

# City-Initiated Zoning Changes (Rezoning) Broadway Plan and Cambie Corridor Plan

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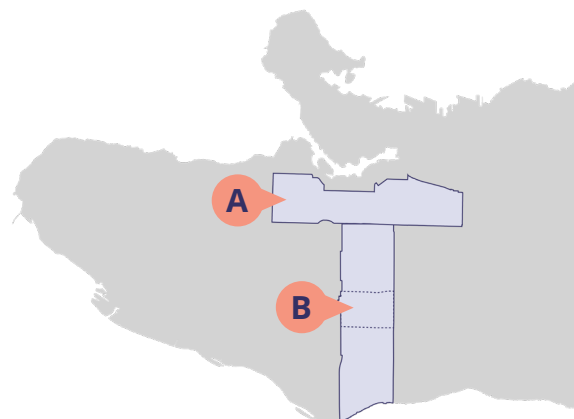
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## What's Happening?

The City of Vancouver is proposing zoning changes to implement Council-approved policy. The proposal is for a City-initiated rezoning of certain areas of Broadway and Cambie Corridor to new low-rise and tower district schedules. These district schedules will standardize regulations across the applicable plan areas and simplify the development approvals process.



## Area for Proposed Zoning Changes

### A Broadway Plan

*\*Public parks, public schools, and sites that are zoned CD-1 are not proposed to be rezoned.*



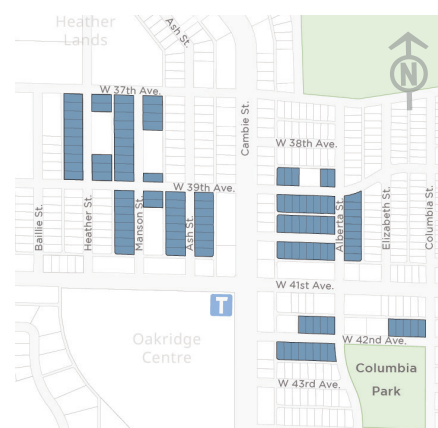
## City Strategic Priorities

Delivery of new housing options close to transit is a key priority for the City. This is reinforced by the Transit-Oriented Areas (TOA) legislation that was introduced by the Province in 2023. Further, Council's strategic priorities 2023-2026 include direction for staff to create a regulatory framework and processes that support the efficient delivery of housing and jobs on private lands.

## Vancouver Plan Implementation

This project is one of the implementation initiatives under the Vancouver Plan (2022). With the Plan, Council directed staff to simplify, clarify and consolidate plans, policies and regulations to improve the development approvals process.

### B Cambie Corridor Plan (Oakridge Municipal Town Centre)



#### Legend

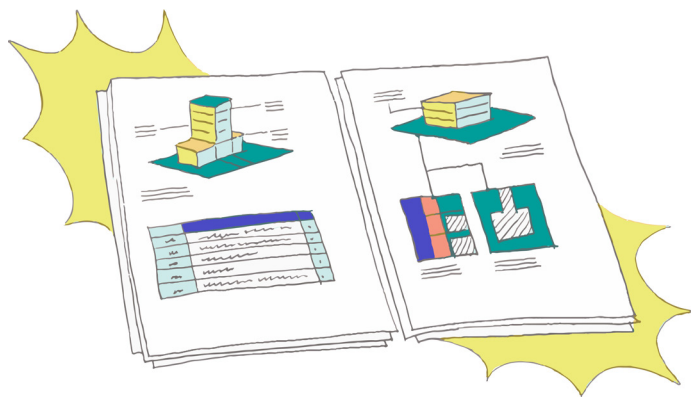
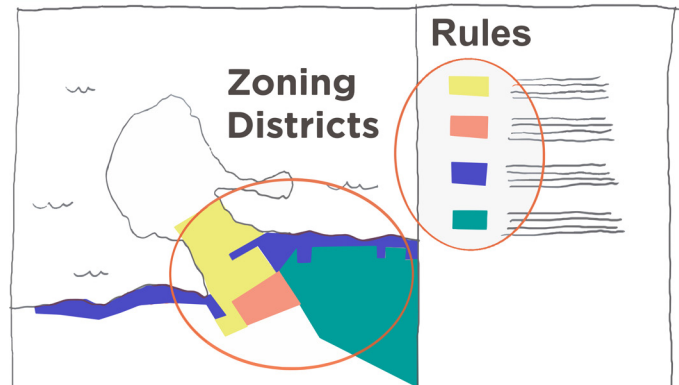
- Plan boundary
- City-initiated rezoning areas

