development applications.
RM-7 Guidelines	2013, 2026	Provides guidance for development permit applications for townhouses in RM-7 District	Select provisions of these guidelines are now covered in Chapter 4 - Targeted Design Topics. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Villages Plan and the Norquay Village Neighbourhood Centre Plan, which are to be referred to along with the CDDG in the review of applicable development applications.
RM-7A Guidelines	2016, 2026	Provides guidance for development permit applications for townhouses in RM-7A District	Select provisions of these guidelines are now covered in Chapter 4 - Targeted Design Topics. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Villages Plan, which is to be referred to along with the CDDG in the review of applicable development applications.
RM-8 and RM-8A Guidelines	2023, 2026	Provides guidance for development permit applications for townhouses in RM-8 and RM-8A Districts	Select provisions of these guidelines are now covered in Chapter 4 - Targeted Design Topics. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Villages Plan, the Cambie Corridor Plan, the Grandview-Woodland Community Plan, and the Rupert and Renfrew Station Area Plan, which are to be referred to along with the CDDG in the review of applicable development applications.
RM-9, RM-9A and RM-9B Guidelines	2014, 2026	Provides guidance for development permit applications for townhouses and apartment buildings in RM-9, RM-9A and RM-9B Districts	Most provisions of these guidelines covered by the contents of the CDDG. Select provisions of these guidelines are now covered in Chapter 4 - Targeted Design Topics. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Villages Plan, the Cambie Corridor Plan, and the Grandview-Woodland Community Plan, which are to be referred to along with the CDDG in the review of applicable development applications.
RM-10 Guidelines	2018, 2026	Provides guidance for development permit applications under a district schedule	All provisions of these guidelines are now covered in applicable sections of the CDDG. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Villages Plan which is to be referred to along with the CDDG in the review of applicable development applications.
RM-11 Guidelines	2018, 2026	Provides guidance for development permit applications under a district schedule	All provisions of these guidelines are now covered in applicable sections of the CDDG. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Villages Plan which is to be referred to along with the CDDG in the review of applicable development applications.

Column 1 - Document	Adopted, Last Amended	Function	Rationale
West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines	1989, 2022	Provides guidance for conditional uses, development permit applications under a district schedule, West End Residential Areas Policy Plan, and Heritage Incentive Program Policies and Procedures	All provisions of these guidelines are now covered in applicable sections of the CDDG. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the West End Community Plan which is to be referred to along with the CDDG in the review of applicable development applications.
Guidelines for New Development Adjacent to Hotels and Rooming Houses (With Windows or Lightwells Near Interior Property Lines)	1982, 2022	Provides guidance for new development adjacent to existing hotels, rooming houses and certain other residential buildings with windows or lightwells at or near interior property lines.	All provisions of these guidelines are now covered in applicable sections of the CDDG.
Design and Development Guidelines	2025, 2026	Provides guidance on Downtown Eastside / Oppenheimer ODP, Granville Street Plan, Rupert and Renfrew Station Area Plan, and FC-1, R3, R4 and R5 Districts	Superseded by the CDDG. Any guideline content related to the unique qualities and character of the relevant areas are more substantially detailed in applicable community plans or other policy documents including, but not limited to, the Villages Plan, the Granville Street Plan, the Rupert and Renfrew Station Area Plan, the Downtown Eastside / Oppenheimer ODP, and the Broadway Plan which are to be referred to along with the CDDG in the review of applicable development applications.

APPENDIX C
Summary of Proposed Amendments to Land Use Documents

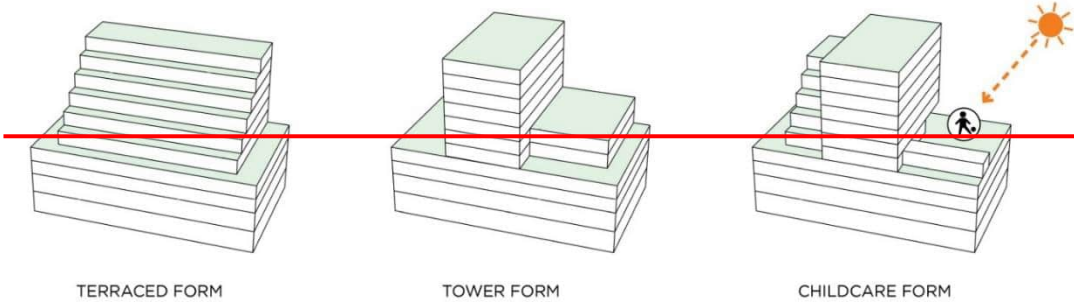
By approving Recommendation C of this report, Council will amend every land use document set out in Table 1 below in accordance with Table 1, effective October 27, 2026.

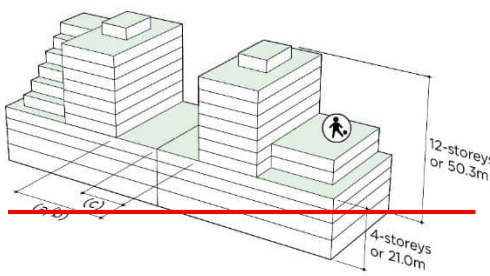
The proposed amendments are shown in red if the amendments are an addition and are shown in red with a strikethrough if the amendments are a deletion. Images proposed for deletion have a red line through them. When new sections, policies or figures are proposed for addition or removal, subsequent sections, policies or figures will be renumbered accordingly.

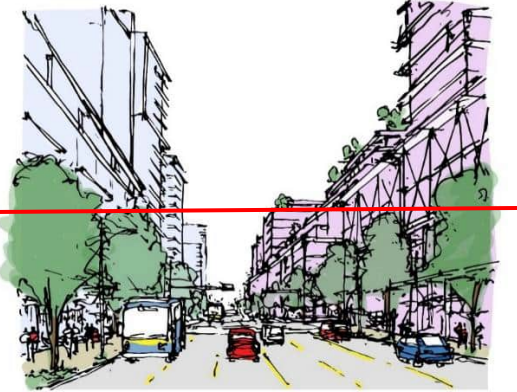
Table 1: Summary of Proposed Amendments for the Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C)

Rationale: To prevent repetition of and ensure alignment with the CDDG

1. MOUNT PLEASANT EMPLOYMENT-INTENSIVE LIGHT INDUSTRIAL REZONING POLICY AND GUIDELINES (I-1C)	
Section & Page	Proposed Amendment
2 Views, p. 12	While all developments should be considerate of existing distant views, it is anticipated that all such views cannot be preserved as development progresses. Figure 3: Views and enhanced public space locations identifies select views that should be treated with particular attention. All building designs should achieve the following to compensate for impacts to existing distant views: (a) — Provide an attractive near view. This can include a finer grained urban fabric and building modules, high-quality materials and detailing, visually permeable facades, programming for active outdoor uses and landscape elements; (b) — Visually linking new open space to existing open space. This can serve to expand the depth of views and may be achieved with building separations and setbacks; (c) — The form and shape of taller building elements should be informed by view studies, and; (d) — Site buildings to frame views towards nearby historic or iconic industrial structures and places of interest.
4 Light and Ventilation, p.13	Refer to City-wide Design and Development Guidelines. Control of natural light and ventilation in work environments can improve energy usage, and promote the health, satisfaction, and productivity of building occupants. Considerations to provide for enhanced access and control of natural light and ventilation include: (a) — solar shading devices, light shelves and glazing performance; (b) — building orientation and massing; (c) — increased floor and ceiling heights; and (d) — provision of operable windows.
5 Weather, p. 14	Refer to City-wide Design and Development Guidelines. In all cases, weather protection should be provided at common building entries and individual entries. Continuous weather protection should be provided along all street frontages, except that it may not be provided continuously where it can be shown the provision would interfere with well-functioning industrial uses. Explore opportunities for weather protection that can encourage use as functional outdoor workspace.
6 Safety and Security, p. 14	Refer to City-wide Design and Development Guidelines. New development must provide a secure environment at all hours. The principles of “crime prevention through environmental design” (CPTED) should be incorporated in all new development. Strategies include but are not limited to: (a) — Maximize opportunities for natural surveillance; (b) — Provide unobstructed and transparent sightlines to exits and destinations; (c) — Foster territoriality and a sense of ownership; (d) — No hiding places; (e) — Lighting of public spaces; (f) — Lobbies visible from the street and main entrances to buildings fronting the street; and (g) — Personal safety and security should be integral to the design of parking facilities and comply with the Parking By-law.
7 Access and Circulation, p.14	Refer to City-wide Design and Development Guidelines.
7.1, p.14	Pedestrian Access and Functional Circulation (a) — Primary pedestrian access to all uses should be from the street at street level; (b) — Corridors and elevators should be adequately sized for their intended use such as transporting goods or moving furniture and should not be overly long (no more than 23.0 m in any one direction) or circuitous; and

1. MOUNT PLEASANT EMPLOYMENT-INTENSIVE LIGHT INDUSTRIAL REZONING POLICY AND GUIDELINES (I-1C)	
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	Light industrial spaces should be designed with direct access to loading bays. Interior circulation strategies that require the moving of goods through semi-public spaces, such as office lobbies and amenity spaces, or through the public realm should be avoided.
7.2, p.15	Bicycle Access (a) — Design buildings to accommodate and encourage cycling. Strategies include easy access to secure bicycle storage, access separate from vehicles, wider aisles, automatic door openers, weather protected exterior bicycle racks, maintenance stations, and enhanced end-of-trip facilities.
7.3, p.15	Vehicular Access To ensure a safe and active pedestrian environment, vehicular and service functions should not conflict with street frontage and pedestrian activity. Vehicular access, loading and service areas should be provided from the lane rather than the street.
8 Form of Development, p. 15	Refer to City-wide Design and Development Guidelines and Solar Access Guidelines for Areas Outside Downtown. Intensified employment objectives, modernization of industrial development through stacked forms, and creation of well-functioning workspaces are anticipated to result in forms of development with greater densities, building heights, and floor plates than are currently found in the Mount Pleasant Industrial Area. Form and massing should therefore be carefully considered with respect to the other objectives within these policies and guidelines. This includes designing for daylight on the public realm, engaging public spaces, building articulation, attractive near views and finer-grained urban settings.
8.1, p. 15	Massing Building height, bulk and massing should be considered with respect to access to daylight and views on the adjacent public realm and developments. All proposals are required to include sun-shading diagrams and context analysis demonstrating the shadow impacts of proposed built forms on existing and anticipated public spaces, for evaluation of these objectives by staff. The I-1C District Schedule and these Guidelines have been prepared with additional building height and volume in the massing than is necessary to achieve the maximum density of 6.0 FSR. The intent is to provide room for design flexibility for different forms, such as the terraced form, tower form and childcare forms illustrated in Figure 4: Flexibility for Design Options.  Figure 1: Flexibility for Design Options
8.2, p.16	Building Width, Depth and Articulation The anticipated nature of redevelopment within the I-1C area may result in site frontages that are broader than is typical in other districts. Where long frontages are proposed, the following architectural design strategies will be required to contribute to a desirable streetscape: (a) — significant building articulation in the form of measurable vertical and horizontal setbacks; (b) — creative and intrinsically high-quality material palettes; (c) — thoughtful application of solid and transparent wall planes; and provision of architecturally integral sustainable design features, such as louvers or shades, that provide for texture in the façade. Visible structural systems, particularly mass timber, are encouraged as a means to provide for architectural expressions that are true to their primarily industrial-style functions while presenting a visually appealing interface with the street.
8.3, p.16	Tower Elements Tower elements, considered to be any portion of a building over 4 storeys or 21.0 m (69 ft.) should: (a) — be separated from other commercial tower elements by 15.2 m (50 ft.); (b) — be separated from residential tower elements by 24.0 m (80 ft.); (c) — be separated from adjacent sites by 7.6 m (25 ft.), measured from the property line.

1. MOUNT PLEASANT EMPLOYMENT-INTENSIVE LIGHT INDUSTRIAL REZONING POLICY AND GUIDELINES (I-1C)	
Section & Page	Proposed Amendment
	 Figure 2: Tower separation and building height
8.4, p. 17	Additional Penthouse Storey A building height increase of one additional storey may be considered, up to a maximum of 12 storeys or 50.3 m, whichever is lesser. The top floors should be a partial storey (i.e. smaller than the standard floor plate of the lower floors and “sculpted” or terraced in on some or all sides), as appropriate to provide roof top access and amenity space. No intrusion into a view corridor will be considered. Applications will be evaluated against the following performance-based design criteria. The size, shape and expression of the additional building height and floor space must (a) provide very high quality architectural design; (b) contribute to an interesting and engaging roofscape; (c) integrate well with the overall massing and expression of the rest of the building; (d) provide roofdecks in a useable shape and size; (e) employ a light and transparent material expression (e.g. glass); and (f) complement adjacent development.
8.5, p.17	Sunlight Access on Public Space Development should respect the importance of sunlight during the hours of 10:00 a.m. and 2:00 p.m. between the spring (March) and fall (September) equinoxes on the northern sidewalk of 2nd Avenue. Some additional flexibility regarding sunlight performance may be considered for sites west of Colombia Street due to the orientation of 2nd Avenue in this location. Tower forms which cast shadows on the northern sidewalk during this time must be limited to a maximum of one-third of the frontage of the development, and should consider shadow impacts on street intersections and potential or existing corner plazas. Detailed shadows studies will be a required as a part of Rezoning Application package to demonstrate that shadow impacts have been minimized to the satisfaction of City staff. t  Figure 3: Solar access on north sidewalk
9 Architectural Components, p.18	Refer to City-wide Design and Development Guidelines. In recognition of Mount Pleasant’s unique industrial character, architectural components and materials should meet the following objectives: (a) Reinforce the near view and emphasize proportions at the scale of the pedestrian with intrinsically high-quality materials, detailing, showcased outdoor workspaces, and clear visual access from exterior to interior spaces. (b) Express a finer grain urban fabric by articulating smaller structural bays and modules. (c) Generic “big box” building designs that exhibit little façade interest and transparency to the street should be avoided. (d) Reference the industrial context with details and expression.

