

BY-LAW NO. 14748

A By-law to amend Downtown Official Development Plan By-law No. 4912 to implement changes required by section 634 of the Vancouver Charter

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Schedule A of the Downtown Official Development Plan, By-law No. 4912.
2. In the section entitled “Definitions”, Council strikes the following definitions in their entirety:
 - (a) “Secured market rental housing”; and
 - (b) “Social Housing”.
3. In Section 3 – Density, Council:
 - (a) adds the following paragraph before subsection 1:

“Developments requiring social housing are subject to Schedule J: Affordable Housing Schedule in the Zoning and Development By-law.”;
 - (b) in subsection 1:
 - (i) in the description for density area L, strikes the following:

“● the maximum density for all uses for a site with social housing shall be floor space ratio 5.00 provided that social housing comprises more than two-thirds of the floor space ratio;”;
 - (ii) in the description for density area L2, strikes “may be increased to” and replaces it with “is floor space ratio”;
 - (iii) in the description for density area M, strikes the following:

“● the maximum density for all uses for a site with social housing shall be floor space ratio 5.00 provided that social housing comprises more than two-thirds of the floor space ratio;”;
 - (c) strikes subsection 2 and replaces it with the following:

“2. Despite subsection 1, the maximum density for a site with dwelling uses in the following areas denoted on Map 1 shall be:

 - (a) in the area denoted by the letter ‘C2’, floor space ratio 6.00, provided that the site has a maximum site frontage of 23 m and either the form of tenure for the residential floor area:
 - (i) is secured as 100% residential rental tenure; or

- (ii) includes any tenure other than residential rental tenure, a minimum of 67% of the residential floor area is developed as social housing; and
- (b) in the areas denoted by the letters 'L1', 'L2', and 'M', floor space ratio 5.00, provided that a minimum of 67% of the residential floor area is developed as social housing.”.
- (d) in subsection 4(b):
 - (i) strikes subsections (i) through (v);
 - (ii) strikes the following:

“social housing comprises a minimum of two-thirds of the floor space ratio or if secured market rental housing comprises all of the residential units, on a site with a maximum frontage of 23 m, the Development Permit Board may permit an increase in density to a maximum floor space ratio of 6.00 if the Development Permit Board first considers:”

and replaces it with the following:

“the site is developed in accordance with subsection 2.”
- (e) in subsection 6:
 - (i) in subsection (g)(ii), strikes “and”;
 - (ii) in subsection (h), strikes the period at the end of the sentence and replaces it with “; and”;
 - (iii) after subsection (h) adds a new section (i) as follows:

“(i) the following ancillary social, cultural and recreational amenities and facilities to a maximum of 20% of permitted floor space ratio or 10,000 square feet, whichever is the lesser:

 - (i) saunas,
 - (ii) tennis courts,
 - (iii) swimming pools,
 - (iv) squash courts,
 - (v) gymnasiums and workout rooms,
 - (vi) games rooms and hobby rooms, and
 - (vii) day care centres.”;

- (f) in subsection 7(b):
 - (i) in subsection (ii), strikes the “and” located after “use;”;
 - (ii) in subsection (iii), strikes the period and replaces it with “; and”;
- (g) adds a new subsection 7(c) after subsection 7(b) as follows:
 - “(c) areas accessory to hotel use:
 - (i) in the areas denoted by the letters ‘A’, ‘B’, ‘C1’, ‘C3’, ‘F’ and ‘O’ on Map 1; and
 - (ii) in the area denoted by the letter ‘G’ on Map 1 on sites fronting Georgia Street,

to a maximum of 20% of the total permitted floor area, limited to meeting rooms, conference facilities, guest recreational facilities such as fitness centres, swimming pools and locker areas, libraries, business centres and other areas that the Director of Planning considers similar to the foregoing.”;
- (h) in subsection 11, strikes “5” and replaces it with “6”;
- (i) in subsection 14:
 - (i) strikes “10 percent” and replaces it with “10%”;
 - (ii) strikes “2 or a development where there has been an increase in floor space ratio by means of amenity shares pursuant to subsection 15” and replaces it with “7(c)”; and
- (j) strikes subsection 15, including Table 3.1.

4. In Section 4 – Height of Buildings, Council:

- (a) in section 3, strikes “the provision of pedestrian amenities and public realm requirements” and replaces it with “public realm improvements”; and
- (b) in Table 1:
 - (i) in the line for Area 1:
 - (A) in column 2 after “22.9 m” adds the following:

“, except that if the form of tenure is secured as residential rental tenure for 100% of the residential floor area, or a minimum of 67% of the residential floor area is developed as social housing, the height must not exceed 32.0 m.”;
 - (B) strikes all of the text in column 3; and

(ii) in the line for Area 6:

(A) in column 2, after “21.3 m”, adds “or 36.6 m for developments with social housing”;

(B) strikes all of the text in column 3.

5. In section 7 – Social, Cultural and Recreational Amenities and Facilities, Council:

(a) strikes part I;

(b) renumbers part II as part I;

(c) in part I:

(i) in the title, strikes “Bonuses” and replaces it with “Relaxations”; and

(ii) strikes subsection (d) and replaces it with the following:

“(d) the value of any authorized relaxation of other restrictions,

except that for libraries (public) or other facilities of a public service, social or recreational nature which, in the opinion of the Development Permit Board, are similar to libraries (public) or the ancillary social, cultural and recreational amenities and facilities listed in section 3(6)(i), the permitted floor space ratio may be relaxed to a maximum of 20% of the permitted floor space ratio or 10,000 square feet, whichever is the lesser.”.

6. This by-law is to come into force and take effect on June 30, 2026.

ENACTED by Council this 3rd day of June, 2026

Signed _____ “Ken Sim”
Mayor

Signed _____ “Jason Twa”
City Clerk