## What is a District Schedule?

Vancouver is divided into **zoning districts**.

The Zoning and Development By-law (Z&D By-law) sets out the rules for development in the city, including use (e.g., residential, commercial etc.) and physical form (e.g., height).

**District schedules** are sections within the Z&D By-law that outline specific rules for a specific zoning district.



## What is a City-initiated rezoning?

A **rezoning** is a legal change to the Z&D By-law to permit an alternate type of land use or building type. These changes are typically initiated by the property owner.

A **City-initiated rezoning** is a process where the City rezones an area to implement a Council-approved policy. Like other rezonings, City-initiated rezonings require Council approval at a Public Hearing.

Although a City-initiated rezoning changes the type of buildings that can be developed under zoning regulations, a property owner is still required to submit a development permit application to begin the development process.

## What are the benefits of City-initiated rezonings?

If approved, this initiative would eliminate the need for owners to apply for a rezoning on each individual site. Instead, applicants could proceed directly to a development permit application, thereby reducing approximately 12-15 months of processing time and associated fees.

*Development process after a City-initiated rezoning is enacted*



**\*Note:** In most cases, when a development permit is submitted, the City will notify surrounding properties and other neighbourhood groups to provide comment on the proposal. These comments will be considered in the review process.

# New District Schedules

The City is proposing to rezone certain areas within the Broadway Plan and Cambie Corridor Plan to new R3 (Low-rise) and R5 (High-rise) district schedules. Each district schedule will contain sub-zones that enable various development options that reflect policy directions with the Plans.



**R3** will enable a variety of low-rise apartment buildings up to 6 storeys, including multiplexes and townhouses for smaller sites.



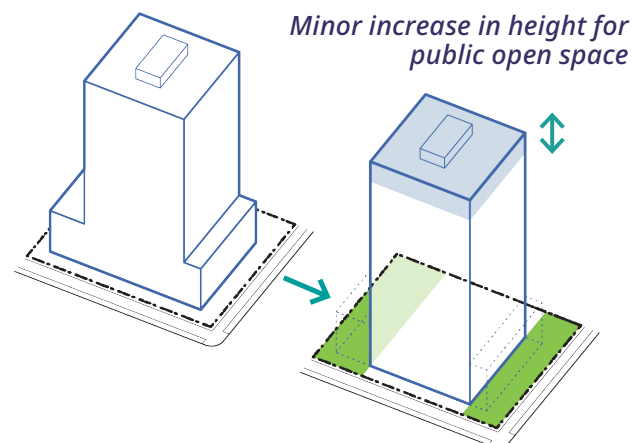
**R5** will enable towers that include rental and affordable housing, with options for local serving retail space and childcare. The district schedules will also enable low-rise options for smaller sites including low-rise apartment buildings, townhouses and multiplexes.

The district schedules will be accompanied by design guidelines that will provide guidance on building massing, landscaping, parking and loading, and other aspects of built form and site design.

## Design Choice and Flexibility

To simplify city-building rules, the new district schedules will maintain maximum densities (FSR) but provide flexibility for maximum building heights to:

- Accommodate a greater range of building forms and urban design options
- Enhance opportunities to incorporate on-site public open space or landscaping
- Provide flexibility to address different site conditions (e.g., sloped sites, larger lot consolidations, etc.)



Typically, building height increases above those indicated in the Plans would not exceed five additional storeys. Policies that limit shadowing on key public spaces or maintain public views would continue to apply.