1. MOUNT PLEASANT EMPLOYMENT-INTENSIVE LIGHT INDUSTRIAL REZONING POLICY AND GUIDELINES (I-1C)	
Section & Page	Proposed Amendment
	 Figure 4: Conceptual 2nd Avenue streetscape looking East
9.1, p. 19	Rooftops (a) — Encourage working rooftops to expand economic functions to the roofs of buildings. (b) — Roof tops should be designed to be attractive where seen from above through use of landscaping, green roof technologies, choice of materials and colour. (c) — Elements such as gazebos and trellises may be considered, building height and floor area permitting.
9.2, p. 20	Windows Windows at grade are important to enhance pedestrian interest, particularly where retail uses are not required at grade. (a) — For retail, service or office uses: (i) — maximize transparency through use of high transom, low sill window designs, as well as openable windows where appropriate. For service and office uses, design should allow for adaptation to retail use in the future. (b) — For industrial uses: (ii) — provide windows for viewing to industrial processes where possible; and (iii) — where windows cannot be used, use other means to add visual interest such as expressed vertical elements, vines, murals, and detailing. Long extents of unarticulated walls must be avoided, particularly at grade where such walls may be susceptible to intentional damage. (c) — Uses and functions which do not lend themselves to enhancing pedestrian interest should be located away from ground floor windows. (d) — Use of mirrored or highly reflective glazing, window decals or other vision obscured treatments are, generally not supported, especially at grade.
9.3, p. 20	Entrances (a) — Main building entries should be clearly identifiable, transparent and accessible from the street. (b) — Secondary entrances and individual small tenant entries should be located with frequency along adjoining sidewalks to reinforce physical permeability. Separate uses or accessory retail spaces should have separate and distinct entries. (c) — Visually and physically reinforce the connection of interior spaces to the public realm. Strategies, such as operable folding storefronts and roll-up doors, are encouraged to introduce opportunities for outdoor workspace. (d) — Provide pedestrian interest and comfort at entries through specifically designed seating, signage, lighting, weather protection, and other such features.
9.4, p. 21	Exterior Walls and Finishing — (a) — Architectural design approaches, including cladding systems and finishing, should reflect the industrial character and functionality of the Mount Pleasant Industrial Area. (b) — Encouraged material palettes include: (i) — contemporary metal cladding systems; (ii) — heavy timber structural elements; (iii) — glass and steel; (iv) — masonry; (v) — weather-treated, unpainted architectural concrete; and (vi) — other durable and visually appealing materials such as terracotta. (c) — Stucco and vinyl are not supported as primary exterior materials and may not be permitted by the Building By-law. Fibre cement cladding systems are generally discouraged. (d) — Refer to Bird Friendly Strategy Design Guidelines for suggestions on reducing uninterrupted, reflective surfaces that contribute to increased bird collisions.
9.5, p. 21	Awnings and Canopies — (a) — Pedestrian weather protection should be provided along 2nd Avenue and along the north-south streets;

1. MOUNT PLEASANT EMPLOYMENT-INTENSIVE LIGHT INDUSTRIAL REZONING POLICY AND GUIDELINES (I-1C)	
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	(b) — Architecturally integral awnings and canopies are to be designed to effectively protect pedestrians from inclement weather, with a recommended minimum depth to height ratio of approximately 7:10. Canopies should be back sloped to provide for positive drainage, and should include integrated gutters and rainwater leaders. (c) — Uniform awnings or canopies may be inconsistent with the diverse range of uses anticipated in the I-1C area, and the design of these elements should reflect the nature of their related interior program.rTransparent or translucent glazed canopies that permit the passage of light are encouraged. (d) — Section 5 describes where weather protection should be provided.
9.6, p. 22	Lighting (a) — Building, site, and landscape designs must include lighting strategies intended to provide for visual interest, security, and utility at all hours. (b) — For exterior lighting, incandescent and other white light sources are encouraged, while sodium vapour light sources are generally not supported. Better performing, more efficient light sources such as LED's are highly encouraged. (c) — Exterior lights should be oriented away from adjacent residential properties, with cut-off shields to minimize light pollution. (d) — Review opportunities to utilize lighting design standards and guidelines that reduce negative impacts to birds and other wildlife.
9.7, p. 22	Signs (a) — All signage will be required to comply with the Vancouver Sign By-law. (b) — Corporate signage should be subordinate to the design of the building and architecturally integrated with the development. (c) — Internally illuminated or backlit sign boxes are generally not supported. (d) — Signage that compliments the industrial urban fabric and character established in Mount Pleasant is encouraged. Examples include neon, murals of signs in conjunction with a mural, signs with individual letters placed directly on the building or signs incorporating materials that reinforce the character specific sub-areas such as steel, glass and heavy timber. At grade uses are encouraged to have clear, pedestrian-oriented signage located at premises entries”
10 Open Space, p. 22	Refer to City-wide Design and Development Guidelines.
10.1, p. 22	Semi-Private Open Space Social semi-private open space is desirable for employees and visitors, and should be provided to accommodate the intended users. It could be located at grade or on the rooftop as part of a landscaped rooftop garden and should maximize sun exposure.
10.2, p. 23	On-Site Public Open Space Creating unique, vibrant, attractive, interesting and amenity rich environments is essential for unlocking the potential of this new employment-intensive industrial area. The following should guide design and location of open spaces on private land. (a) — Consider opportunities to compliment public open space design including: (i) — Create inviting and comfortable places for people; (ii) — Reintroduce water and natural systems; (iii) — Encourage lively building edges and more welcoming street experience; (iv) — Respect existing public views and explore creating new views of prominent features such significant landmarks; (v) — Support the display of local art, craft or industry; (vi) — Explore opportunities for unconventional open spaces; (vii) — Improve wayfinding and legibility; (viii) — Encourage 24/7 activity and public life; and (ix) — Consider ways to ensure safe, clean, clutter free environments. (b) — Open space on privately owned land should be considered with the same objectives to reinforce the network of public spaces. Enhanced front and side yard setbacks can provide opportunities that help link open spaces. (c) — Where practical the public open space and greenways will be constructed on City-owned land or statutory rights of way (SRWs). In some circumstances, an additional setback and/or SRW may be requested from adjacent development to provide more useable public space. (d) — Landscaping elements and public art, including temporary projects, are encouraged. (e) — Reflect the industrial history of the area as well as contemporary life, innovation and experimentation. (f) — Setbacks for additional public open space secured through SRWs will be sought where applications contemplate retail or restaurants at grade.”
11. Landscaping, p. 24	11.3 Site Landscape Refer to City-wide Design and Development Guidelines.

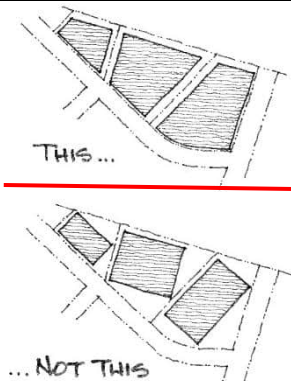
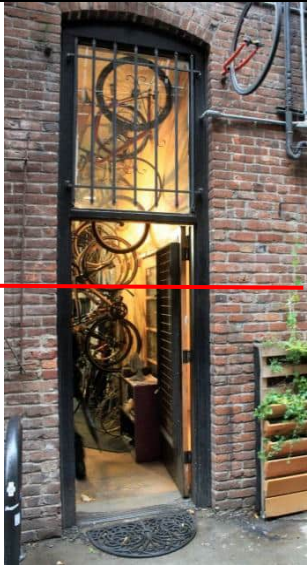
1. MOUNT PLEASANT EMPLOYMENT-INTENSIVE LIGHT INDUSTRIAL REZONING POLICY AND GUIDELINES (I-1C)

Section & Page	Proposed Amendment
	(a) Existing trees and significant landscape features should be evaluated for retention where possible; (b) Landscaping should be used to help mitigate impacts between residential and industrial uses as well as rail; (c) Landscape design on other parts of the site should relate to anticipated activities; (d) A layered landscape treatment should be provided to screen surface parking and loading areas while providing strategic visual access to entries and access areas; (e) Strengthen urban forest connectivity; (f) Consider planted roof tops; (g) Enhance habitat for birds, pollinators and other flora and fauna and following the Bird Friendly Design Guidelines; and (h) Limit extent of underground parking layout and design to accommodate retention of existing trees and for the provision of new ones."

Table 2: Summary of Proposed Amendments for the False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3

Rationale: To prevent repetition of and ensure alignment with the CDDG

2. FALSE CREEK FLATS URBAN DESIGN POLICIES AND GUIDELINES FOR I-2 AND I-3

Section & Page	Proposed Amendment
2.3, p. 4	Orientation Refer to the City-wide Design and Development Guidelines Building design, where possible, should seek to reinforce established street orientations emphasizing street level entrances and storefronts. The following strategies are highly encouraged: (a) Building faces that align with respective street orientations and established street wall heights. (b) Building faces built out to front yard setbacks. (c) On corner sites, both street facing facades should be developed as front elevations. (d) Reinforce irregular, curved or angled sites resulting in non-orthogonal building geometries. (e) Tower elements may be re-oriented with respect to daylight and solar performance, views, and architectural expression. Figure 1—Orientation 
2.4, p. 5	Views Refer to the City-wide Design and Development Guidelines. New development should be considerate of the impact on existing distant views. However as development progresses, the industrial and institutional scales and densities anticipated in False Creek Flats may have an impact on the ability to preserve these existing views. Development should therefore place a higher emphasis on the following strategies: (a) Provide an attractive near view. This can include a finer grained urban fabric and building modules, high quality materials and detailing, visually permeable facades, programming for active outdoor uses and landscape elements. (b) Visually linking of open space. This can serve to expand the depth of views and may be achieved with building separations and setbacks. (c) The form and shape of tower elements should be informed by view studies.” 
2.6, p. 6	Light and Ventilation Refer to the City-wide Design and Development Guidelines. Daylight and ventilation in work environments can improve energy usage as well as promoting health and productivity. Considerations include:

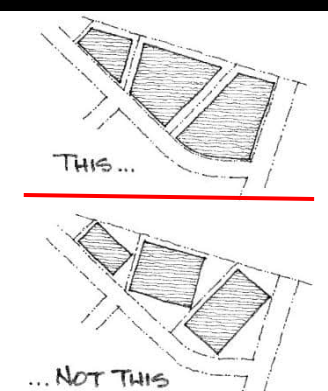
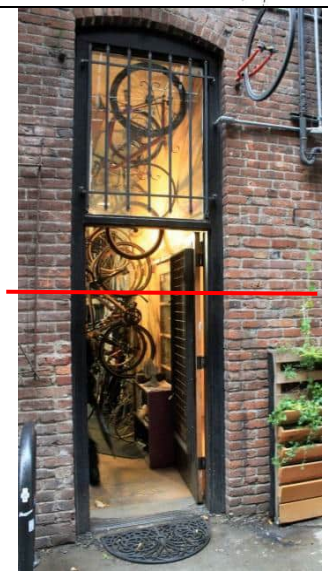
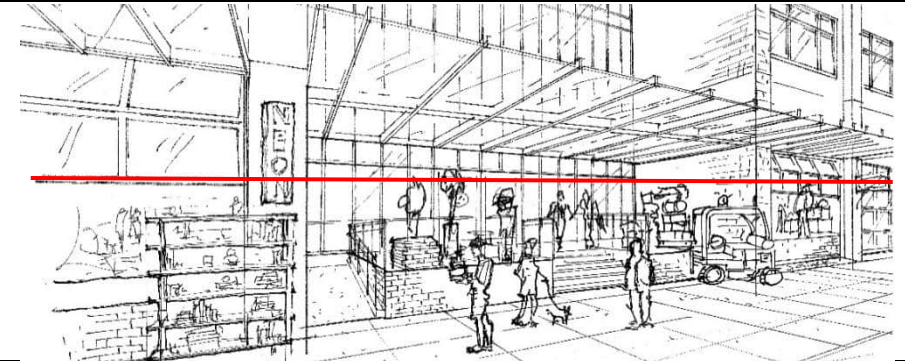


Figure 1- Orientation



2. FALSE CREEK FLATS URBAN DESIGN POLICIES AND GUIDELINES FOR I-2 AND I-3	
Section & Page	Proposed Amendment
	(a) — solar shading devices, light shelves and glazing performance; (b) — building orientation and massing; (c) — increased floor and ceiling heights; and (d) — operable windows.
2.7, p. 6	Weather Refer to the City-wide Design and Development Guidelines. In all cases, weather protection should be provided at common building entries and individual entries. Continuous weather protection should be provided along all street frontages, except that, it may not be provided continuously where it can be shown the provision would interfere with well functioning industrial uses or where pedestrian traffic is not anticipated. Explore opportunities for weather protection that can encourage use as functional outdoor workspace.
2.8, p. 6	Safety and Security Refer to the City-wide Design and Development Guidelines. New development must provide a secure environment. The principles of “crime prevention through environmental design” (CPTED) should be incorporated in all new development. Some strategies include: (i) — Maximize opportunities for natural surveillance; (ii) — Provide unobstructed and transparent sightlines to exits and destinations; (iii) — Foster territoriality and a sense of ownership; (iv) — No hiding places; (v) — Lighting of public spaces; (vi) — Lobbies visible from the street and main entrances to buildings fronting the street; (vii) — Personal safety and security should be integral to the design of parking facilities and comply with the Parking By-law.
2.9, p. 6	Access and Circulation Refer to the City-wide Design and Development Guidelines. 2.9.1 — Pedestrian Access (a) — Primary pedestrian access to all uses should be from the street at street level; (b) — Internal public circulation systems such as shopping malls, are highly discouraged; (c) — Corridors and elevators should be adequately sized for their intended use such as transporting goods or moving furniture and should not be overly long (no more than 23.0 m in any one direction) or circuitous. 2.9.2 — Bicycle Access (a) — Design buildings to accommodate and encourage cycling. Strategies include easy access to secure bicycle storage, access separate from vehicles, wider aisles, automatic door openers, weather protected exterior bicycle racks, maintenance stations, and enhanced end-of trip facilities. (b) — Provide direct routes between bike routes and building entrances, public bike share stations, bike parking, and other end-of trip facilities. 2.9.3 — Vehicular Access To ensure a safe and active pedestrian environment, vehicular and service functions should not conflict with street frontage and pedestrian activity when possible. (a) — Vehicular access, loading and service areas should be provided from the lane rather than the street where lanes are provided; (b) — Where street access is considered, vehicular entrances should be designed integrally with the building or via side yard setbacks. (c) — Explore opportunities for shared access drives in side yards with adjacent properties. (d) — (d) — Where loading and vehicular access is required from the street, openings should be limited or functional integrated with the adjacent public realm. Consideration should be given to limiting bay openings to one structural bay at an approximate 7.6 m (25 ft) module.”
3.1, p. 7	Vertical Stacking of Uses Refer to the City-wide Design and Development Guidelines. As a means of intensifying industry and production spaces, exploration of vertically stacked uses is encouraged. Objectives for mezzanines and accessories uses include:



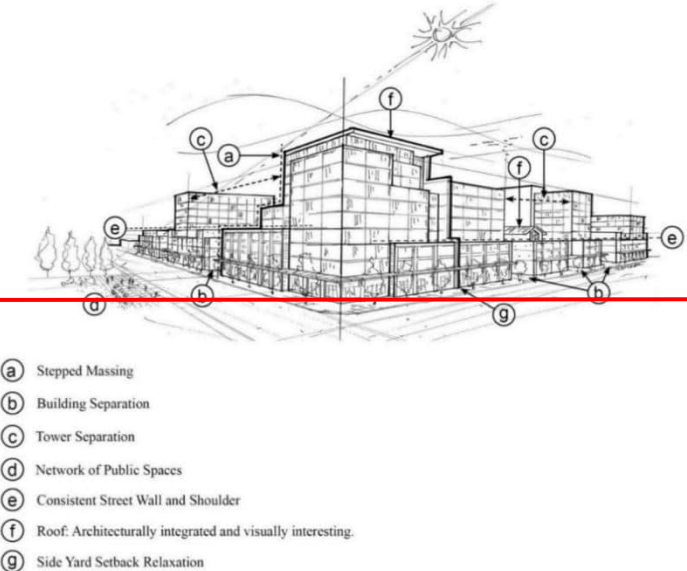
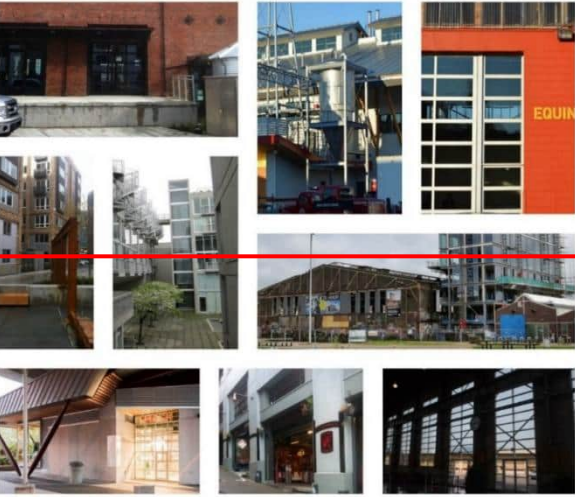
2. FALSE CREEK FLATS URBAN DESIGN POLICIES AND GUIDELINES FOR I-2 AND I-3	
Section & Page	Proposed Amendment
	(a) continuity with the adjacent primary use or space; (b) locate mezzanines away from front or flanking facades; (c) a minimum floor to floor height for mezzanines of 3.1 m (10 ft); and (d) convenient access to loading, garbage and elevators for all floors and mezzanines. Figure 3 – Vertical Stacking of Industrial Spaces
4.2, p. 8	Front Yard and Setback Refer to the City-wide Design and Development Guidelines. The intent for front yard setbacks is to provide opportunities for building articulation, to step inward as building heights increase and to establish a consistent street wall and building shoulder. The Director of Planning may consider relaxations to regulations controlling front yard setbacks based on the objectives of these policies and guidelines and the following: (a) Minor projections into the 0.6m front setback with the intent of improved building performance and articulation. Examples include solar shading devices or cornices. (b) Above 18.3 meters (approximately 4 storeys) reductions to setbacks should be balanced by commensurate and equal increases along the same building face. See Figure 7. (c) On corner lots the flanking street's façade will be evaluated using the same urban design objectives as the front façade.
4.3, p. 9	Side Yards and Setbacks ...the Director of Planning may consider relaxations to regulations controlling side yard setbacks based on the objectives of these policies and guidelines including the City-wide Design and Development Guidelines. and the following: (a) fit within the street network, neighbourhood patterns and urban fabric; (b) provision of a commensurate amount of open space; (c) impact on existing and future development; (d) building and tower separations; and (e) vehicular access, parking and loading provisions. Figure 4 – Side Yard Setback Diagram
4.5, p. 10	Floor Space Ratio (FSR) ...The Director of Planning may consider increases to the maximum achievable floor area based on the objectives of all applicable policies and the City-wide Design and Development Guidelines. guidelines and including evaluation of: (a) Impact of building height, bulk, massing, location and overall design of the building on the site, surrounding buildings and streets. In addition, the general design considerations listed in Sections 2 and 5 describe the intents and objectives relating to general building expression and architectural components.

