

An aerial photograph of a city, likely Vancouver, showing a dense urban area with numerous buildings and streets. In the background, there are large, rugged mountains under a clear sky. The lighting suggests it might be late afternoon or early morning, with some shadows and warm tones.

Provincial Legislation Alignment **Land Use Bylaw Amendments**

Presented October 2025

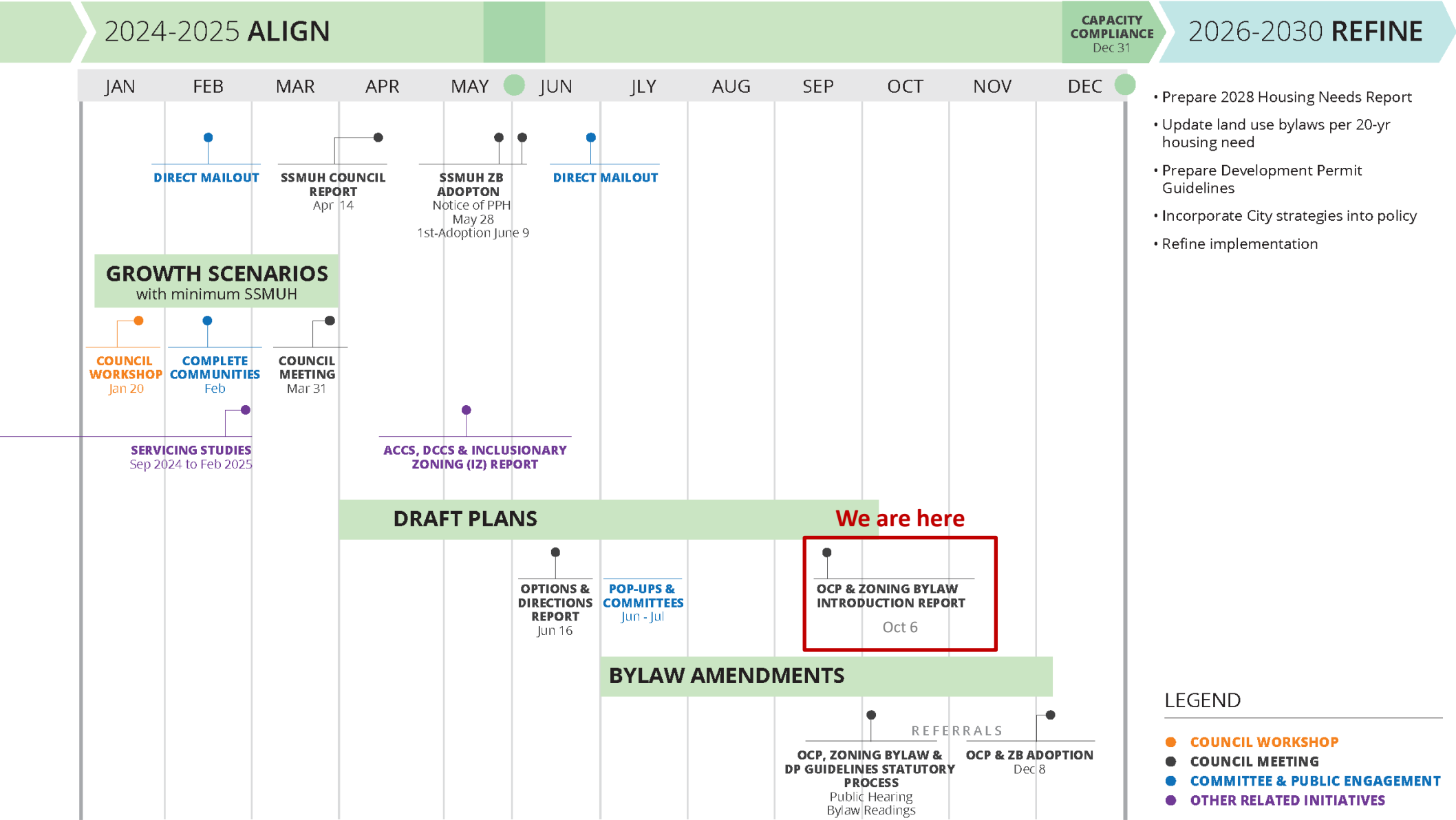
Planning, Development & Real Estate

Presented October 2025

Planning, Development & Real Estate

Agenda

- Context
- Proposed OCP Changes
 - Strategy #1: Low Rise Neighbourhoods
 - Strategy #2: City-Owned Lands
 - Other Changes
- Communications and Engagement
- Next Steps