The Cambie Corridor Plan (2018) guides change over the next 30 years along the Canada Line.

The Cambie Plan enables significant growth and will add over 30,000 new homes to the corridor. Key features of the Cambie Plan include:

- Introducing a denser mix of housing and employment space in the Oakridge Municipal Town Centre (MTC) and areas close to transit stations
- Giving direction for future redevelopment of large sites and adding apartments and townhouses to provide additional housing options

## What areas in Cambie are proposed for zoning changes?

The blocks being considered for city-initiated zoning changes are the off-arterial high-density residential areas and part of Heather Street (local shopping), seen in the image to the right. They are located within the Oakridge MTC, which is a regionally significant urban centre that will grow into an activity hub for a range of jobs, retail, cultural and public spaces, and a variety of housing options.

## What is currently permitted in this area?

Currently, the area identified for zoning changes is zoned R1-1, which permits low-density housing options, including single-detached houses, duplexes, and multiplexes (up to 6 units).

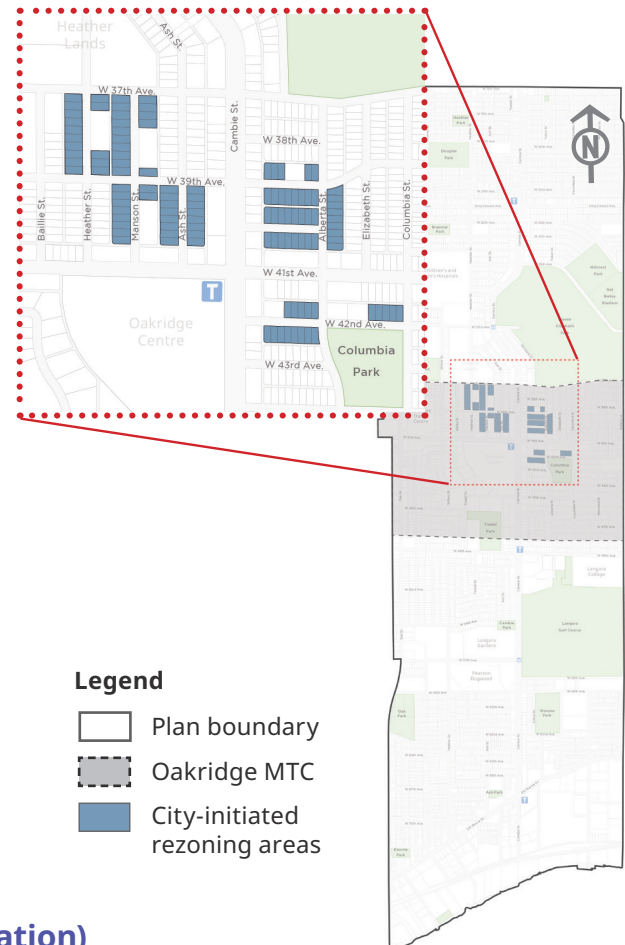
## Cambie Plan

Under the Cambie Plan, these sites can be considered for towers up to 18 storeys. Some have already been rezoned as privately-initiated rezonings, and these are excluded from the proposed city-initiated zoning changes in the Cambie area (see map).

## Transit-Oriented Area Policy (new provincial legislation)

Many of the parcels in the area can also be considered for rezonings under Vancouver's Transit-Oriented Areas (TOAs) Rezoning Policy, which implements provincial legislation to allow minimum heights and densities near rapid transit stations. This policy permits towers up to 20-storeys and a density up to 5.5 floor space ratio (FSR) within 200 meters of the Oakridge-41st Avenue SkyTrain Station.

*Subject Area within Cambie Plan area:  
Off-Arterial High-density Residential  
and part of Heather Street (local shopping)*





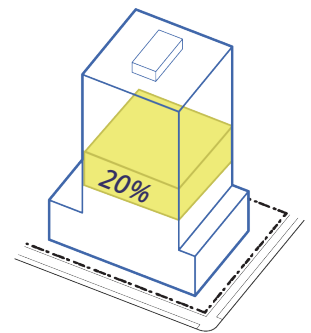
## How does the new district schedule compare with the Cambie Plan policies?