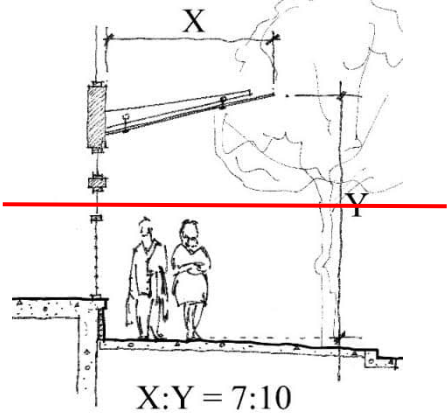
2. FALSE CREEK FLATS URBAN DESIGN POLICIES AND GUIDELINES FOR I-2 AND I-3

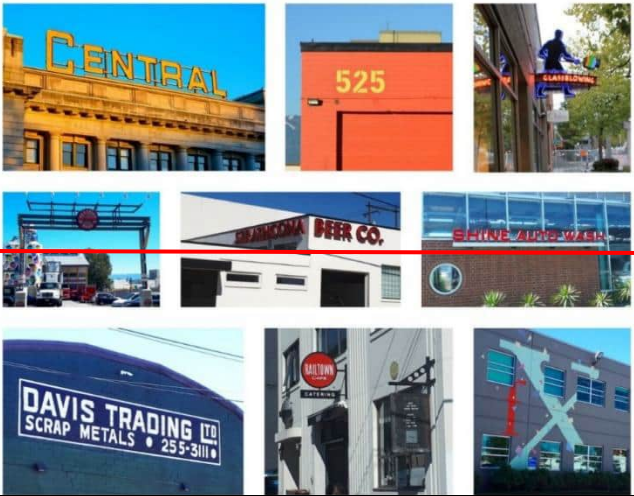
Section & Page	Proposed Amendment
	(b) The provision of on-site open space, landscape, and the effects of overall design on the general amenity of the area. In particular Sections 6 and 7 describe open space and landscape objectives for the Public Places and Spaces, Network of Public Spaces, On-Site Public Open Space, streetscapes and landscape. (c) The effect on traffic in the area. See 2.9 for Access and Circulation, 4.3 for Side Yards and 4.6 for Off-Street Parking and Loading describing objectives for pedestrian, bicycle and vehicular access and circulation. (d) Provision for pedestrian needs including continuous sidewalks, weather protection, safety, and active and engaging frontages that respect and respond to the public realm.
4.6, p. 10	Off-Street Parking and Loading ... In addition parking and loading access and layout should minimize surface parking as well as consider opportunities for it to transition to work space, over time, as other modes of transportation improve. Also, refer to the City-wide Design and Development Guidelines. (a) Locate parking accesses and passenger loading/unloading in locations that support efficient vehicular movements and minimize circulation on the street network. (i) Parking should be located underground or within the building envelope. Exceptions may be considered for small sites. (ii) Where it is not reasonable to place all parking and loading within the building envelope, at-grade stalls should be located at the rear of the site and not within the front yard or on a flanking street. (iii) Above-ground parking structures are discouraged, but not prohibited. They will not be exempted from density calculations and may require analysis on the impacts to urban design and the public realm at the time of development permit approval. Explore adaptable solutions where parking can transition into employment space in the future. (b) Limit impact on sidewalks and the public realm by minimizing the number and size of access drives and internalize manoeuvring as much as is feasible. Explore opportunities for shared access drives in side yards. (c) Consider adaptability of loading bays such as having a secondary function as workspace. (d) Accommodate loading, deliveries, servicing and maneuvering on-site. Figure 5—Parking Strategies
4.7, p. 11	Building Depth and Building Width The Director of Planning may consider relaxations to regulations controlling building depth and building width based on the objectives of these policies and guidelines including: the City-wide Design and Development Guidelines. guidelines including: (a) fit within the street network, neighbourhood patterns and urban fabric; (b) provision of a commensurate amount of open space; (c) impact on existing and future development; (d) building and tower separations; and (e) vehicular access, parking and loading provisions. Figure 6—Building Separation

2. FALSE CREEK FLATS URBAN DESIGN POLICIES AND GUIDELINES FOR I-2 AND I-3	
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4.8, p. 12	Building Massing Refer to the City-wide Design and Development Guidelines. Objectives in the False Creek Flats for intensified employment opportunities and well-functioning workspaces are anticipated to result in a form of development with greater densities, building heights, and floor plates. Form and massing should therefore be carefully considered with respect to the objectives of these policies and guidelines including access to daylight on the public realm, creating engaging public spaces, building articulation, an attractive near view, and finer grained urban settings. (a) Stepped Massing: The intent for the stepping of building setbacks is to reduce apparent bulk and massing as building height increases to improve access to daylight and views on the adjacent public realm and developments. To encourage a more varied architectural expression, the Director of Planning will consider relaxations to the front, side and rear setbacks based on the evaluation of sun shading analysis and the contextual relationship to existing and anticipated future development. Projections (+) into setbacks should be balanced by a commensurate recesses (-) from the setbacks. Application drawings should include sun shading diagrams and context analysis for evaluation of these objectives. Figure 7 – Stepped Massing Section Diagram (b) Longer Buildings: Where the need for longer or wider buildings can be demonstrated, relaxations to regulations controlling building width, depth, and separation may be considered based on design merit and the provision of a commensurate amount of quality open space and pedestrian interest. Consideration should also be given to significant facade articulation and on-site connections by transparent bridges and walkways on the upper floors. Break up long frontages and expanses of wall planes with substantial recesses, setbacks or building separations. (c) Tower Elements: Tower elements (considered to be any portion of a building over 22.0 m (72 ft.) in building height) should: (i) be separated from other commercial tower elements by 15.2 m (50 ft) (ii) be separated from residential tower elements by 24.0 m (80 ft). Where adjacent sites are not fully developed, the proposed tower should maintain a distance of 7.6 m (25 ft) from the interior side and rear property lines unless residential uses are permitted on the adjacent lots in which case the setbacks should increase to 12.5 m (41 ft.). (d) The Network of Public Space: Building massing should respect the importance of sunlight on the Network of Public Space. Development along Walk the Line and the Network of Public Space should seek to minimize shadowing on the opposite sidewalks, mini parks, urban plazas and other public places. (e) Street Wall and Shoulder: The intent is for development to be built out to the 0.6m front yard setback and create a consistent 4 storey, 18.3 meter shoulder. (f) Roof: The profile and silhouette of roofs should be considered as part of the skyline. Elevator penthouses, mechanical rooms, equipment, vents and other appurtenances should be integrated with the architectural treatment of the roof and screened from view.

Figure 7 - Stepped Massing Section Diagram

2. FALSE CREEK FLATS URBAN DESIGN POLICIES AND GUIDELINES FOR I-2 AND I-3	
Section & Page	Proposed Amendment
	Figure 8 – Building Massing Diagram 
5 Architectural Components, p. 13	Refer to the City-wide Design and Development Guidelines. The intent for architectural components and materials is to recognize the area's unique industrial heritage as well as the following objectives: (a) Reinforce the near view with high-quality materials, detailing and active storefronts. (b) Express a finer grain urban fabric by articulating smaller structural bays and modules. (c) Generic “big box” building designs that exhibit little facade interest and transparency to the street should be avoided. (d) Storefronts should be transparent at grade and are encouraged not to contain long blank walls. (e) High clearance warehouse-type spaces should have clerestorey windows at the upper storey of the facade. (f) Building interface at the public realm should emphasize details and proportions at the scale of the pedestrian with particular consideration to the objectives of animated streetscapes and showcasing functional outdoor workspaces. (g) Reference the “heavy duty” context with details and expression. 
5.1, p. 14	Roofs (a) Encourage working rooftops to expand economic functions to the roofs of buildings. (b) Roof tops should be designed to be attractive where seen from above through use of landscaping, green roof technologies, choice of materials and colour. (c) Elements such as gazebos and trellises may be considered, building height and floor area permitting.
5.2, p. 14	Windows Windows at grade are important to enhance pedestrian interest, particularly where retail uses are not required at grade. (a) For retail, service or office uses: (i) maximize transparency through use of high transom, low sill window designs, as well as openable windows where appropriate. For service and office uses, design should allow for adaptation to retail use in the future. (b) For industrial uses: (ii) provide windows for viewing to industrial processes where possible; and (iii) where windows cannot be used, use other means to add visual interest such as expressed vertical elements, vines, murals, and detailing. Avoid long stretches of blank wall. (c) Uses and functions which do not lend themselves to enhancing pedestrian interest should be located away from ground floor windows. (d) Use of mirrored or highly reflective glazing, window decals or other vision obscured treatments are discouraged, and may not be permitted, especially at grade.

2. FALSE CREEK FLATS URBAN DESIGN POLICIES AND GUIDELINES FOR I-2 AND I-3	
Section & Page	Proposed Amendment
5.3, p. 15	Entrances The intent is to create buildings and spaces that relate to and respect the public realm as well as to showcase functional workspace. Characteristics of these buildings include: (a) Main building entries should be clearly identifiable, transparent and accessible from the street. (b) Locate secondary entrances and individual small tenant entries with frequency along adjoining sidewalks. Separate uses or accessory retail spaces should have separate and distinct entries. (c) Reinforce visually and physically, the connection of interior spaces to the public realm. Strategies, such as operable folding storefronts and roll-up doors, are encouraged to introduce opportunities for outdoor workspace. (d) Provide pedestrian interest and comfort at entries provided through specifically designed seating, signage, lighting and features that indicate the building's use and function.
5.4, p. 15	Building Articulation (a) Express an approximately 7.6 m (25 ft) structural bay spacing on street facing facades, especially at the four lower floors or podium. (b) Building articulation can be achieved with materiality, shadow lines and exposed structural components. (c) Feature banding to break up perceived wall height may be used to assist in achieving horizontal articulation. (d) Highly visible circulation and building systems are encouraged. (e) Vertical service elements, such as stair and elevator shafts, may be used to assist in articulation, as well as being expressive of their function.
5.5, p. 15	Exterior Walls and Finishing (a) Exterior building design should reflect the industrial and institutional urban fabric of the sub-area by using appropriate, durable, and high-quality materials. (b) Exterior materials that are encouraged include: (i) contemporary metal cladding systems; (ii) heavy timber structural elements; (iii) glass and steel; (iv) masonry, architectural concrete or brick. Stucco and vinyl are discouraged as primary exterior materials and may not be permitted by the Building By-law.
5.6, p. 15	Awnings and Canopies (a) In terms of appearance, a uniform canopy or awning across the entire building façade may be inappropriate to the diverse and varied character of the Flats. Design architecturally integrated, high-quality awnings and canopies, but ensure some variety in form, and/or the ability for tenants to vary them. (b) Ensure that awnings and canopies are deep enough and close enough to the ground to provide shelter. The recommended minimum depth to height ratio is approximately 7:10. (c) Transparent or translucent glazed canopies that permit the passage of light are encouraged. (d) Section 2.7 describes where weather protection should be provided. Figure 10 – Weather Protection  The diagram illustrates the recommended 7:10 ratio for awnings. It shows a side elevation of a building with an awning extending from the facade. A horizontal line represents the ground level. Two figures are shown standing on the sidewalk under the awning. A vertical line labeled 'Y' indicates the height from the ground to the top of the awning's support. A horizontal line labeled 'X' indicates the depth of the awning from the building facade to its outer edge. The ratio X:Y = 7:10 is specified below the diagram.
5.7, p. 16	Lighting (a) Building, entry path and parking lighting should be integrated into the site and building design. (b) For exterior lighting, incandescent and other white light sources are encouraged, while sodium vapour light sources are discouraged. Better performing, more efficient light sources such as LED's are highly encouraged. (c) Exterior lights should be oriented away from adjacent residential properties, with cut-off shields to minimize light. (d) For larger developments or campuses or where proximity to adjacent development is a concern, a site lighting plan indicating light levels and light fixture types should be provided. (e) Review opportunities to utilize lighting design standards and guidelines that reduce negative impacts to birds and other wildlife.

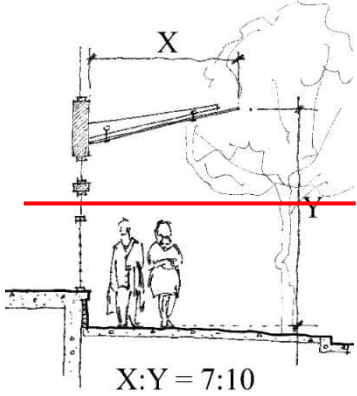
2. FALSE CREEK FLATS URBAN DESIGN POLICIES AND GUIDELINES FOR I-2 AND I-3	
Section & Page	Proposed Amendment
5.8, p. 16	Signs (a) Corporate signage should be subordinate to the design of the building and architecturally integrated with the development. (b) Internally illuminated or back light sign boxes are discouraged. (c) Signage that compliments the industrial urban fabric and character established in the Flats is encouraged. Examples include neon, signage painted on walls, signs with individual letters placed directly on the building or signs incorporating materials that reinforce the character specific sub-areas such as steel, glass and heavy timber. (d) One freestanding, ground-oriented pylon sign is appropriate at each entrance to a large campus site, complimented by wayfinding signage at key decision points along internal drives or paths. (e) At grade uses are encouraged to have minimal, clear, pedestrian-oriented signage located at premises entries. 
6.1, p. 19	Public Places and Spaces Development should respect the importance of sunlight between 10:00am and 2:00 pm between the March and September equinoxes on the Network of Public Spaces and Walk the Line route as listed below and shown below on Map 5. (i) Central Street from Main Street to Station Street; (ii) Industrial Avenue from Main Street to Cottrell Street; (iii) Cottrell Street from Industrial Avenue to the future Northern Street extension; (iv) Station Street from Northern to East First Avenue; (v) East First Avenue from Main Street to Thornton Street; (vi) Thornton Street from East First Avenue to Great Northern Way; (vii) Great Northern Way from Thornton Street to Fraser Street; (viii) Fraser Street from Great Northern Way to Earle Finning Way; (ix) the Railyards between Foley Street and Glen Drive; (x) East Fifth Avenue from Glen Drive to Clark Drive; (xi) Glen Drive from East Fifth Avenue to William Street; (xii) William Street from Glen Drive to Raymur Street; (xiii) Malkin Avenue from Chess Street to Atlantic Street; (xiv) National Avenue from Thornton Street to Quebec Street; and the public open space nodes at the intersections of Hawks Avenue and Malkin Avenue, Thornton Street and National Avenue, Evans Avenue and Glen Drive, the eastern terminus of Industrial Avenue and the 1700 Block of Glen Drive.
6.2, p. 19	Semi-Private Open Space Refer to the City-wide Design and Development Guidelines. Social semi-private open space is desirable for both employees, visitors and residents and should be provided to accommodate the intended users wherever possible. It could be located at grade or on the rooftop as part of a landscaped rooftop garden and should maximize sun exposure.
6.3, p. 19	On-Site Public Open Space Refer to the City-wide Design and Development Guidelines. The following should guide design and location of open spaces on private land. (a) Consider opportunities to compliment public open space design including: (i) Create inviting and comfortable places for people; (ii) Reintroduce water and natural systems; (iii) Encourage lively building edges and more welcoming street experience; (iv) Respect existing public views and explore creating new views of prominent features such significant landmarks; (v) Support the display of local art, craft or industry; (vi) Explore opportunities for unconventional open spaces; (vii) Improve wayfinding and legibility; (viii) Encourage 24/7 activity and public life; and (ix) Consider ways to ensure a safe, clean, clutter free environments. (b) Large sites, greater than 1.25 hectares, should incorporate green spaces for employees and the public as part of site landscape design. (c) Open space on privately owned land should be considered with the same objectives to reinforce the network of public spaces. Enhanced front and side yard setbacks can provide opportunities that help link open spaces.