CONTEXT

New Provincial Legislation

Aimed at increasing and accelerating housing supply



Accommodate 20-year housing needs in bylaws



Transit-Oriented Area



Small-Scale Multi-Unit Housing



New development financing rules

Amendments to Meet Provincial Requirements



Purpose:

- Accommodate Capacity for 20-Year Housing Need
- Other Housekeeping Updates



City Alignment:

Grow livable neighbourhoods that add housing capacity, while reflecting the City's existing character



Deadline:

Adopt by December 31, 2025

STRATEGIES

Two Strategies to Meet Housing Capacity:

1. Increase Housing Options in **Low Density Areas**
2. Increase Housing Capacity on **City-Owned Lands**



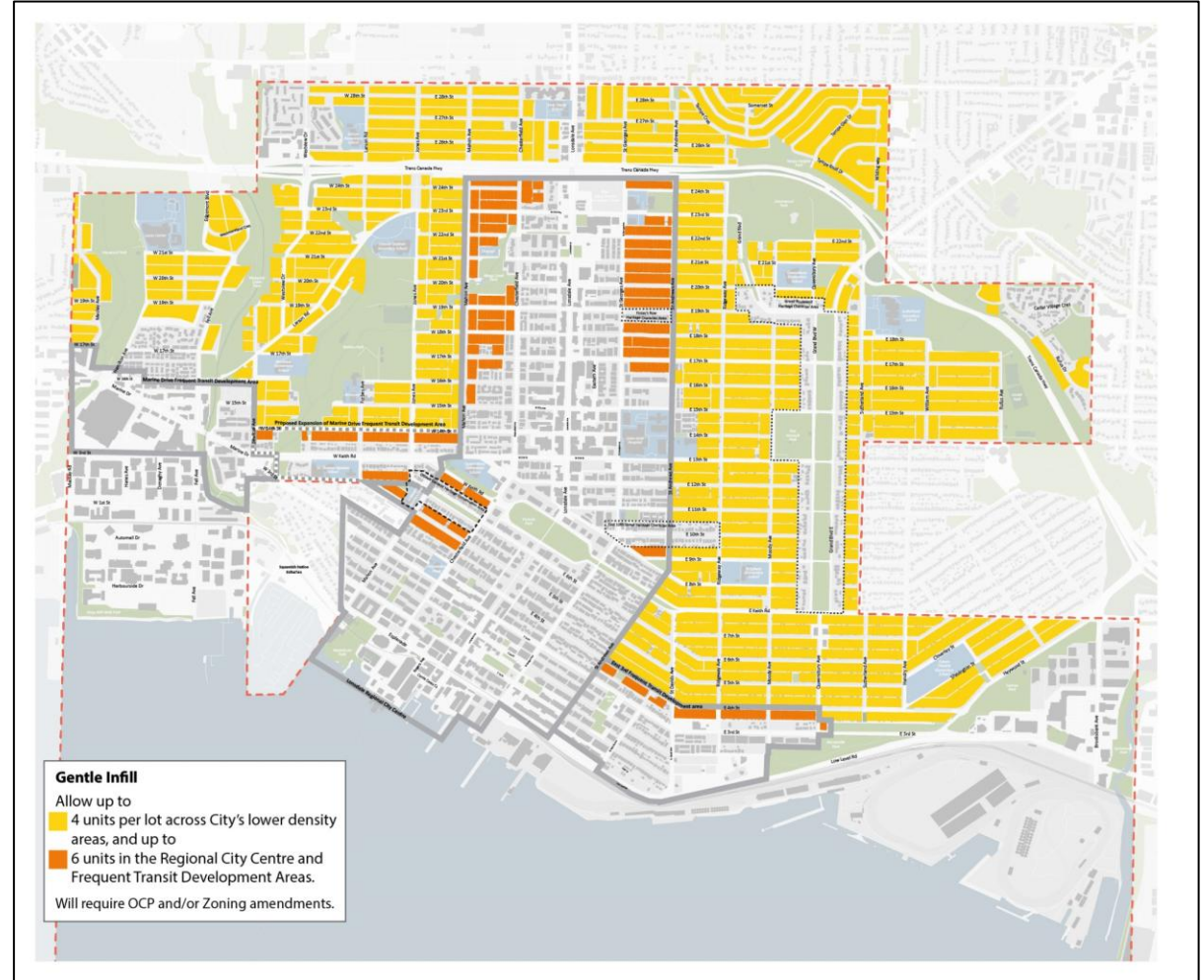
Strategy #1: Low Rise Neighbourhoods

Proposal:

- Up to **4 units** per lot (yellow)
 - Density: 0.85 FSR
- Up to **6 units** per lot (orange)
 - Density: 1.0 FSR

Other Changes:

- New Zone & DP Guidelines
- New Heritage Special Study Area
- Expansion of Marine Drive Frequent Transit Development Area
- Removal of stratification restrictions



Ground Oriented Zone & DP Guidelines

Ground Oriented Zone

- Moderate increase in floor area for 4-units & substantial increase for 6-units.
- No restrictions on stratification of units.
- A more visual & easy-to-understand zone.
- A more flexible regulatory tool that enables and rewards good design.

DP Guidelines

- Guidelines to help achieve design goals for livability and consideration of neighbourhood character.

How they were developed:

- Drafted by consultant
- Input from local designers & developers
- Informed by public engagement



Strategy #2: City-Owned Lands

Why City-Owned Lands?

- Allows the City to control when and how we move forward with development.
- The City has the ability to diversify the housing types included in future development projects on these lands.
- Provides revenue for the City to fund other City services and projects.



For **3 of the 5 properties**, the proposed heights and densities are already in our existing OCP.

We only need to adjust our Zoning Bylaw to match.

Strategy #2: City-Owned Lands

City Property	Proposed Changes
City Hall	Zone change: to match OCP height & density
Fire Hall	Zone change: to match OCP height & density
East First Lands	Zone change: to match OCP height & density
Alder Street Lands	OCP & zone change: New Mid Rise zone to allow up to 6-storeys (2.6 FSR)
Harry Jerome Neighbourhood Lands	OCP & zone change: to increase height by 5 storeys on two buildings and create site-specific OCP designation

OTHER OCP CHANGES

Transit-Oriented Areas (TOAs)

City Bylaw Updates:

- **June 2024:** Adopted TOA Designation Bylaw
- **Today:** Proposing OCP Update to Align

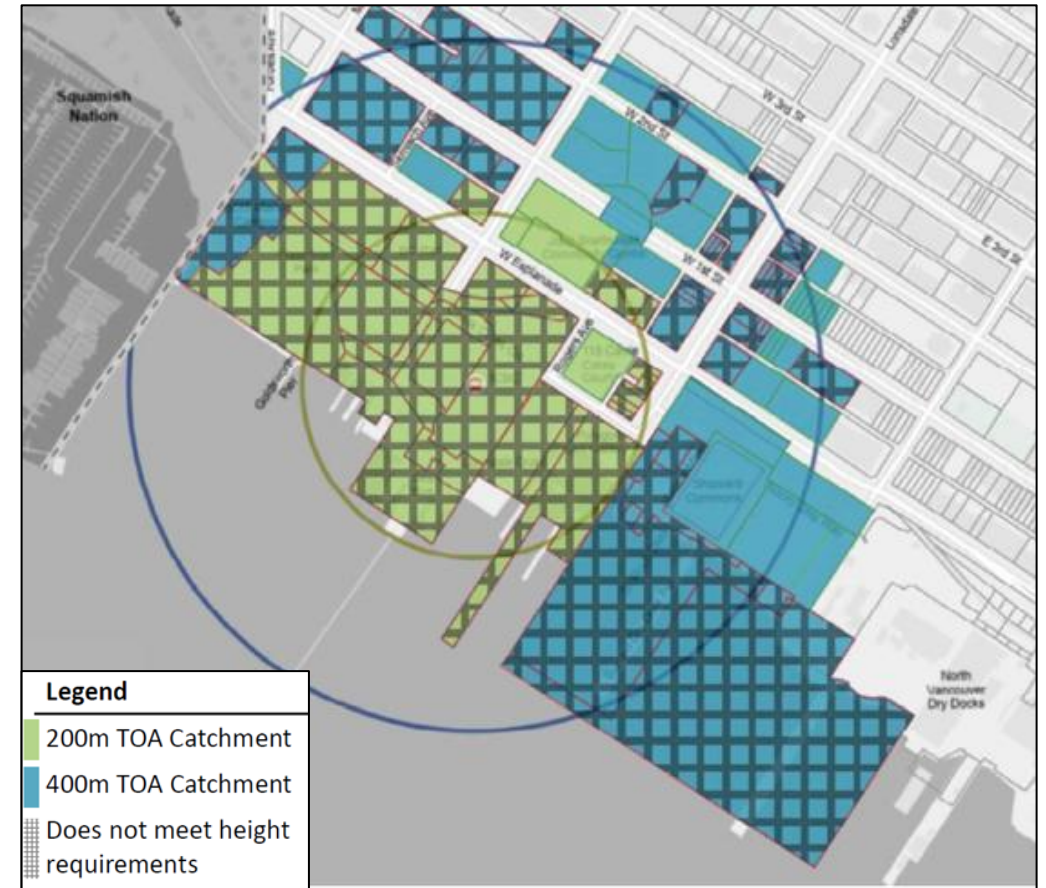
Provincial TOA Requirements:

200m Catchment

- Density: 4.0 FSR
- Height: 12 storeys

400m Catchment

- Density: 3.0 FSR
- Height: 8 storeys



Townhouses & Rowhouses

OCP Land Use Designations:

- Combine Residential Level 4A & 4B into one new Residential Level 4 (R4) designation
- Complete the Duplex Special Study
- Apply R4 on West Keith Road
- Density: 1.25 FSR

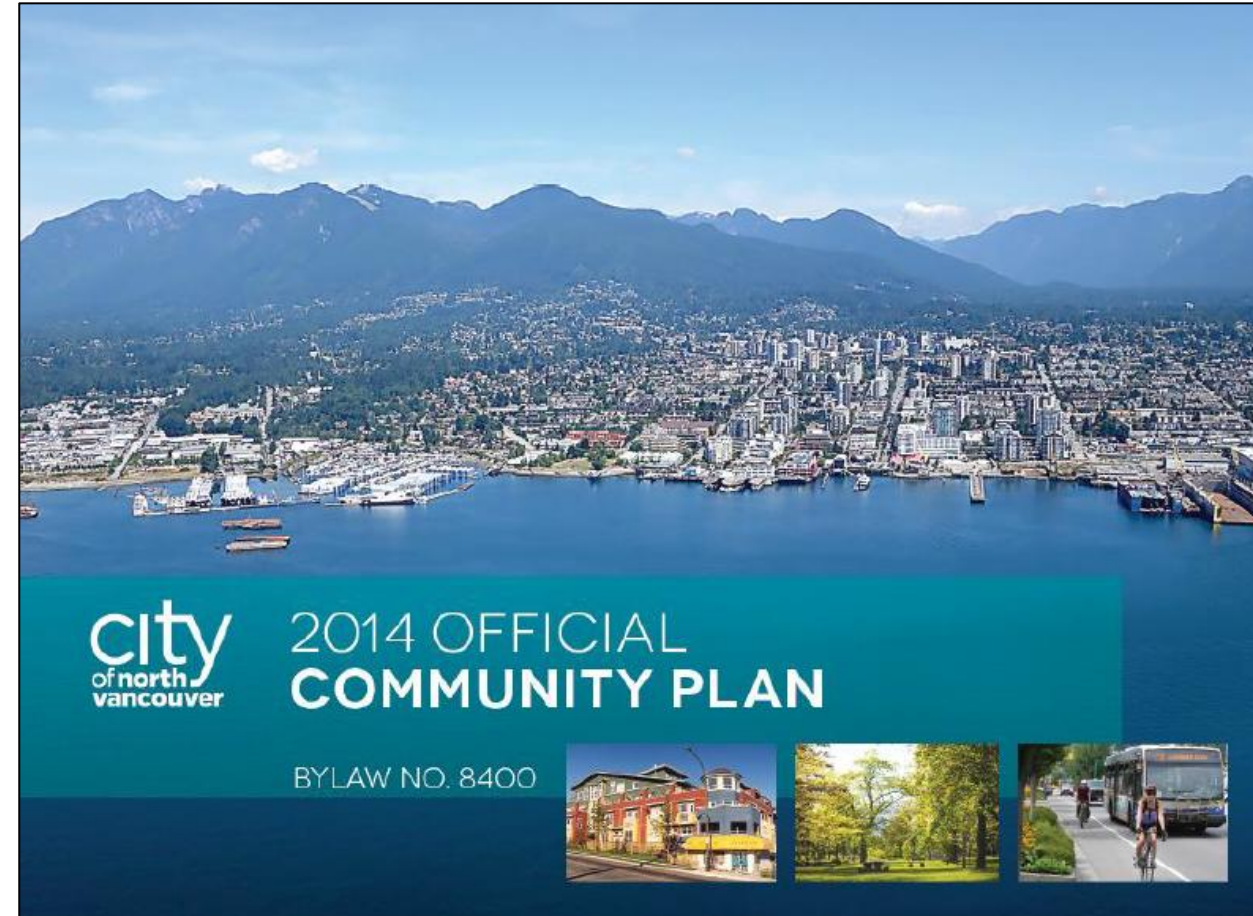
Intent:

- Encourage more diverse housing forms
- Streamline development application reviews
- Enable density that supports family-sized townhouses (3-4 bedrooms)



Housekeeping Changes

- Update numbering & references to *Local Government Act*
- Update Public Hearing requirements per Provincial legislation
- General text, language & definition updates to reflect Provincial changes



Summary of Bylaw Changes

Amendments to Support 20-Year Housing Needs		
	Proposed Changes to OCP	Proposed Changes to Other Bylaws
Strategy 1: Low Rise Neighbourhoods	• New Land Use Designations: • Low Rise Neighbourhoods 1 • Low Rise Neighbourhoods 2 • Low Rise Form and Character Development Permit Area • Expansion of Marine Drive Frequent Transit Development Area • Creation of Heritage Special Study Areas	• New Ground Oriented Zone • New Ground Oriented Development Permit Guidelines • Reclassification of properties to Ground Oriented Zone • Development Procedures Bylaw and Tree Bylaw amendments
Strategy 2: City-Owned Lands	OCP Amendments for two City Lands: • Alder St. Lands • Harry Jerome Neighbourhood Lands	• Site-Specific Zoning Bylaw amendments for all five sites

Summary of Bylaw Changes

Other City-Initiated OCP Amendments	
Transit Oriented Area	Change density and height for properties within the TOA
Townhouses & Rowhouses	• Combine R4A & R4B land use designations into a single R4 land use designation (FSR: 1.25) • Complete the Duplex Special Study • Apply the R4 designation on West Keith Road
Housekeeping	• Update references to LGA • Align Public Hearing Requirements with LGA

COMMUNICATIONS & ENGAGEMENT

How Did We Engage?

- Survey: **370 responses**
- Six Pop-Ups: **224 people engaged**
- Community Workshop: **27 participants**
- Town Hall Meeting: **52 participants**
- Lets Talk Engagement Page: **3,800 page visits**
- Two Builder and Designer Workshops: **29 participants**
- Youth “Studio in the City” Workshop on Livability: **10 participants**
- City-wide Postcard Mailout to **36,000 households and businesses**
- Promotion through a Digital and Print Media Campaign, Social Media, and CityView Newsletter



Who Participated?

Of the 370 survey respondents...

- Participant ages aligned with City demographics
 - 19-64 years (73% respondents, compared to 70% overall in the City)
 - 65+ years (16% respondents, compared to 18% overall in the City)
- 50% live in apartments, 50% in low-density housing
- 70% own their home
- 26% single-income household
- 6% have someone in their household living with a physical disability
- 4% live in a multi-generational household
- 2% new to Canada (less than 5 years)



What We Heard: Summary

Strategy #1: Low Density

- Importance of outdoor space
- Quality landscaping & trees
- Appropriate amount of parking
- Variation in building design
- Maintaining neighbourhood character
- Managing bulky buildings



What We Heard: Summary

Strategy #2: City Lands

- Opportunity for more diverse housing
- Preserve community character
- Improve public spaces & expand amenities
- Support access to transit & active transportation
- Impact of growth on infrastructure & transportation demand



How Engagement Feedback Was Used

To revise the proposed bylaws, specifically:

- Reducing maximum building heights and changing the method for calculating building height
- Using Development Permit Guidelines to encourage peaked roofs, friendly building entrances, quality outdoor spaces, and attractive landscaping
- Increasing the proposed density along West Keith Road to a townhouse-level density
- Reducing the amount of on-site parking in the Low Density Housing Areas

Next Steps



Capacity Analysis

- OCP and Zoning Capacity Study
- March 31, 2025: Council



Draft Plans

- June 16, 2025: Council Report on Zoning Options and Directions
- June – July 2025: Communications & Engagement
- Prepare Bylaw Amendments

Bylaw Amendments

- October 6: Introduction of OCP and Zoning Bylaw Amendments
- October - November: Referrals & Statutory processes

Adoption Consideration

- November 17: OCP Public Hearing
- November 17: Zoning Bylaw Public Hearing
- December 8: Consideration for Adoption



Thank you.