The new district schedule will help to deliver key objectives of the Cambie Plan including providing affordable housing on residential streets, close to jobs space, transit and amenities. Similar to the policies in the Cambie Plan, lower density development options would be included in the new zoning. This may include detached houses, laneway houses, multiplexes, townhouses, and low-rise apartments.

While the new district schedules are generally aligned with the Plan, updates were made to align with provincial legislation and to implement Vancouver Plan direction to simplify city-building rules. Key changes include:

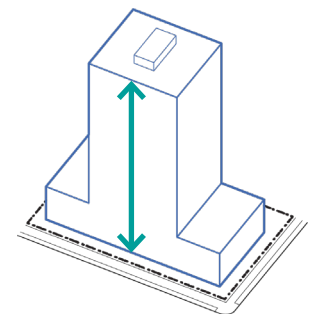
### Housing and childcare

- To improve feasibility and delivery of social housing, the strata with social housing option would be updated to a 20% social housing requirement, from a 30% social housing requirement (in the Cambie Plan).
- In alignment with the Cambie Plan, there will also be additional incentives for sites that include childcare provided turnkey to the City



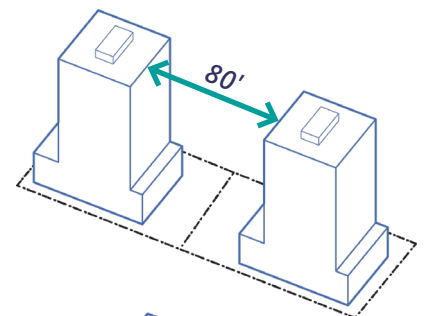
### Tower heights

- The typical tower height would be approximately 20-22 storeys, an increase from the 15-18 storeys in the Cambie Plan - with additional flexibility for building height to simplify regulations and accommodate a range of site conditions. The maximum height permitted in the new zone would be 26 storeys.



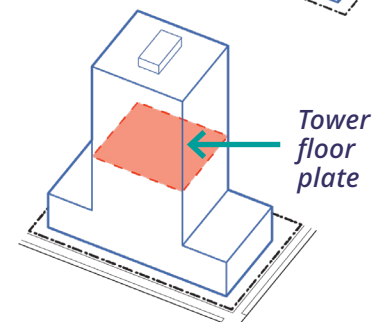
### Tower spacing and limits

- Consistent with emerging city policy and practice, tower spacing would decrease slightly to 80' separation from the 90' separation requirement (in the Cambie Plan)
- The number of towers would be regulated through site size and spacing requirements, resulting in a maximum of two towers on most blocks, and three towers on long blocks (as opposed to the maximum two towers per block in the Cambie Plan).