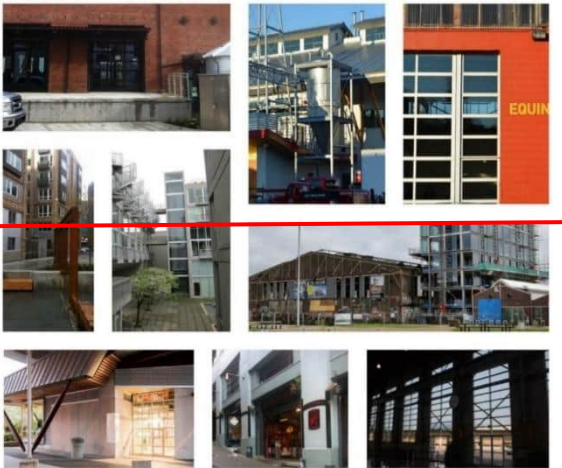
2. FALSE CREEK FLATS URBAN DESIGN POLICIES AND GUIDELINES FOR I-2 AND I-3	
Section & Page	Proposed Amendment
	(d) — Where practical, the public open space and greenways will be constructed on City owned land or City Right of Way (R.O.W.). In some circumstances, an additional R.O.W. may be requested from development to provide a more useable trail width. (e) — Landscaping elements and public art, including temporary projects, are encouraged. (f) — Reflect the industrial history of the area as well as contemporary life, innovation and experimentation.
7.2, p. 20	Site Landscaped Refer to the City-wide Design and Development Guidelines. (a) — Existing trees and significant landscape features should be evaluated for retention where possible; (b) — Landscaping should be used to help mitigate impacts between residential and industrial uses as well as rail; (c) — Landscape design on other parts of the site should relate to anticipated activities; (d) — A layered landscape treatment should be provided to screen surface parking and loading areas while providing strategic visual access to entries and access areas. (e) — Strengthen urban forest connectivity; (f) — Consider planted roof tops; (g) — Enhance habitat for birds, pollinators and other flora and fauna and following the Bird Friendly Design Guidelines; and (h) — Limit extent of underground parking layout and design to accommodate retention of existing trees and for the provision of new ones.
8.3, p. 21	Garbage and Recycling Refer to the City-wide Design and Development Guidelines. Garbage and recycling are essential services that can detract from the pedestrian experience and nearby development unless careful design is used to screen them. (a) — Garbage and recycling facilities should be located adjacent to the lane, fully enclosed by a roof and sides or within the building envelope, and screened from the lane and street where possible. (b) — A location for onsite queuing and pick up is highly encouraged.

Table 3: Summary of Proposed Amendments for the False Creek Flats Urban Design Policies and Guidelines for IC-3

Rationale: To prevent repetition of and ensure alignment with the CDDG

3. FALSE CREEK FLATS URBAN DESIGN POLICIES AND GUIDELINES FOR IC-3	
Section & Page	Proposed Amendment
2.3, p. 4	Views Refer to City-wide Design and Development Guidelines. New development should be considerate of the impact on existing distant views. However as development progresses, the anticipated scale and density will impact the ability to preserve these existing views. Development should therefore place a higher emphasis on the following strategies: (a) — Provide an attractive near view. This can include a finer grained urban fabric and building modules, high quality materials and detailing, visually permeable facades, programming for active outdoor uses and landscape elements. (b) — Visually linking new open space to existing open space. This can serve to expand the depth of views. (c) — The form and shape of tower elements should be informed by view studies. (d) — View Cones may limit building heights along Lorne Street.
2.5, p. 5	Light and Ventilation Refer to City-wide Design and Development Guidelines. Light and ventilation are important for both workspace and residences.

	Residential: For dwelling uses: (a) living rooms should not face into courtyards less than 7.3 m wide; (b) building massing should maximize sun access to courtyards and outdoor amenity areas; (c) mechanical ventilation of commercial and service spaces should be pre-ducted for exhaust through the roof at the highest level or at a location having the least impact on residential liveability; (d) maximize opportunities for cross ventilation of dwelling units such as corner units or double fronting units; and (e) locate residential units and open spaces away from areas of noxious odours and fumes related to nearby traffic or land uses. Note: Consult individual sub-areas for permitted Dwelling Uses and tenancy. All other Uses: Daylight and ventilation in work environments can improve energy usage as well as promoting a health and productivity. Considerations include: (a) solar shading devices and glazing performance; (b) building orientation and massing; (c) increased floor and ceiling heights; and (d) operable windows.	
2.6, p. 5	Weather Refer to City-wide Design and Development Guidelines. Weather protection should be provided continuously and at all common building entries as well as at individual entries. (a) In terms of appearance, a uniform canopy or awning across the entire building façade may be inappropriate to the diverse and varied character of the sub-area. Design architecturally integrated, high quality awnings and canopies, but ensure some variety in form, and/or the ability for tenants to vary them. (b) Ensure that awnings and canopies are deep enough and close enough to the ground to provide shelter. The recommended minimum depth to height ratio is approximately 7:10. (c) Transparent or translucent glazed canopies that permit the passage of light are encouraged.	 Figure 10—Weather Protection”
4.1 , p. 6	Building Height The intent for increasing maximum achievable building heights includes for intensified employment opportunities, well-functioning and flexible job space, vertical stacking of industrial uses, working and green roof tops and response to sea level rise. New development should create an active and engaging public realm within a unique, vibrant, attractive, interesting and amenity rich environment. The Director of Planning may increase the maximum achievable building height based on the objectives of all applicable policies and guidelines including the City-wide Design and Development Guidelines. guidelines including the evaluation of: (a) Impact of building height, bulk, massing, location and overall design of the building on the site, surrounding buildings and streets. In addition, the general design considerations listed in Sections 2 and 5 describe the intents and objectives relating to general building expression and architectural components. (b) The provision of on-site open space, landscape, and the effects of overall design on the general amenity of the area. In particular Sections 6 and 7 describe open space and landscape objectives for the Public Places and Spaces, Network of Public Spaces, On-Site Public Open Space, streetscapes and landscape. (c) The effect on traffic in the area. (d) Provision for pedestrian needs including continuous sidewalks, weather protection, safety, and active and engaging frontages that respect and respond to the public realm.	
4.2, p. 6	Floor Space Ratio (FSR) The intent for increasing the maximum achievable floor area is to provide opportunities for intensified employment and well-functioning and flexible job space. New development should create an active and engaging public realm within a unique, vibrant, attractive, interesting and amenity rich environment. Not all sites will be able to achieve the maximum floor area. The Director of Planning may increase the maximum achievable floor area based on evaluation of the objectives of all applicable policies and the City-wide Design and Development Guidelines. guidelines and including: (a) Impact of building height, bulk, massing, location and overall design of the building on the site, surrounding buildings and streets. In addition, the general design considerations listed in Sections 2 and 5 describe the intents and objectives relating to general building expression and architectural components. (b) The provision of on-site open space, landscape, and the effects of overall design on the general amenity of the area. In particular Sections 6 and 7 describe open space and landscape objectives for the Public Places and Spaces, Network of Public Spaces, On-Site Public Open Space, streetscapes and landscape. (c) The effect on traffic in the area. (d) Provision for pedestrian needs including continuous sidewalks, weather protection, safety, and active and engaging frontages that respect and respond to the public realm.	
4.3, p. 7	Building Massing Refer to City-wide Design and Development Guidelines. Form and massing should be carefully considered with respect to the objectives of these policies and guidelines including access to daylight on the public realm, creating engaging public spaces, building articulation, an attractive near view and finer grained urban settings. (a) Tower Elements: Tower elements (considered to be any portion of a building over 22.0 m (72 ft.) in building height) should: (i) be separated from other commercial tower elements by 15.2 m (50 ft)	

	(ii) be separated from residential tower elements by 24.0 m (80 ft). Where adjacent sites are not fully developed, the proposed tower should maintain a distance of 7.6 m (25 ft) from the interior side and rear property lines unless residential uses are permitted on the adjacent lots in which case the setbacks should increase to 12.5 m (41 ft). (b) The Network of Public Space: Building massing should respect the importance of sunlight on the Network of Public Space. Development along Walk the Line and adjacent to the Network of Public Space as described in Section 6 should seek to minimize shadowing on the opposite sidewalks, mini parks, urban plazas and other public places. (c) Street Wall and Shoulder: The intent is for development to be built out to the front yard setback and create a consistent approximately 4 storey 18.3 meter street wall and shoulder. This should be evaluated based on existing and anticipated adjacent development. (d) Roof: The profile and silhouette of roofs should be considered as part of the skyline. Elevator penthouses, mechanical rooms, equipment, vents and other appurtenances should be integrated with the architectural treatment of the roof and screened from view.
5 Architectural Components, p. 7	Refer to City-wide Design and Development Guidelines. The intent for architectural components and materials is to recognize the area's unique industrial character as well as the following: (i) Reinforce the near view with high quality materials, detailing and active storefronts. (ii) Express a finer grain urban fabric by articulating smaller structural bays and modules. (iii) Generic “big box” building designs that exhibit little facade interest and transparency to the street should be avoided. (iv) Storefronts should be transparent at grade and are encouraged not to contain long blank walls. (v) High clearance warehouse type spaces should have clerestory windows at the upper storey of the facade. (vi) Building interface with the public realm should emphasize details and proportions at the scale of the pedestrian with particular consideration to the objectives of animated streetscapes and showcasing functional outdoor workspaces. (vii) Reference the “heavy duty” context with details and expression. 
5.1, p. 8	Windows Windows at grade are important to enhance pedestrian interest. (a) Maximize transparency through use of high transom, low sill window designs, as well as openable windows where appropriate. (b) Where windows cannot be used, use other means to add visual interest such as expressed vertical elements, vines, murals, and detailing. Avoid long stretches of blank wall. (c) Uses and functions which do not lend themselves to enhancing pedestrian interest should be located away from ground floor windows. (d) Use of mirrored or highly reflective glazing, window decals or other vision obscured treatments are highly discouraged, and may not be permitted, especially at grade.
5.2, p. 8	Entrances The intent is to create buildings and spaces that relate to and respect the public realm as well as to showcase functional workspace. Characteristics of these buildings include: (a) Main building entries should be clearly identifiable, transparent and accessible from the street. (b) Locate secondary entrances and individual small tenant entries with frequency along adjoining sidewalks. Separate uses or accessory retail spaces should have separate and distinct entries. (c) Reinforce visually and physically, the connection of interior spaces to the public realm. Strategies, such as operable folding storefronts and roll-up doors, are encouraged to introduce opportunities for outdoor workspace. (d) Provide pedestrian interest and comfort at entries provided through specifically designed seating, signage, lighting and features that indicate the building's use and function,
5.3, p. 9	Exterior Walls and Finishing (a) Exterior building design should reflect the industrial and institutional urban context and be of high quality durable materials. (b) Exterior materials that are encouraged include: (i) contemporary metal cladding systems; (ii) heavy timber structural elements; (iii) glass and steel; (iv) masonry, architectural concrete or brick. (c) Stucco and vinyl are discouraged as primary exterior materials and may not be permitted by the Building By-law. (d) Roofs, especially visible from above, should be architecturally treated and/or landscaped.

6.2 Open Space, p. 9	Semi-Private Open Space Refer to City-wide Design and Development Guidelines. Social semi-private open space is desirable for employees, visitors and residents and should be provided to accommodate the intended users wherever possible. It could be located at grade or on the rooftop as part of a landscaped rooftop garden and should maximize sun exposure.
6.3, p. 10	Private Open Space Refer to City-wide Design and Development Guidelines. (a) For residential uses, private open space should be provided for each dwelling unit in the form of balconies, decks or patios with a minimum single horizontal dimension of 1.8 m and a minimum area of 4.5 m² (50sf); and (b) Private open space should be designed to capture sun and views where possible, as well as to avoid noise and to take account of visual privacy and security. Balcony enclosure to reduce noise may be appropriate in some cases.
6.4, p. 10	On-Site Public Open Space Refer to City-wide Design and Development Guidelines. (a) Where practical, the public open space and greenways will be constructed on City owned land or City Right of Way (R.O.W.). In some circumstances, an additional R.O.W. may be requested from adjacent development to provide a more useable trail width. (b) Landscaping elements and public art, including temporary projects, are encouraged. (c) Reflect the industrial history of the area as well as contemporary life, innovation and experimentation. (d) Enhance habitat for birds, pollinators and other flora and fauna and following the Bird Friendly Design Guidelines.
7.2, p. 11	Site Landscape Refer to City-wide Design and Development Guidelines. (a) Landscaping should be used to help mitigate impacts between residential and industrial uses. (b) Landscape design on site should relate to anticipated activities. (c) Strengthen urban forest connectivity. (d) Consider planted roof tops. (e) Enhance habitat for birds, pollinators and other flora and fauna and following the Bird Friendly Design Guidelines. (f) Limit extent of underground parking layout and design to accommodate retention of existing trees and for the provision of new ones.
8.1, p. 11	Garbage and Recycling Refer to City-wide Design and Development Guidelines. Garbage and recycling are essential services that can detract from the pedestrian experience and nearby residential development unless careful design is used to screen them. (a) Garbage and recycling facilities should be located adjacent to the lane, fully enclosed by a roof and sides or within the building envelope, and screened from the lane and street where possible. (b) A location for onsite queuing and pick-up is highly encouraged.

Table 4: Summary of Proposed Amendments for the False Creek Flats Urban Design and Development Policies and Guidelines for FC-2 – The Innovation Hub

Rationale: To prevent repetition of and ensure alignment with the CDDG

4. FALSE CREEK FLATS URBAN DESIGN AND DEVELOPMENT POLICIES AND GUIDELINES FOR FC-2 – THE INNOVATION HUB	
Section & Page	Proposed Amendment
2.3, p. 7	Orientation Refer to City-wide Design and Development Guidelines. Building design should re-enforce established street orientations emphasizing street level entrances and storefronts. On corner sites, both street facing facades should be developed as front elevations. Irregular, curved or angled sites should result in non-orthogonal building geometries in particular at the lower levels. Tower forms above may be reoriented with respect to views and solar orientation.

4. FALSE CREEK FLATS URBAN DESIGN AND DEVELOPMENT POLICIES AND GUIDELINES FOR FC-2 – THE INNOVATION HUB	
Section & Page	Proposed Amendment
2.4, p. 7	Views Refer to City-wide Design and Development Guidelines. View corridors from Queen Elizabeth Park and from the intersection at Main Street and 6th Avenue may limit the ultimate achievable building height in the Innovation Hub. New development should be considerate of the impact on existing distant views. However as development progresses, the industrial and institutional scales and densities anticipated in the False Creek Flats will have an impact on the ability to preserve these existing views. Development should therefore place a higher emphasis on the following strategies: (a) Provide an attractive near view. This can include a finer grained urban fabric and building modules, high-quality materials and detailing, visually permeable facades, programming for active outdoor uses and landscape elements. (b) Visually linking new open space to existing open space. This can serve to expand the depth of views. (c) The form and shape of tower elements should be informed by view studies. (d) View Cones will significantly impact achievable heights. 
2.6, p. 8	Light and Ventilation Refer to City-wide Design and Development Guidelines. Light and ventilation are important for both workspace and residences. 2.6.1 Residential: For dwelling uses: (a) living rooms should not face into courtyards; (b) building massing should maximize sun access to courtyards and outdoor amenity areas; (c) mechanical ventilation of commercial and service spaces should be pre-ducted for exhaust through the roof at the highest level or at a location having the least impact on residential liveability; (d) maximize opportunities for cross ventilation of dwelling units such as corner units or double fronting units; and (e) locate residential units and open spaces away from areas of noxious odours and fumes related to nearby traffic or land uses. Note: Consult individual sub-areas for permitted Dwelling Uses and tenancy. 2.6.2 All other Uses: Daylight and ventilation in work environments can improve energy usage as well as promoting health and productivity. Considerations include: (a) solar shading devices and glazing performance; (b) building orientation and massing; (c) increased floor and ceiling heights; and (d) operable windows.
2.7, p.8	Weather Refer to City-wide Design and Development Guidelines. In all cases, weather protection should be provided at common building entries and individual entries. Continuous weather protection should be provided along all street frontages except that, it may not be provided continuously where it can be shown the provision would interfere with well-functioning industrial uses or where pedestrian traffic is not anticipated. Explore opportunities for weather protection that can encourage use as functional outdoor workspace.
2.9, p. 9	Floor Plates Refer to City-wide Design and Development Guidelines. Provide flexible floor plates that can evolve and grow over time as small businesses grow. In the Innovation Hub, development should favour maximizing floor plate sizes over building height for commercial, industrial or retail uses."
3 Use, p. 9	Vertical Stacking of Uses Refer to City-wide Design and Development Guidelines. As a means of intensifying industry and production spaces, exploration of vertically stacked uses is encouraged. Objectives for mezzanines and accessories uses include: (a) continuity with the adjacent primary use or space; (b) locate mezzanines away from front or flanking facades; (c) a minimum floor to floor height for mezzanines of of 3.1 meters (10 ft); and (d) convenient access to loading, garbage and elevators for all floors and mezzanines.

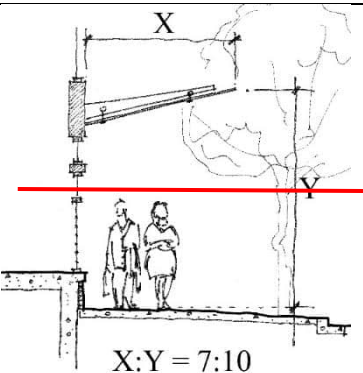
4. FALSE CREEK FLATS URBAN DESIGN AND DEVELOPMENT POLICIES AND GUIDELINES FOR FC-2 – THE INNOVATION HUB	
Section & Page	Proposed Amendment
	 <i>Vertical Stacking of Industrial Spaces”</i>
4.1, p. 11	Building Height The intent of increasing maximum achievable building heights in the Innovation Hub includes objectives for intensified employment opportunities, well-functioning and flexible job space, vertical stacking of industrial uses, working roof tops and response to sea level rise. New development should create an active and engaging public realm within a unique, vibrant, attractive, interesting and amenity rich environment. The Director of Planning may increase the maximum achievable building height based on the objectives of all applicable policies and guidelines including the City-wide Design and Development Guidelines. guidelines including the evaluation of: (a) — Impact of building height, bulk, massing, location and overall design of the building on the site, surrounding buildings and streets. In addition, the general design considerations listed in Sections 2 and 5 describe the intents and objectives relating to general building expression and architectural components. (b) — The provision of on-site open space, landscape, and the effects of overall design on the general amenity of the area. In particular Sections 6 and 7 describe open space and landscape objectives for the Public Places and Spaces, Network of Public Spaces, On-Site Public Open Space, streetscapes and landscape. (c) — The effect on traffic in the area. Part Two — Development Policies for Off-Street Parking and Loading describing objectives for pedestrian, bicycle and vehicular access and circulation. (d) — Provision for pedestrian needs including continuous sidewalks, weather protection, safety, and active and engaging frontages that respect and respond to the public realm. (e) — Two view corridors: one from Queen Elizabeth Park and one from the intersection at Main Street and 6th Avenue limit the achievable building heights. This will range from approximately 42 meters on the south up to 51 meters on the north.
4.2, p. 11	Front Yard and Setback The Director of Planning will consider relaxations to regulations controlling front yard setbacks based on the objectives of these policies and guidelines including the City-wide Design and Development Guidelines. guidelines and the following: (a) — Minor projections into the 0.6 m front setback with the intent of improved building performance and articulation. Examples include solar shading devices or cornices. (b) — On corner lots the flanking street’s façade will be evaluated the same urban design objectives as the front.
4.3, p. 11	Floor Space Ratio (FSR) The Director of Planning may increase the maximum achievable floor area based on the objectives of all applicable policies and guidelines including the City-wide Design and Development Guidelines. guidelines including the evaluation of: (a) — Impact of building height, bulk, massing, location and overall design of the building on the site, surrounding buildings and streets. In addition, the general design considerations listed in Sections 2 and 5 describe the intents and objectives relating to general building expression and architectural components. (b) — The provision of on-site open space, landscape, and the effects of overall design on the general amenity of the area. In particular see Part Two — Development Policies for the provision of open space and streetscape. (c) — The effect on traffic in the area. See Sections 11, 12, and 13 in Part 2 of these guidelines describing objectives for pedestrian, bicycle and vehicular access and circulation. (d) — Provision for pedestrian needs including continuous sidewalks, weather protection, safety, and active and engaging frontages that respect and respond to the public realm.
4.4, p. 12	Building Massing Refer to City-wide Design and Development Guidelines. Objectives in the False Creek Flats for intensified employment opportunities and well-functioning workspaces are anticipated to result in a form of development with greater than previously permissible densities, building heights, and floor plates. Form and massing should therefore be carefully considered with respect to other the objectives of these policies and guidelines. (a) — Longer Buildings: Where the need for longer or wider buildings can be demonstrated, relaxations to regulations controlling building width and depth and building separation may be considered based on design merit and the provision of a commensurate amount of quality open space and pedestrian interest. Consideration should also be given to significant facade articulation and on-site connections by transparent bridges and walkways on the upper floors. Break up long frontages and expanses of wall planes with substantial recesses, setbacks or building separations. (b) — Tower Elements: Tower elements (considered to be any portion of a building over 22.0 m (72 ft.) in building height) should: (i) — be separated from other commercial tower elements by 15.2 m (50 ft) (ii) — be separated from residential tower elements by 24.0 m (80 ft). (iii) — for residential uses, reduced tower separations to 15.2 m (50 ft) may be considered based on the impact to private views and access to daylight on existing and anticipated adjacent development

Section & Page	Proposed Amendment
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Windows

Windows at grade are important to enhance pedestrian interest, particularly where retail uses are not required at grade.

- (a) For retail, service or office uses:
 - (i) maximize transparency through use of high transom, low sill window designs, as well as openable windows where appropriate. For service and office uses, design should allow for adaptation to retail use in the future.
- (b) For industrial uses:
 - (ii) provide windows for viewing to industrial processes where possible; and
 - (iii) where windows cannot be used, use other means to add visual interest such as expressed vertical elements, vines, murals, and detailing. Avoid long stretches of blank wall.
- (c) Uses and functions which do not lend themselves to enhancing pedestrian interest should be located away from ground floor windows.
- (d) Use of mirrored or highly reflective glazing, window decals or other vision obscured treatments are discouraged, and may not be permitted, especially at grade.

4. FALSE CREEK FLATS URBAN DESIGN AND DEVELOPMENT POLICIES AND GUIDELINES FOR FC-2 – THE INNOVATION HUB	
Section & Page	Proposed Amendment
5.3, p. 14	Entrances The intent is to create buildings and spaces that relate to and respect the public realm as well as to showcase functional workspace. Characteristics of these buildings include: (a) Main building entries should be clearly identifiable, transparent and accessible from the street. (b) Locate secondary entrances and individual small tenant entries with frequency along adjoining sidewalks. Separate uses or accessory retail spaces should have separate and distinct entries. (c) Reinforce visually and physically, the connection of interior spaces to the public realm. Strategies, such as operable folding storefronts and roll-up doors, are encouraged to introduce opportunities for outdoor workspace. (d) Pedestrian interest and comfort at entries provided through specifically designed seating, signage, lighting and features that indicate the building's use and function.
5.4, p. 15	Building Articulation (a) Express an approximately 7.6 meters (25 ft) structural bay spacing on street facing facades, especially at the four lower floors or podium. (b) Building articulation can be achieved with materiality, shadow lines and exposed structural components. (c) Feature banding to break up perceived wall height may be used to assist in achieving horizontal articulation. (d) Highly visible circulation and building systems are encouraged. (e) Vertical service elements, such as stair and elevator shafts, may be used to assist in articulation, as well as being expressive of their function.
5.5, p. 15	Exterior Walls and Finishing (a) Exterior building design should reflect the industrial and institutional urban fabric of the sub-area by using appropriate, durable, and high-quality materials. (b) Exterior materials that are encouraged include: contemporary metal cladding systems; heavy timber structural elements; glass and steel; masonry, architectural concrete or brick. (c) Stucco and vinyl are discouraged as primary exterior materials and may not be permitted by the Building By-law.
5.6, p. 15	Awnings and Canopies (a) In terms of appearance, a uniform canopy or awning across the entire building façade may be inappropriate to the diverse and varied character of the Flats. Design architecturally integrated, high quality awnings and canopies, but ensure some variety in form, and/or the ability for tenants to vary them to suit themselves. (b) Ensure that awnings and canopies are deep enough and close enough to the ground to provide shelter. The recommended minimum depth to height ratio is approximately 7:10. (c) Transparent or translucent glazed canopies that permit the passage of light are encouraged. (d) Section 2.7 describes where weather protection should be provided. Figure 10 – Weather Protection 
5.7, p. 15	Lighting (a) Building, entry path and parking lighting should be integrated into the site and building design. (b) For exterior lighting, incandescent and other white light sources are encouraged, while sodium vapour light sources are discouraged. Better performing, more efficient light sources such as LED's are highly encouraged. (c) Exterior lights should be oriented away from adjacent residential properties, with cut-off shields to minimize light. (d) For larger developments or campuses or where proximity to adjacent development is a concern, a site lighting plan indicating light levels and light fixture types should be provided. (e) Review opportunities to utilize lighting design standards and guidelines that reduce negative impacts to birds and other wildlife.

4. FALSE CREEK FLATS URBAN DESIGN AND DEVELOPMENT POLICIES AND GUIDELINES FOR FC-2 – THE INNOVATION HUB		
Section & Page	Proposed Amendment	
5.8, p. 15	Signs (a) Corporate signage should be subordinate to the design of the building and architecturally integrated with the development. (b) Internally illuminated or back light sign boxes are discouraged. (c) Signage that compliments the industrial urban fabric and character established in the Flats is encouraged. Examples include neon, signage painted on walls, signs with individual letters placed directly on the building or signs incorporating materials that reinforce the character specific sub-areas such as steel, glass and heavy timber. (d) One freestanding, ground oriented pylon sign is appropriate at each entrance to a large campus site, complimented by wayfinding signage at key decision points along internal drives or paths. (e) At grade uses are encouraged to have minimal, clear, pedestrian oriented signage located at premises entries."	
6.2, p. 17	Private Open Space Refer to City-wide Design and Development Guidelines. (a) Private open space should be provided for each dwelling unit in the form of balconies, decks or patios with a minimum single horizontal dimension of 1.8 m and a minimum area of 4.5 m² (50 sf); and (b) Private open space should be designed to capture sun and views where possible, as well as to avoid noise and to take account of visual privacy and security. Balcony enclosure to reduce noise may be appropriate in some cases;	
6.3, p 17	On-Site Public Open Space Refer to City-wide Design and Development Guidelines. The following should guide design and location of open spaces on private land. In some circumstances, an additional Right of Way may be requested from development to provide publicly accessible open space. (a) Create inviting and comfortable places for people; (b) Reintroduce water and natural systems; (c) Encourage lively building edges and more welcoming street experience; (d) Respect existing public views and explore creating new views of prominent features such significant landmarks; (e) Support the display of local art, craft or industry; (f) Explore opportunities for unconventional open spaces; (g) Improve wayfinding and legibility; (h) Encourage 24/7 activity and public life; (i) Consider ways to ensure a safe, clean, clutter free environments; (j) Landscaping elements and public art, including temporary projects, are encouraged, and (k) Reflect the industrial history of the area as well as contemporary life, innovation and experimentation. (l) Enhance habitat for birds, pollinators and other flora and fauna and following the Bird Friendly Design Guidelines.	

Table 5: Summary of Proposed Amendments for the Residential Rental Districts Schedules Design Guidelines

5. RESIDENTIAL RENTAL DISTRICTS SCHEDULES DESIGN GUIDELINES		
Section & Page	Proposed Amendment	Rationale
2.3 Internal Storage, p. 34	“Storage may be provided within the dwelling unit but should not compromise the interior layout. Storage rooms should not be located along exterior walls in order to maximise access to daylight for habitable rooms. Common storage rooms may also be provided to meet some or all the minimum bulk storage requirements per dwelling unit. These rooms must have an access from a common area. The common storage room floor area may be excluded from computation of floor space ratio (FSR) if the total floor area, including circulation, does not exceed the cumulative exclusions allowed per dwelling unit. For apartments, common storage rooms may be located at the rear of the ground floor of the building as a buffer to surface parking.	To reflect the Updating Apartment Regulation changes and launch of CDDG in place of the Bulk Storage bulletin.

5. RESIDENTIAL RENTAL DISTRICTS SCHEDULES DESIGN GUIDELINES		
Section & Page	Proposed Amendment	Rationale
	Refer to the City-wide Design and Development Guidelines the administration bulletin Bulk Storage and In-Suite Storage—Multiple Family Residential Developments for specific internal storage requirements.”	
2.4 Access to Natural Light, p.35	(c) Each living room and each bedroom required in accordance with Section 10.40 of the Zoning and Development By-law All dwelling units and all habitable rooms (not including bathrooms and kitchens) must have at least one window on an exterior wall. Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms. The main living space for each dwelling unit should face a street, rear yard, or courtyard. ... (h) Mechanical ventilation of commercial space should be exhausted at a location that minimizes impact on residential livability and pedestrian public realm. Typically, the exhaust should be vented on the roof, above the height of any occupiable roof space. Refer to the City-wide Design and Development Guidelines for guidance on design of dwelling functionality and livability.”	To reflect the Updating Apartment Regulation changes to access to natural light regulations.
2.6 Below-market Rental Units, p.37	(b) Where floor area for residential bulk storage is excluded from the calculation of floor space ratio, a minimum of 20% of the excluded area should be located within below-market rental units.”	To reflect the Updating Apartment Regulation changes to the computation of floor area and new minimum storage requirement for each dwelling unit regardless of tenure.
3.2 Height, p.38	“(a) Roof Top Amenity ... Additional design guidelines for roof top amenity spaces can be found in Section 5.1: Roof and Section 6.2 Semi-private Open Space.”	To clarify policy language.
3.5 Horizontal Angle of Daylight, p.40	“3.5 Horizontal Angle of Daylight The Horizontal Angle of Daylight regulation helps to ensure liveability within a dwelling unit by requiring a window for each room (except bathrooms and small kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms. The main living space for each dwelling unit should face a street, rear yard, or courtyard.”	To remove outdated language and references.
4 Conditions of Use, p.41	“3.8 Unit Mix 4 Conditions of Use A minimum of 35 percent two or three bedroom units, including five percent three bedroom units, is required, in accordance with Section 10.40 of the Zoning and Development By-law, as a condition of use for every rental development to ensure the delivery of housing options suitable for families. For apartment buildings, it is recommended that 10 percent be reserved for three bedroom units where possible. In addition, to support the functionality and livability of family-sized units (2 bedrooms or more), it is recommended to locate a minimum of 50 percent of two and three bedroom units within the first three storeys of apartment buildings. Refer to the City-wide Design and Development Guidelines for guidance on design of dwelling functionality and livability.”	To reflect the Updating Apartment Regulation changes to access to unit mix regulations.
6.2 Semi-private Open Space, p.45	(a) The rental District Schedules require that any development with four or more units provide a portion of open space on site programmable as children’s play area. The High Density Housing for Families with Children Guidelines should be consulted to direct the design. ... (e) Utilities such as sumps should be integrated with a paved pathway and not interrupt open space. Refer to the City-wide Design and Development Guidelines for guidance on the design of common residential amenity space.”	To reflect the Updating Apartment Regulation changes and launch of CDDG in place of the High Density Housing for Families with Children Guidelines.
6.3 Private Open Space, p.45	“Refer to the City-wide Design and Development Guidelines for guidance on the design of private open spaces. Private open space for individual units should be provided as follows: (a) For ground-level units, a private garden and/or patio. (b) For upper level units: (i) For family-sized units with 2 or more bedrooms, a generous balcony or roof deck with a minimum depth of 1.8 m (6 ft.) and a minimum area of 4.5 m2 (48.4 sq. ft.) should be provided. (ii) For 1-bedroom or studio units, juliet balconies that maximize light and ventilation may be provided where it is not practical to include a balcony or roof deck.	To reflect the Updating Apartment Regulation changes and apply the relevant CDDG section.

5. RESIDENTIAL RENTAL DISTRICTS SCHEDULES DESIGN GUIDELINES		
Section & Page	Proposed Amendment	Rationale
	Private outdoor space must be provided for 1-bedroom or studio units, unless common exterior amenity space of no less than 4.5 m2 (48.4 sq. ft.) per unit is provided, based on total dwelling units of the development. If private outdoor space is not provided, unit layout should maximize solar and ventilation access by maximizing operable glazing units.”	