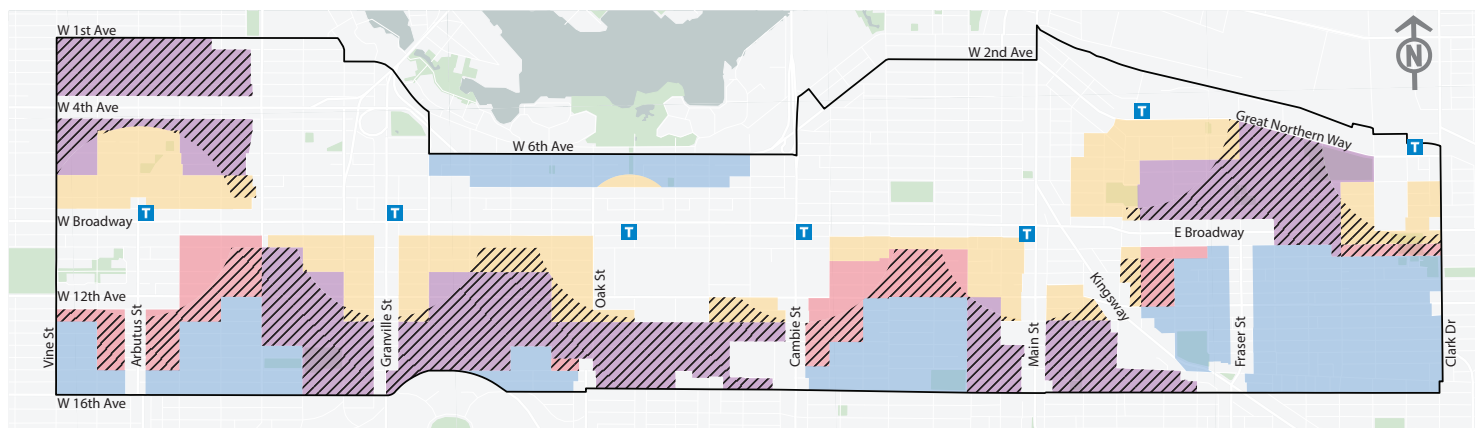


### Tower floor plates

- Consistent with emerging city policy and practice, maximum floor plates would change to 5,500-7,200 sq.ft. (depending on site-specific conditions) from a 6,500 sq.ft (in the Cambie Plan).




The Broadway Plan (2022) is a comprehensive 30-year plan focused on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway in parts of Kitsilano, Fairview, and Mount Pleasant. As part of implementation of the Plan, the City is proposing zoning amendments in several residential areas. The draft proposed zoning amendments are aligned with the land use and built form policies in the Council-approved Broadway Plan.



The existing zoning districts where these amendments would apply include RM-3, RM-4, FM-1, R1-1, RT-2, RT-5, RT-6, RT-7, and RT-8. The draft proposed allowable development options are outlined below, corresponding to the colours on the map above.

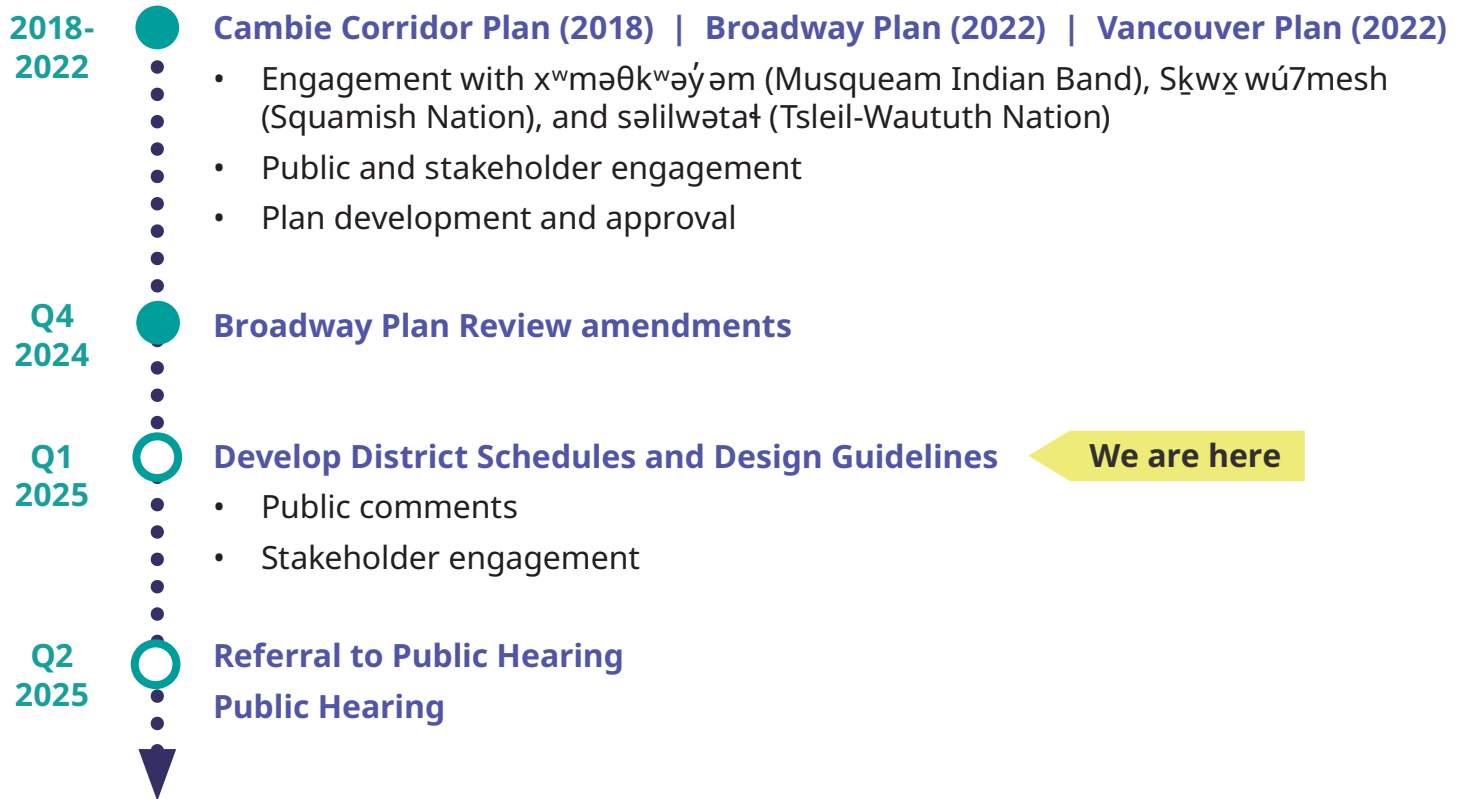
## See the Broadway Plan for full details on policy allowances.