Table 6: Summary of Proposed Amendments for the West End Community Plan

Rationale: To prevent repetition of and ensure alignment with the CDDG

6. WEST END COMMUNITY PLAN	
Section & Page	Proposed Amendment
6 Built Form Guidelines, p. 25	Introduction The following built form principles are meant to provide guidance for new development within the West End. Specific guidelines also help guide new growth within the residential and commercial areas, recognizing the distinct contexts and considerations of these areas. Reference should also be made to the City-wide Design and Development Guidelines. The guidelines are organized in the following way: • West End RM-5, RM-5A, RM-5B, RM-5C, and RM-5D Guidelines: Guidelines specific to the residential areas that reflect the desire to recognize and build upon the cherished West End neighbourhood character including tower separation requirements, and guidance for Laneways 2.0. • West End C-5, C-5A and C-6 Guidelines: Guidelines specific to the West End's commercial streets, providing specific considerations for the Villages and the Lower Robson and Lower Davie areas (to be prepared as part of plan implementation).

Table 7: Summary of Proposed Amendments for the Broadway Plan

7. BROADWAY PLAN		
Section & Page	Proposed Amendment	Rationale
01 Introduction - Interpretation of the Plan, p.08	...In particular, the land use policies (heights, densities and uses) and , Built Form and Site Design (Chapter 11), and the City-wide Design and Development Guidelines are intended...	Updated plan references
06 Introduction - Note, p.47	...For applicable site-specific land use policies and guidelines (i.e. building heights, densities, uses and built form), refer to Land Use (Chapters 8-10), the City-wide Design and Development Guidelines , and...	Updated plan references
07 Land Use- Land Use Chapter Structure, p.81	The policies within Kitsilano, Fairview and Mount Pleasant (Chapters 8-10) should be considered in conjunction with the City-wide Design and Development Guidelines , Built Form and Site Design (Chapter 11) and...	Updated plan references
07 Land Use- Land Use Policy Definitions - Maximum Height, p.82	Building heights are generally provided in storeys (with heights in metres and feet in select areas) and are intended to represent the general height permitted for each policy area-(typical floor to floor heights by use are included in the City-wide Design and Development Guidelines-Built Form and Site Design Chapter 11). Depending on the site context and project circumstances, there will be cases where lesser heights will be more appropriate. In other cases (e.g. larger sites and/or sites providing on-site open space), modest increases to the permitted height may be considered. Increased building height, generally up to six additional storeys, can be considered for tower developments in circumstances where additional building height helps achieve better urban design outcomes. Cases may include, but are not limited to developments: a) On larger sites with a frontage greater than 45.7 m (150 ft.).	Updated plan references

7. BROADWAY PLAN							
Section & Page		Proposed Amendment				Rationale	
		b) Providing large, public open space (see City-wide Design and Development Guidelines for details). c) Proposing tower floor plate sizes smaller than 604 m² (6,500 ft.²). d) Proposing heritage conservation with up to 10% additional density. However, in some cases, additional building height will not be possible due to protected public views or solar access policies.					
07 Land Use – Development Permit Applications, p.85		For development permit applications, the City-wide Design and Development Guidelines and the Broadway Plan policies will continue to apply, including (but not limited to) Built Form and Site Design (Chapter 11), Housing (Chapter 12), and Heritage (Chapter 18) policies. In cases where a district schedule does not enable a development option, applicants should proceed through a privately-initiated rezoning application process.				Updated plan references	
07 Land Use - Subway Station Integration, p.86		...and providing enhanced setbacks and/or on-site public open space (see Land Use Chapters 8-10 and the City-wide Design and Development Guidelines-Built Form and Site Design Chapter 11 for more details).				Updated plan references	
Sections 8.1.6, 10.19.5, 10.20.5, 10.22.5		Rezoning will be considered up to 8 storeys and 3.0 FSR for secured market rental housing with a minimum of 20% of the residential floor area secured at below-market rents, or 100% social housing. Minimum site frontage requirements apply. See the R3-3 District Schedule and the City-wide Design and Development Guidelines-Built Form and Site Design (Chapter 11) for details.				Updated plan references and minor housekeeping amendment to correct an omission	
Sections 8.2.5, 9.9.3, 9.10.4, 9.22.5, 9.23.5, 10.23.5		For sites within defined TOAs (see Chapter 7), rezoning will be considered up to 8 storeys and 3.0 FSR for secured market rental housing with a minimum of 20% of the residential floor area secured at below-market rents, or 100% social housing. Minimum site frontage requirements apply. See the R3-3 District Schedule and the City-wide Design and Development Guidelines-Built Form and Site Design (Chapter 11) for details.				Updated plan references	
Sections 8.1.1, 9.9.1, 9.22.1, 10.19.1, 10.22.1		Uses	Residential, retail/service				To update plan references and policy to reflect the most recent regulations
		Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing		
			Tower form	Non-tower form	Tower form	Non-tower form	
		Max. Height	20 storeys	3-6 storeys Variable – refer to the R3-3 District Schedule and the City-wide Design and Development Guidelines	20 storeys	3-6 storeys Variable – refer to the R3-3 District Schedule and the City-wide Design and Development Guidelines	
		Max. Density	6.5 FSR	1.0-2.7 FSR Variable – refer to the R3-3 District Schedule and the City-wide Design and Development Guidelines	6.0 FSR	1.0-2.7 FSR Variable – refer to the R3-3 District Schedule and the City-wide Design and Development Guidelines	
		Min. Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11) the R3-3 District Schedule and the City-wide Design and Development Guidelines	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11) the R3-3 District Schedule and the City-wide Design and Development Guidelines	
		Notes	A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).	Applies where a tower cannot be achieved due to lot conditions or policy [8.1.2 / 9.9.2 / 9.22.2 / 10.19.2 / 10.22.2].	- A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City. - See Land Use (Chapter 7) for cases where lesser site frontage may be	Applies where a tower cannot be achieved due to lot conditions or policy [8.1.2 / 9.9.2 / 9.22.2 / 10.19.2 / 10.22.2].	

7. BROADWAY PLAN							
Section & Page		Proposed Amendment				Rationale	
		- For existing social housing sites, 100% of the residential floor area must be social housing. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.5) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. - Flexibility for maximum building height may be considered. See Land Use (Chapter 7) for more details. - For tower sites with a frontage exceeding 60.7 m (199 ft.), larger Enhanced Open Spaces are expected. See the City-wide Design and Development Guidelines for details.	Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - For existing social housing sites, 100% of the residential floor area must be social housing. - To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	considered at the discretion of the Director of Planning. - To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.5) have been rezoned to R5-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-3, applicants can pursue a site-specific rezoning application to the R5-3 zoning district. However, in some cases the height and density permitted by the R5-3 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. - Flexibility for maximum building height may be considered. See Land Use (Chapter 7) for more details. - For tower sites with a frontage exceeding 60.7 m (199 ft.), larger Enhanced Open Spaces are expected. See the City-wide Design and Development Guidelines for details.	Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - To facilitate this development option, many sites have been rezoned to R5-3 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-3 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.		
		“Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. - Where the development options enabled under the R5 or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.					
	Sections 8.2.1, 9.10.1, 9.23.1, 10.20.1, 10.23.1	Uses	Residential, retail/service				To update plan references and policy to reflect the most recent regulations
	Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing			
		Tower form	Non-tower form	Tower form	Non-tower form		

7. BROADWAY PLAN						
Section & Page		Proposed Amendment				Rationale
	Max. Height	20 storeys	3-6 storeys Variable – refer to the R3-3 District Schedule and the City-wide Design and Development Guidelines	12 storeys	3-6 storeys Variable – refer to the R3-3 District Schedule and the City-wide Design and Development Guidelines	
	Max. Density	6.5 FSR	4.0-2.7 FSR Variable – refer to the R3-3 District Schedule and the City-wide Design and Development Guidelines	4.0 FSR	4.0-2.7 FSR Variable – refer to the R3-3 District Schedule and the City-wide Design and Development Guidelines	
	Min. Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11) the R3-3 District Schedule and the City-wide Design and Development Guidelines	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11) the R3-3 District Schedule and the City-wide Design and Development Guidelines	
	Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - For existing social housing sites, 100% of the residential floor area must be social housing. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.5) have been rezoned to R5-4. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-4, applicants can pursue a site-specific rezoning application to the R5-4 zoning district. However, in some cases the height and density permitted by the R5-3 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. - Flexibility for maximum building height may be considered. See Land Use (Chapter 7) for more details.	- For existing social housing sites, 100% of the residential floor area must be social housing. Applies where a tower cannot be achieved due to lot conditions or policy [8.2.2 / 9.10.1 / 9.24.2 / 10.20.2 / 10.23.2]. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	- See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R4-1 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. - Flexibility for maximum building height may be considered. See Land Use (Chapter 7) for more details. - For tower sites with a frontage exceeding 60.7 m (199 ft.), larger Enhanced Open Spaces are expected. See the City-wide Design and Development Guidelines for details.	Applies where a tower cannot be achieved due to lot conditions or policy [8.2.2 / 9.10.1 / 9.24.2 / 10.20.2 / 10.23.2]. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - To facilitate this development option, many sites have been rezoned to R5-4 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5-4 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	

7. BROADWAY PLAN								
Section & Page		Proposed Amendment					Rationale	
		For tower sites with a frontage exceeding 60.7 m (199 ft.), larger Enhanced Open Spaces are expected. See the City-wide Design and Development Guidelines for details.						
		“Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. - Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.						
Section 9.15.1, p.179		Uses	Residential, retail/service					To update plan references and policy to reflect the most recent regulations
		Option/Tenure	Secured market rental housing or social housing	Strata ownership housing, limited to sites without existing purpose-built rental or social housing			Hotel development, limited to sites without existing purpose-built rental or social housing	
			Tower form	Non-tower form	Tower form	Non-tower form	Tower form	
		Max. Height	12 storeys	3-6 storeys Variable – refer to the R3-3 District Schedule and the City-wide Design and Development Guidelines	12 storeys	3-6 storeys Variable – refer to the R3-3 District Schedule and the City-wide Design and Development Guidelines	12 storeys	
		Max. Density	4.0 FSR	1.0-2.7 FSR Variable – refer to the R3-3 District Schedule and the City-wide Design and Development Guidelines	4.0 FSR	1.0-2.7 FSR Variable – refer to the R3-3 District Schedule and the City-wide Design and Development Guidelines	4.0 FSR	
		Min. Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11) the R3-3 District Schedule and the City-wide Design and Development Guidelines	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11) the R3-3 District Schedule and the City-wide Design and Development Guidelines	45.7 m (150 ft.)	
		Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - For existing social housing sites, 100% of the residential floor area must be social housing. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered	Applies where a tower cannot be achieved due to lot conditions or policy 9.15.2 Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - For existing social housing sites, 100% of	- See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.5) have been rezoned to R4-1. For these sites, a rezoning application is not necessary and	Applies where a tower cannot be achieved due to lot conditions or policy 9.15.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - To facilitate this development option, many sites have been	- See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Flexibility for maximum building height may be considered. See Land Use (Chapter 7) for more details.	

7. BROADWAY PLAN								
Section & Page		Proposed Amendment					Rationale	
			at the discretion of the Director of Planning.	the residential floor area must be social housing.	applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.	rezoned to R4-1 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details.	For tower sites with a frontage exceeding 60.7 m (199 ft.), larger Enhanced Open Spaces are expected. See the City-wide Design and Development Guidelines for details.	
			- To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.5) have been rezoned to R4-1. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R4-1, applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R5-3 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. - Flexibility for maximum building height may be considered. See Land Use (Chapter 7) for more details. - For tower sites with a frontage exceeding 60.7 m (199 ft.), larger Enhanced Open Spaces are expected. See the City-wide Design and Development Guidelines for details.	- To facilitate this development option, many sites have been rezoned to R4-1 or R3-3. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R4-1 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.	- In cases where the site has not already been rezoned to R4-1, applicants can pursue a site-specific rezoning application to the R4-1 zoning district. However, in some cases the height and density permitted by the R5-3 district schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. - Flexibility for maximum building height may be considered. See Land Use (Chapter 7) for more details. - For tower sites with a frontage exceeding 60.7 m (199 ft.), larger Enhanced Open Spaces are expected. See the City-wide Design and Development Guidelines for details.	In cases where the site has not already been rezoned to R4-1 or R3-3, applicants can pursue a site-specific rezoning application to the R3-3 zoning district.		
			“Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. - Where the development options enabled under the R5, R4, or R3 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.					
Section 10.25.5, p.292		Rezoning will be considered up to 8 storeys and 3.0 FSR for secured market rental housing or 100% social housing. Minimum site frontage requirements apply. See R3-2 District Schedule and the City-wide Design and Development Guidelines-Built Form and Site Design (Chapter 11) for details.”					Updated plan references	

7. BROADWAY PLAN				
Section & Page		Proposed Amendment		Rationale
Sections 8.10.4, 8.11.5, 9.11.4, 9.12.3, 10.24.4		“For sites within defined TOAs (see Chapter 7), rezoning will be considered up to 8 storeys and 3.0 FSR for secured market rental housing or 100% social housing. Minimum site frontage requirements apply. See R3-2 District Schedule and the City-wide Design and Development Guidelines-Built Form and Site Design (Chapter 11) for details.”		Updated plan references
Sections 8.11.1, 9.12.1, 10.25.1	Uses	Residential, retail/service		To update plan references and policy to reflect the most recent regulations
	Option/Tenure	Secured rental housing or social housing		
	Max. Height	18 storeys	3-6 storeys – refer to the R3-2 District Schedule and the City-wide Design and Development Guidelines	
	Max. Density	5.5 FSR	4.0-2.7 FSR Variable – refer to the R3-2 District Schedule and the City-wide Design and Development Guidelines	
	Min. Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11) the R3-2 District Schedule and the City-wide Design and Development Guidelines	
	Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits (see Figure 7.5) have been rezoned to R5-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R5- 2, applicants can pursue a site-specific rezoning application to the R5-2 zoning district. However, in some cases the height and density permitted by the R5-2 District Schedule may not be achievable due to solar access policies. See Built Form and Site Design (Chapter 11) for details. - Flexibility for maximum building height may be considered. See Land Use (Chapter 7) for more details. - For tower sites with a frontage exceeding 60.7 m (199 ft.), larger Enhanced Open Spaces are expected. See the City-wide Design and Development Guidelines for details.		
		Where the development options enabled under the R5-2 or R3-2 zoning districts are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.		
Sections 8.10.1, 9.11.1, 10.24.1	Uses	Residential, retail/service		To update plan references and policy to reflect the most recent regulations
	Option/Tenure	Secured rental housing or social housing		
	Max. Height	3-6 storeys – refer to the R3-2 District Schedule and the City-wide Design and Development Guidelines	3-5 storeys	
	Max. Density	2.4-2.7 FSR Variable – refer to the R3-2 District Schedule and the City-wide Design and Development Guidelines	4.0-2.2 FSR	
	Min. Frontage	30.1 m (99 ft.) Variable – refer to the R3-2 District Schedule and the City-wide Design and Development Guidelines	Variable – refer to Built Form and Site Design (Chapter 11)	

7. BROADWAY PLAN			
Section & Page		Proposed Amendment	Rationale
	Notes	Density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and section 11.3 for details)	
		Applies to sites with less than 30.1 m (99 ft.) frontage. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details) - To facilitate these development options, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. - In cases where the site has not already been rezoned to R3-2, applicants can pursue a site-specific rezoning application to the R3-2 zoning district. - Where the development options enabled under the R3-2 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.	
Policy Summary Tables 8.1.1, 8.2.1, 8.11.1, 9.5.1, 9.9.1, 9.10.1, 9.12.1, 9.15.1, 9.16.1, 9.22.1, 9.23.1, 10.19.1, 10.20.1, 10.22.1, 10.23.1, 10.25.1,	Add new row below Tenure/Option row: “Applicable Development Types: “Residential Tower” and “Residential Low-Rise”		To add references to the CDDG Development Types
Policy Summary Tables 8.10.1, 9.11.1, 10.24.1,	Add new row below Tenure/Option row: “Applicable Development Types: “Residential Low-Rise”		To add references to the CDDG Development Types
Section 8.8.1, p.122	Add new row below Tenure/Option row: “Applicable Development Types: “Mixed-Use Tower” and “Residential Tower”		To add references to the CDDG Development Types
Policy Summary Tables 8.9.1, 10.26.1	Add new row below Tenure/Option row: “Applicable Development Types: “Mixed-Use Tower” and “Mixed-Use Low-Rise”		To add references to the CDDG Development Types
Policy Summary Tables 8.9.1, 10.26.1	Add to the “notes” row in the table for all development options with a maximum height of 18 storeys: - Flexibility for maximum building height may be considered. See Land Use (Chapter 7) for more details. - For tower sites with a frontage exceeding 60.7 m (199 ft.), larger Privately-Owned Public Spaces (POPS) are expected. See the City-wide Design and Development Guidelines for details.”		Area specific policy relocated from Built Form and Site Design section
Policy Summary Tables 8.5.1, 8.6.1, 8.7.1, 9.1.1, 9.2.1, 9.3.1, 9.4.1, 9.6.1, 9.13.1, 9.17.1, 9.18.1, 9.20.1, 9.24.1, 10.4.6 (for stand-alone development of C-3A sites), 10.5.1, 10.9.1, 10.11.1, 10.12.1, 10.15.1, 10.16.1, 10.17.1, 10.18.1, 10.21.1, 10.27.1, 10.29.1, 10.30.1,	Add new row below Tenure/Option row: “Applicable Development Types: “Mixed-Use Tower”		To add references to the CDDG Development Types
Policy Summary Tables 8.3.1, 8.4.1, 8.12.1, 9.8.1, 9.14.1, 9.25.1, 10.6.1, 10.7.1, 10.14.1,	Add new row below Tenure/Option row: “Applicable Development Types: “Mixed-Use Low-Rise”		To add references to the CDDG Development Types
Policy Summary Table 10.4.1 (for consolidated C-3A/I-1 zoned sites), 10.33.1	Add new row below Tenure/Option row: “Applicable Development Types: “Mixed-Use Tower” and “Mixed-Employment/Light-Industrial”		To add references to the CDDG Development Types
Policy Summary Tables 9.7.1, 10.1.1, 10.2.1, 10.3.1, 10.4.9, 10.28.1, 10.32.1, 10.35.1,	Add new row below Tenure/Option row: “Applicable Development Types: “Mixed-Employment / Light Industrial”		To add references to the CDDG Development Types

7. BROADWAY PLAN								
Section & Page		Proposed Amendment				Rationale		
New sections 8.5.8, 8.6.6, 9.1.9, 9.2.6, 9.17.6		“For sites along Broadway, front yard setbacks will not typically be required. The Broadway streetscape design as described in the Broadway Public Realm Plan will accommodate more flexible space for walking, sitting, cafes, signage, and other elements of the public realm through reallocation of existing road space. However, in some cases, front yard setbacks may be required. Refer to the Broadway Public Realm Plan for more details.”				Area specific policy relocated from Built Form and Site Design section		
09 Additional Policies - 9.14.2, p.175		“Rezoning applications will generally not be considered in this area under the Broadway Plan and development allowances should be in accordance with the current C-3A zoning. However: a) For sites within 200 metres of the SkyTrain Station defined as TOAs (see Chapter 7), rezoning will be considered up to 20 storeys and 5.0 FSR for secured market rental housing with a minimum of 20% of the residential floor area secured at below-market rents. The minimum site frontage is 45.7 m (150 ft.). See Land Use (Chapter 7) for cases where lesser frontage may be considered at the discretion of the Director of Planning. b) For sites within 400 metres of the SkyTrain Station defined as TOAs (see Chapter 7), rezoning will be considered up to 12 storeys and 4.0 FSR for secured market rental housing with a minimum of 20% of the residential floor area secured at below-market rents. The minimum site frontage is 45.7 m (150 ft.). See Land Use (Chapter 7) for cases where lesser frontage may be considered at the discretion of the Director of Planning. c) For sites within 800 metres of the SkyTrain Station defined as TOAs (see Chapter 7), rezoning will be considered up to 8 storeys and 3.0 FSR for secured market rental housing or 100% social housing. See the City-wide Design and Development Guidelines for design guidance. Minimum site frontage requirements apply. See Built Form and Site Design (Chapter 11) for details.”				Updated plan references		
09 Additional Policies - 9.15.3, p.181		“Minimum site frontage requirements apply. See the R5-3 District Schedule and City-wide Design and Development Guidelines Built Form and Site Design (Chapter 11) for details design guidance.”				Updated plan references		
New Section 9.15.7, p.181		“Rezoning will be considered up to 8 storeys and 3.0 FSR for secured rental housing with a minimum of 20% of the residential floor area secured at below-market rents, or 100% social housing. Minimum site frontage requirements apply. See the R3-3 District Schedule and the City-wide Design and Development Guidelines for details.”				Minor housekeeping amendment to correct an omission		
Section 9.16.1, p.183		Uses	Retail/service, office, hotel, residential				To update plan references and policy to reflect the most recent regulations	
		Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing			Hotel development, limited to sites without existing purpose-built rental or social housing
			Tower form	Non-tower form	Tower form	Non-tower form		
		Max. Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys		20 storeys
		Max. Density	7.0 FSR	4.0-2.7 FSR-Variable – refer to notes below	7.0 FSR	4.0-2.7 FSR-Variable – refer to notes below		7.0 FSR
		Min. Frontage	45.7 m (150 ft.)	Variable - refer to notes below Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to notes below Built Form and Site Design (Chapter 11)		45.7 m (150 ft.)
		Notes	- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). - For existing social housing sites, 100% of the residential floor area must be social housing.	Applies where a tower cannot be achieved due to lot conditions. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2-11.3 for details). - Development beyond the current FM-1 zoning will be	- A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the	Applies where a tower cannot be achieved due to lot conditions. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). - Development beyond the current FM-1 zoning will be		- See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Flexibility for maximum building height may be considered. See Land

7. BROADWAY PLAN							
Section & Page		Proposed Amendment					Rationale
		- See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Rezoning applications should refer to the R5-3 District Schedule and City-wide Design and Development Guidelines for general guidance on form of development; however, non-residential floor space requirements apply, per 9.16.2. - Flexibility for maximum building height may be considered. See Land Use (Chapter 7) for more details. - For tower sites with a frontage exceeding 60.7 m (199 ft.), larger Enhanced Open Spaces are expected. See the City-wide Design and Development Guidelines for details.	considered through rezoning. The R3-3 District Schedule and City-wide Design and Development Guidelines should be referenced for general guidance on height, density, and form of development; however, non-residential floor space requirements apply, per 9.16.2. For existing social housing sites, 100% of the residential floor area must be social housing.	discretion of the Director of Planning - Rezoning applications should refer to the R5-3 District Schedule and City-wide Design and Development Guidelines for general guidance on form of development; however, non-residential floor space requirements apply, per 9.16.2. - Flexibility for maximum building height may be considered. See Land Use (Chapter 7) for more details. - For tower sites with a frontage exceeding 60.7 m (199 ft.), larger Enhanced Open Spaces are expected. See the City-wide Design and Development Guidelines for details.	considered through rezoning. The R3-3 District Schedule and City-wide Design and Development Guidelines should be referenced for general guidance on height, density, and form of development; however, non-residential floor space requirements apply, per 9.16.2.	Use (Chapter 7) for more details. For tower sites with a frontage exceeding 60.7 m (199 ft.), larger Enhanced Open Spaces are expected. See the City-wide Design and Development Guidelines for details.	
		• “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.					
New Section 9.16.3, p.184		“Rezoning will be considered up to 8 storeys and 3.0 FSR for secured rental housing with a minimum of 20% of the residential floor area secured at below-market rents, or 100% social housing. Minimum site frontage requirements apply. See the R3-3 District Schedule and the City-wide Design and Development Guidelines for details, noting that non-residential space requirements apply per 9.16.2.”					Minor housekeeping amendment to correct an omission
New Section 9.18.9, p. 192		“For sites along Broadway west of Cambie Street, front yard setbacks will not typically be required. The Broadway streetscape design as described in the Broadway Public Realm Plan will accommodate more flexible space for walking, sitting, cafes, signage, and other elements of the public realm through reallocation of existing road space. However, in some cases, front yard setbacks may be required. Refer to the Broadway Public Realm Plan for more details. For sites along Broadway east of Cambie Street, front yard setbacks are desired to deliver the Broadway streetscape design as described in the Broadway Public Realm Plan. Refer to the Broadway Public Realm Plan for more details. Reduced front yard setbacks may be considered where they would result in significant impacts on development viability, particularly for the shallow lots on the north side of Broadway between Cambie and Main Street.”					Area specific policy relocated from Built Form and Site Design section
New Section 10.1.9, 10.2.4, 10.3.4		“Given the variety of industrial and employment uses allowed in the Mount Pleasant Industrial Area, the Director of Planning may consider relaxations to loading requirements under the Parking By-law depending on the anticipated and demonstrated loading needs of the building based on its uses as well as site constraints such as heritage retention and conservation or the provision of privately-owned public spaces (POPS).”					Area specific policy relocated from Built Form and Site Design section
New Sections 10.4.6 (for consolidated C-3A/I-1 zone sites), 10.4.9 (for standalone development of C-3A sites), 10.5.6, 10.9.10, 10.10.7		“For sites along Broadway, front yard setbacks are desired to deliver the Broadway streetscape design as described in the Broadway Public Realm Plan. Refer to the Broadway Public Realm Plan for more details. Reduced front yard setbacks may be considered where they would result in significant impacts on development viability, particularly for the shallow lots on the north side of Broadway between Cambie and Main Street.”					Area specific policy relocated from Built Form and Site Design section

7. BROADWAY PLAN		
Section & Page	Proposed Amendment	Rationale
10 Additional Policies - 10.6.2, p.236	“The minimum site frontage is 45.7 m (150 ft.). See Land Use (Chapter 7) for cases where lesser frontage may be considered at the discretion of the Director of Planning. See City-wide Design and Development Guidelines Built Form and Site Design (Chapter 14) for details design guidance.”	Updated plan references
10 Additional Policies - 10.6.9, p.237	“For sites with a property line along Broadway, setbacks along Broadway are desired to deliver the Broadway streetscape design as described in the Broadway Public Realm Plan. Refer to the Broadway Public Realm Plan for more details. Reduced setbacks may be considered where they would result in significant impacts on development viability, particularly for the shallow lots on the north side of Broadway between Cambie and Main Street.”	Area specific policy relocated from Built Form and Site Design section
New sections 10.15.4, 10.16.4	“For sites along Broadway, front yard setbacks will not typically be required. The Broadway streetscape design as described in the Broadway Public Realm Plan will accommodate more flexible space for walking, sitting, cafes, signage, and other elements of the public realm through reallocation of existing road space. However, in some cases, front yard setbacks may be required. Refer to the Broadway Public Realm Plan for more details.”	Area specific policy relocated from Built Form and Site Design section
Section 10.26.1, p.294	“See C-2A District Schedule and City-wide Design and Development Guidelines Built Form and Site Design (Chapter 14) for details”	Updated plan references
Sections 8.5.1, 8.6.1, 8.7.1, 8.8.1, 9.2.1, 9.3.1, 9.4.1, 9.5.1, 9.6.1, 9.13.1, 9.17.1, 9.24.1, 10.4.1, 10.4.6, 10.5.1, 10.9.1, 10.11.1, 10.12.1, 10.15.1, 10.16.1, 10.17.1, 10.18.1, 10.21.1, 10.27.1, 10.29.1, 10.31.1, 10.33.1	Add to the “notes” row in the table for all development options: - Flexibility for maximum building height may be considered. See Land Use (Chapter 7) for more details. - For tower sites with a frontage exceeding 60.7 m (199 ft.), larger Privately-Owned Public Spaces (POPS) are expected. See the City-wide Design and Development Guidelines for details.”	
Sections 8.1.4, 8.2.4, 8.10.3, 8.11.4, 9.9.5, 9.10.5, 9.11.3, 9.12.5, 9.15.5, 9.22.4, 9.23.4, 10.19.4, 10.20.4, 10.22.4, 10.23.3, 10.24.3, 10.25.4	Delete	To remove outdated policy
11 Built Form and Site Design - Introduction, p.318	“The intent for the Broadway Plan is to create a built environment supportive of thriving communities. As growth and change occurs, neighbourhoods should continue to be distinctive places that reflect their character and heritage. Urban design in the area should promote liveability, health and wellbeing, connection to nature, social interaction, and sustainability and resiliency for a diversity of people. The City-wide Design and Development Guidelines (CDDG) provide comprehensive and centralized urban design guidance within a single, cohesive document. As such, built form and site design guidance for new development in the Broadway Plan area is primarily contained in the City-wide Design and Development Guidelines rather than in the Broadway Plan itself. Select built form and site design topics specific to the Broadway Plan area are contained in this chapter, as well as other neighbourhood-specific policies in Chapters 8-10. The City-wide Design and Development Guidelines, Broadway Plan policies, and other applicable Council policies and guidelines should be considered in the preparation of rezoning and development permit applications. The following Built Form and Site Design chapter is meant to provide guidance for new development in the Broadway Plan area. Together with the neighbourhood-specific land use policies (Chapters 8-10), this chapter sets out key urban design performance objectives and parameters that will be considered in the review of rezoning and development permit applications. Due to the Plan area’s size and complexity, flexibility and discretion will be necessary to achieve the intent of the built form and site design principles described in this chapter.”	Revised to reflect updated chapter structure
11 Built Form and Site Design - Principles, p.318-320	Delete	Revised to reflect updated chapter structure
11 Solar Access - Applicability, p.321	“ Solar access requirements in the Broadway Plan area apply to parks, public school yards, and village shopping streets/plazas existing or in development at the time of adoption of the Broadway Plan. Developments may be unable to achieve the maximum allowable height and/or density, or be required to apply special design strategies to mitigate shadowing of nearby public outdoor areas. Figure 11.6: Solar Access Reference Map identifies locations where solar access is protected under the Solar Access Guidelines for Areas Outside of Downtown (2024). Refer to those guidelines for details on solar access considerations.”	Alignment with City-wide Policy
11 Solar Access - Shadow Limits, p.321	Delete	These guidelines are now covered in Solar Access Guidelines for Areas Outside of Downtown.

7. BROADWAY PLAN		
Section & Page	Proposed Amendment	Rationale
11 Solar Access - Exceptions and Notes, p.321-322	“In addition to the exceptions contained in the Solar Access Guidelines for Areas Outside of Downtown, in the Broadway Plan area the following circumstances, exceptions to the policy objectives will be considered: • For secured rental housing developments in the existing residential apartment areas to enable buildings up to 6-storeys. • For 100% social housing developments and Vancouver Community College, each development will be assessed on a case-by-case basis. ... • New buildings should minimize shadowing impacts on independent school yards, particularly during school hours.”	These guidelines are now covered in Solar Access Guidelines for Areas Outside of Downtown.
11 Solar Access, p.322	“Figure 11.6: Solar Access Reference Map Solar Access Legend --- Broadway Plan area ... Solar Consideration ■ Park 🏫 Public School ■ Village High Street / Plaza Note: This map is for illustrative purposes. Site specific shadow studies will be required of rezoning and development applications.	Updated map developed to align with Citywide approach
11 Built Form and Site Design – “Built Form and Site Design Policies” heading, p.325 AND Sections 11.1 – 11.7.20, p.325-367	Delete	These are now covered in applicable sections of the City-wide Design and Development Guidelines.
11 Built Form and Site Design Policies - Views - 11.7.21 to 11.7.23, p.368	Retain existing content - Views to be made its own subheading within the Built Form and Site Design section.	Updated plan references
11 Built Form and Site Design Policies - 11.8 to 11.10, p.369-382	Delete	These are now covered in applicable sections of the City-wide Design and Development Guidelines.
15 Public Realm Framework - 15.2 Spaces - Plazas, p.449	“Plazas in the Street Right-of-Way (ROW) ”	Align terminology
15 Public Realm Framework - 15.2 Spaces - Privately Owned Public Spaces (POPS), p.450	“...POPS can significantly contribute to overall public space access within the Broadway Plan area. Also refer to the City-wide Design and Development Guidelines for applicable design requirements. ”	These are now covered in applicable sections of the City-wide Design and Development Guidelines.