	Height	Density	Tenure(s)
<b>Low-rise Residential</b>	6 storeys	2.4 – 3.0 FSR (dependent on lot size and condition)	Residential rental housing
<b>High-rise Residential</b>	18 storeys <sup>1</sup>	5.5 FSR <sup>2</sup>	Residential rental housing with 20% secured at below-market rents
<b>High-rise Residential</b>	20 storeys <sup>1</sup>	6.0 - 6.5 FSR <sup>2</sup> (dependent on housing tenure)	Residential rental housing with 20% secured at below-market rents <b>OR</b> Strata residential housing <sup>3</sup> with 20% secured as turn-key social housing
<b>High-rise Residential</b>	12-20 storeys <sup>1</sup>	6.5 FSR <sup>2</sup>	Residential rental housing with 20% secured at below-market rents
	In the hatched areas, any high-rise developments will proceed through a site-specific rezoning process. This approach will enable the City to regulate the number of towers per block or block face in areas where tower limit policies apply.		






### Additional Notes:

1. The district schedule will permit flexibility for building height up to 26 storeys to account for varying site conditions. Taller buildings (up to a maximum of 26-storeys) may be achievable on larger sites. However, most projects will reach the FSR limit at heights specified above.
2. Minor increases in density would be permitted (up to 0.3 FSR) for projects that include commercial uses to serve the local community.
3. Strata housing is limited to sites without existing purpose-built rental housing.
4. In all areas, lower density development options would be included in the zoning. This may include detached houses, laneway houses, multiplexes, townhouses, and low-rise apartments.
5. Public parks, public schools, and sites that are zoned CD-1 are not proposed to be rezoned through a City-initiated rezoning process.
6. Solar access policies for parks, public schools, and village high streets per the Broadway Plan would continue to apply.

## Timeline



## How to provide feedback

-  Visit our website: [www.shapeyourcity.ca/zoning-changes-broadway-cambie-plans](http://www.shapeyourcity.ca/zoning-changes-broadway-cambie-plans)
-  Send your comments
-  Ask a question
-  Find the Public Hearing date and details
-  Email us: [zoningbroadwaycambie@vancouver.ca](mailto:zoningbroadwaycambie@vancouver.ca)