7. BROADWAY PLAN		
Section & Page	Proposed Amendment	Rationale
15 Public Realm Framework - 15.2 Spaces - Privately Owned Public Spaces (POPS) - 15.2.18 A,B,C,E, p.451	“POPS or small plazas ”	Align terminology
15 Public Realm Framework - 15.2 Spaces - Figure 15.12 - NOTE, p.452	“Existing POPS, existing greenspace and POPS or small plazas opportunity locations shown are not exhaustive.”	Align terminology
19 Sustainability & Resilience - Key Directions - Increase resilience to climate change, p.516	“... The urban forest and green infrastructure also help mitigate climate change by sequestering carbon (refer to City-wide Design and Development Guidelines Built Form and Site Design Chapter 14 and Public Realm Framework Chapter 15 for additional details).”	These are now covered in applicable sections of the City-wide Design and Development Guidelines.
Appendix A: Civic District Site Policies – Section 6.2	Development should be designed generally in accordance with the City-wide Design and Development Guidelines. Refer to the applicable sections for non-residential development (active and office uses) in Chapter 2: Building Design and Chapter 3: Urban Experience as well as section 4.4 Station Integration and Overbuild. following Broadway Plan Built Form and Site Design sections: 11.1 Built Form and Site Design General Policies; 11.8 Broadway: Office; and, 11.10 Transit Integration and Urban Interface.	These are now covered in applicable sections of the City-wide Design and Development Guidelines.
Appendix A: Civic District Site Policies – Section 6.5	As an alternative to the standard tower and podium typology generally supported by the Broadway Plan Built Form policies City-wide Design and Development Guidelines , a dynamic pattern of terraced forms that provides upper-level open spaces and roof gardens, and improves access to sunlight for on-site public open spaces, may be considered.	Updated plan references

Table 8: Summary of Proposed Amendments for the Broadway Public Realm Plan

8. BROADWAY PUBLIC REALM PLAN		
Section & Page	Proposed Amendment	Rationale
Table of Contents, p.3	“ APPENDIX B: BROADWAY STREETSCAPE PLAN — APPENDIX B: ON SITE PUBLIC SPACE APPENDIX C: BROADWAY STREETSCAPE PLAN ”	Updated plan references
1 Background and Overview - Intent, p.6	“ NOTE: Development proposals within the Broadway Plan area are encouraged to incorporate welcoming, well-located, and accessible public open spaces that support a range of uses. Applicants should refer to the City-wide Design and Development Guidelines (CDDG) for applicable siting and design requirements for these on-site open spaces. ”	Updated plan references
3.3 Design public spaces to serve a broader range of functions and activities, p.41	“Plazas in the Street Right-of-Way (ROW) ”	Align terminology
Appendix B - On Site Public Spaces, p.118-130	Delete	These are now covered in applicable sections of the City-wide Design and Development Guidelines.
Appendix C - Broadway Streetscape Plan, p.131	“Appendix B C ”	Updated plan references

Table 9: Summary of Proposed Amendments for the Rupert and Renfrew Station Area Plan

Rationale: Updated plan references

9. RUPERT AND RENFREW STATION AREA PLAN	
Section & Page	Proposed Amendment
Throughout Document	“ City-wide Design and Development Guidelines-Design and Development Guidelines ”

Table 10: Summary of Proposed Amendments for the Granville Street Plan

10. GRANVILLE STREET PLAN		
Section & Page	Proposed Amendment	Rationale
Throughout Document	“ City-wide Design and Development Guidelines-Granville Street Special Design District Guidelines ”	GSSDD redacted and relevant content replaced by CDDG
TOC Built Form and Site Design - Introduction, p. 2	TOC - update numbering to reflect new section 3: Urban Design Framework Implementation becomes Section 4	Relevant content from Granville Street Special Design District (GSSDD) being added directly to the plan. Remaining content in GSSDD has been incorporated into CDDG
2 Built Form and Site Design - Introduction, p28	“The policies in this section will guide the review of rezoning applications. They should be coordinated with other relevant policies, including: • City-wide Design and Development Guidelines Granville Street Special Design District Guidelines (in conjunction with the Development and Design Guide) “	GSSDD reference replaced with CDDG
2.3.4 Additional Land Use and Development Directions, p.38	“3.4.1 Adhere to key urban design objectives for rezoning applications as outlined in the Downtown Official Development Plan, Downtown Rezoning Policy, and City-wide Design and Development Guidelines-Granville Street Special Design District Guidelines. ”	These are now covered in applicable sections of the City-wide Design and Development Guidelines.
2.3.4 Additional Land Use and Development Directions, p.38	“3.4.3 Include measures to mitigate anticipated noise levels in new rezoning applications that permit residential and hotel uses, as outlined in the City-wide Design and Development Guidelines-Granville Street Special Design District Guidelines. Development applicants must...”	GSSDD reference replaced with CDDG
2.3.4 Additional Land Use and Development Directions, p.38	Call out Bar- text integrated with Section 3 Urban Design Framework Intro: “ Granville Street Special Design District Guidelines Granville Street’s appeal to businesses, residents and visitors stems from the unique design of its buildings, streets, and features like the large neon signs and marquees. Design goes beyond aesthetics; it impacts the functionality, amenity, and public contribution of a project. Cities that prioritize high-quality design attract people and investment, leading to economic prosperity. The Granville Street Special Design District Guidelines (the Guidelines), along with the Development and Design Guide, sets minimum standards and raises design quality expectations for development in the area. The Guidelines focuses on key design components that contribute to a lively and successful street experience. It emphasizes how buildings respond to their specific context and enhance Granville Street’s vibrancy, economy and urban quality for decades to come.”	GSSDD redacted and replaced with new Section 3: Urban Design Framework and CDDG
2.3.4.1, p.38	“Adhere to key urban design objectives for rezoning applications as outlined in the Downtown Official Development Plan, Downtown Rezoning Policy, and City-wide Design & Development Guidelines Granville Street Special Design District Guidelines. ”	GSSDD redacted and replaced with new Section 3: Urban Design Framework and CDDG

10. GRANVILLE STREET PLAN		
Section & Page	Proposed Amendment	Rationale
2.3.4.3, p.38	“3.4.3 Include measures to mitigate anticipated noise levels in new rezoning applications that permit residential and hotel uses, as outlined in the City-wide Design & Development Guidelines-Granville Street Special Design District Guidelines . Development applicants must...”	GSSDD redacted and replaced with new Section 3: Urban Design Framework and CDDG
2.3.6 Granville Street Video Sign Zone, p.40	“3.6.1... These signs should meet Sign By-law requirements, Granville Street Special Design District Guidelines , and are subject to approval by Council.”	Do not replace with reference to CDDG as does not cover electronic signs
2.3.6 Granville Street Video Sign Zone, p.40	ADD bullets to existing list under Proposed Signs: “• should be designed as an integrated component of the façade. The façade should be detailed to avoid the appearance of an inactive façade when the screen is turned off. • should not detract from Granville streets neon signage identity. • should be thoughtfully designed to minimize visibility from nearby residential buildings and strategically placed to support everyday programming that is adaptable for large events. •should be in operation 24 hours a day but should be dimmed or concealed from view from nearby residential buildings after 10:00 pm.”	Previous GSSDD guidance re signs incorporated into existing sign section of plan
3 Implementation, p. 60	Strike and replace, and move to after new Section 3 below: “ Section 4 3 ”	To accommodate new Section 3 - Urban Design Framework below
3, Urban Design Framework. p. 60	“ Urban Design Framework Granville Street Context Granville Street’s attractiveness to businesses, residents and visitors is in large part derived from the unique design of its buildings, the streets, and features like the large neon signs and marquees. Capturing and enhancing these foundational design elements should help shape a distinct design district that strengthens its character and solidifies its role as the city’s cultural and entertainment hub. A particular emphasis is placed on how buildings respond to their specific context, and contribute to Granville Street’s vibrancy, economy and urban quality for decades to come. Due to the historical development patterns in Downtown, the area around Granville Street is densely populated with high-rise buildings that were not originally designed to accommodate or anticipate future towers along the Granville corridor. New projects must take this unique context into account and demonstrate that they reasonably mitigates development limitations on adjacent properties. Special Character Area The Special Character Area of Granville Street has significant heritage value, including, but not limited to: -Its importance to the cultural, artistic, and societal development of a variety of communities; -Its role as the heart of the region’s entertainment district; and, -Its variety of existing buildings that compose its characteristic ‘sawtooth’ streetscape profile. A building design that -Reinforces the fine grain and visual interest of the Granville streetscape. -Adopts contemporary design that is physically and visually compatible with, subordinate to and distinguishable from existing heritage properties along Granville Street. A Street wall that -Adopts a variety of street wall heights to contribute to the traditional fine grain, vertical rhythm, and visual interest of the Granville streetscape. -Frames a comfortable and attractive pedestrianized Granville Street. Future Pedestrianization	General sections of the GSSDD incorporated into the CDDG. Remaining Granville Street Specific contents moved to new section 3- Urban Design Framework

10. GRANVILLE STREET PLAN		
Section & Page	Proposed Amendment	Rationale
	-At the heart of the plan is a long-term move towards a year-round pedestrian zone along Granville Street that spans the downtown peninsula from Granville Bridge to Waterfront Station.”	
3 Urban Design Framework, p. 60	“Principles Development within the Granville Street Entertainment District should align with the intent of the design principles. The design response should address aspects of all principles, rather than selecting some, to ensure a comprehensive contribution to the overarching vision. 24/7 destination where people play, stay, work and live that celebrates culture and creativity. Granville Street should be a vibrant, 24/7 destination that blends living, working, tourism, and entertainment. Flexible spaces, year-round events, and a focus on culture and diversity will create an inclusive, energetic hub day and night. A curated fusion of heritage and innovation As Granville Street evolves, preserving its rich heritage while embracing bold, modern design will create a distinctive, balanced sense of place. Welcoming, safe, inclusive, and equitable. Granville Street should be designed with safety, inclusivity, and equity at its core. It should smoothly transition from a bustling daytime destination to a vibrant nighttime hub. Designs should prioritize universal accessibility by incorporating thoughtful lighting, clear sight lines and inclusive features. Places to pause will help ease congestion while preserving the lively energy that defines the street. A venue for hosting large celebrations and a street filled with a generosity of daily public life. Granville Street is a dynamic cultural hub in Downtown Vancouver, supporting both large events and everyday activities. Developments should create adaptable spaces and improve transit access while enhancing pedestrian flow with well-designed thoroughfares, queuing areas, and resting spots, all while maintaining the street’s vibrant energy. A mixture of large scale, high density buildings and fine grain human scale experiences. Developments on Granville Street should balance high-density buildings and the intimate, human-scale experience that gives the street its distinct character. At street level, podiums should actively engage pedestrians, offering inviting spaces for shops, cafés and cultural activities. Taller structures should complement rather than overshadow the finer grain of the streetscape.”	Granville Street Special Design District Principles moved to Section 3
3 Urban Design Framework, p.60	“1.1 Mark the City Centre [GL1.1.1] New mixed-use residential developments on large sites should feature taller buildings that shape the city center’s skyline. [GL1.1.2] Incorporate transit entries and connections into new developments to improve legibility and reinforce the area’s role as a key transit hub. [GL1.1.3] Sites adjacent to the future public plaza at the intersection of Granville and Robson should be designed to support civic gatherings and celebrations. [GL1.1.4] Buildings at the intersection of Robson and Granville should incorporate large video screens into the design of the podium. 1.2 Define the Core [GL1.2.1] Ground level uses should complement the entertainment focus of the street and future pedestrianization. [GL1.2.2] Ground level entrances to venues should be large and legible features of the streetscape. [GL1.2.3] Existing neon signage and marquees should be retained and incorporated into new development. [GL1.2.4] Development should integrate new neon signage to clearly identify cultural and entertainment venues and other important elements. [GL1.2.5] Reinforce through celebratory design the importance of the Gateway Nodes at Robson Street and Davie Street as symbolic entrances to Granville Street. 1.3 Connect the Bridgehead [GL1.3.1] Frontage improvements should prioritize creating a quieter commercial street experience that balances the area’s active commercial aspects while transitioning to more peaceful residential zones. [GL1.3.2] To provide separation between the residential uses and the busy street level, the podium levels of mixed-use buildings should be designated for commercial uses. [GL1.3.3] Residential towers should be setback from the street with balconies and landscaped terraces incorporated into the building design. [GL1.3.4] Common residential amenity terraces and courtyards above the podium (commercial zones) 1.4 Locate and layer uses to support activity and entertainment day and night [GL2.1.1] Podium-rooftop patios, cultural spaces and event spaces should be visible from the street to maximize interaction with the public realm. [GL2.1.2] Entertainment uses should be located above the first storey or below ground to maximize daytime activity on the ground floors and street level.”	Granville Street Special Design District - select Urban Structure and Building Program guidelines specific to Granville street pulled to Section 3

Table 11: Summary of Proposed Amendments for the Grandview-Woodland Community Plan

11. GRANDVIEW-WOODLAND COMMUNITY PLAN		
Section & Page	Proposed Amendment	Rationale
6.5.2 East 1st Avenue - Policies, p. 91	“○ Ensure applications account for the City-wide Design and Development Guidelines RM-11/RM-11N Guidelines . ○ Ensure applications account for the City-wide Design and Development Guidelines RM-12N Guidelines .”	These are now covered in applicable sections of the City-wide Design and Development Guidelines.
6.5.3 Transition Areas - Policies, p. 94	“○ Ensure applications account for the City-wide Design and Development Guidelines RM-8A and PM-8AN Guidelines . ○ Ensure applications account for the City-wide Design and Development Guidelines RM-11/RM-11N Guidelines .”	These are now covered in applicable sections of the City-wide Design and Development Guidelines.
6.6.1 Ground Oriented Residential Areas - Policies, p. 102	“○ Ensure applications account for the City-wide Design and Development Guidelines RM-12N Guidelines . ○ Ensure applications account for the City-wide Design and Development Guidelines RM-8A and PM-8AN Guidelines .”	These are now covered in applicable sections of the City-wide Design and Development Guidelines.
6.6.2 Shopping Nodes - Policies, p. 104	“○ Ensure applications account for the City-wide Design and Development Guidelines C-2 Guidelines .”	These are now covered in applicable sections of the City-wide Design and Development Guidelines.
6.7.2 Station Residential - Policies, p. 117	“○ Ensure applications account for the City-wide Design and Development Guidelines RM-11/RM-11N Guidelines .”	These are now covered in applicable sections of the City-wide Design and Development Guidelines.
6.7.4 Transition Area - Policies, p. 121	“○ Ensure applications account for the City-wide Design and Development Guidelines RM-11/RM-11N Guidelines .”	These are now covered in applicable sections of the City-wide Design and Development Guidelines.
7.2.4 Provide a Diversity of Housing Options in the Neighbourhood, p.134	“Provide 2 and 3+ bedroom family units designed in accordance with the the City-wide Design and Development Guidelines High Density Housing for Families with Children Guidelines and the Family Room Housing Mix Policy for Rezoning Projects.”	Updated plan references
17.2 City-initiated Rezoning - 1. By-laws and Guidelines, p.262	“ Amend the existing RM-4 and RM-4N Guidelines for the Britannia Woodland and Commercial Broadway Station Precinct sub-areas to reflect the plan policy. ”	These are now covered in applicable sections of the City-wide Design and Development Guidelines.

APPENDIX D

Amendments to the Solar Access Guidelines for Areas Outside of Downtown and Solar Access Guidelines for the Downtown Peninsula

By approving Recommendation D of this report, Council will amend the guidelines set out in the table below in accordance with the table, effective immediately.

The proposed amendments are shown in red if the amendments are a replacement and are shown in red with a strikethrough if the amendments are a deletion.

A. SOLAR ACCESS GUIDELINES FOR AREAS OUTSIDE OF DOWNTOWN		
Section & Page	Proposed Amendment	Rationale
Throughout the document	Strike and replace any instance of PDT with PT	Time Zone terminology updated to match Provincial direction.
4 Shadow Studies, p. 4	Strike and Replace: “Models used to demonstrate compliance with these guidelines should be accurately geolocated, set to Pacific Daylight Time...”	

B. SOLAR ACCESS GUIDELINES FOR THE DOWNTOWN PENINSULA		
Section & Page	Proposed Amendment	Rationale
Throughout the document	Strike and replace any instance of PDT with PT	Time Zone terminology updated to match Provincial direction.
5 Shadow Studies, p.10	Strike and Replace: “Models used to demonstrate compliance with these guidelines should be accurately geolocated, set to Pacific Daylight Time...”	