CITY OF VANCOUVER

Instructions for Submission Requirements Related to New Apartment Regulations (October 2026)

For Rezoning and Development Permit Applications

Planning, Urban Design and Sustainability

Background and Intent

On July 28, 2026, Council adopted changes to apartment regulations in the Zoning and Development By-law, to be effective on October 27, 2026. Refer to Report - Updating Apartment Regulations - July 28, 2026 for details. These changes modernize and standardize outdated, inconsistent and complicated rules. To support these changes, the City is providing guidance on how certain development statistics should be presented in rezoning and development permit applications.

This document provides instructions for applicants on how to report key development statistics related to the apartment/townhouse regulations changes only (unit mix, inboard rooms, residential storage and new residential FSR exclusion). It does not replace but complements the Rezoning application and Development Permit application checklists, submission requirements and other guidance, generally as listed in *Resources and other reference documents* section below. **The project statistics summary in the application package should include the metrics referenced in this document as instructed, including the format of the tables provided**. Clear and consistent information showing compliance with requirements and relaxations requested will reduce the need for multiple reviews and can help speed up processing.

Who are these instructions for?

This document should be used by rezoning and development permit applicants **proposing to build new apartment or townhouse buildings with more than eight (8) units on site**. Regulations and guidelines referenced in this guide apply as follows:

Table 1 – Applicability of apartment regulations to new and existing buildings

Zoning and Development By-law requirements*	New buildings	Existing buildings as of October 27, 2026**
Unit mix S.10.40	✓	✗
Access to Natural Light S.10.39	✓	✓
Storage S.11.3.1.10	✓	✗
General residential storage exclusion up to 6% S.10.41.5	✓	✗
Common amenity exclusion S.10.41.3(a)	✓	✓
Balcony exclusion S.10.41.4(b)	✓	✓
Unit-based storage exclusion S.10.41.3(h) and Storage Bulletin	✗	✓

* *New CD-1 zones will generally incorporate the same requirements, except in special circumstances to be determined case by case (e.g. large sites, unique unit mix requirements etc.). Refer to your CD-1 by-law to see exact requirements. Projects in official development plan (ODP) areas may not be subject to the regulations in the Zoning and Development By-law if the ODP contains regulations for the topics listed in Table 1. Refer to the ODP by-law for more information.*

** *To be considered an existing building, a partial or full occupancy permit must be issued as of the enactment date.*

Revisions or amendments to existing applications

Applicants may pursue a change to an existing development permit application. City staff will determine the appropriate pathway based on the scope of work. Please provide a detailed list of proposed changes and submit revised drawings showing all changes highlighted with red revision bubbles.

1 Unit mix and inboard rooms

Applicants must provide information on the number, tenure and type of all residential units proposed.

Regulations

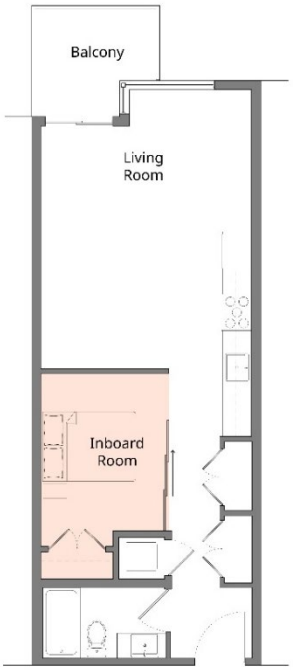
Zoning and Development By-law Sections 10.39 and 10.40, or relevant sections of the CD-1 by-law or district schedule.

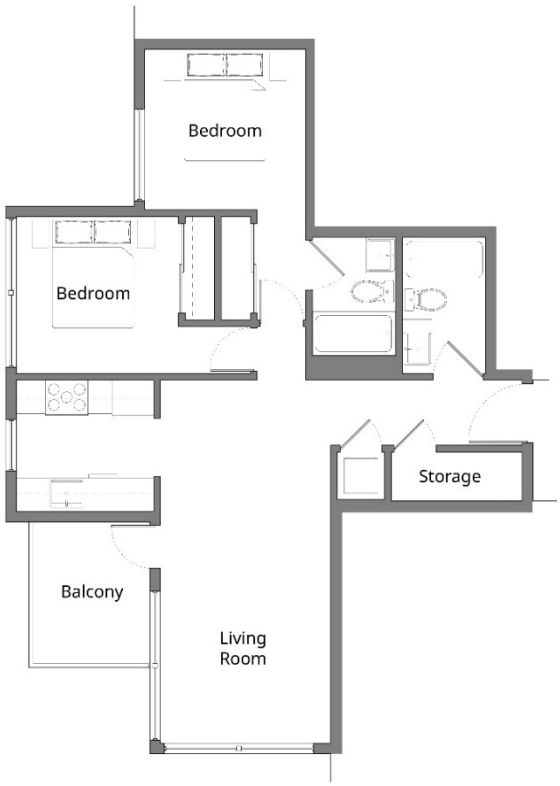
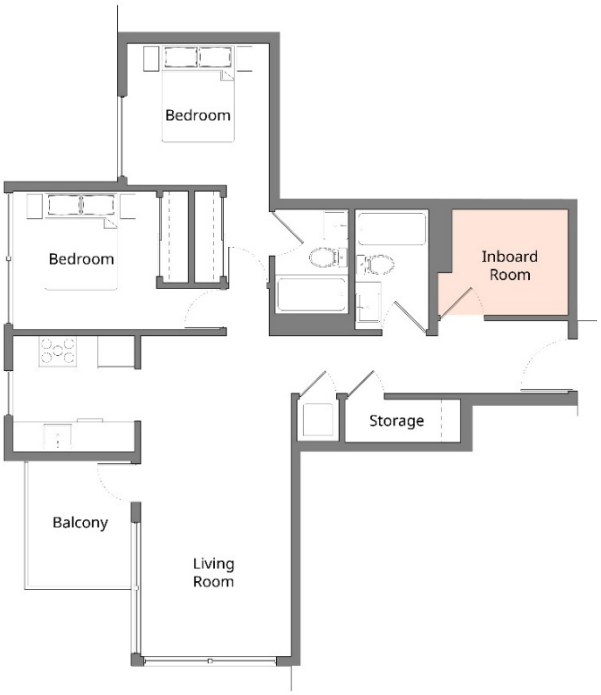
Guidelines

City-wide Design and Development Guidelines Section 2.11

1.1 Clearly identify and label the spaces and unit types in drawings per the descriptions below:

Table 2 – Description and illustration of unit types and inboard rooms

Description	Example diagram
Inboard room: See definition in City-wide Design and Development Guidelines glossary (below for reference). *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.*	*An enclosed sleeping space in a studio is considered an inboard room.* 

Description	Example diagram
Unit type: Studio, 1-bedrooom, 2-bedroom, 3-bedroom, etc.: Dwelling units without an inboard room.	*A 2-bedroom unit has two bedrooms both with windows to the exterior and does <u>not</u> have an inboard room.* 
Unit type + inboard room: Dwelling units where the reported bedrooms all have a window to the exterior, and at least one inboard room is provided <u>in addition</u>. The inboard room may be intended for any use and does not count toward the reported bedroom count. Storage rooms and large closets should not be considered an inboard room.	*A "2-bedroom + inboard" unit has two bedrooms both with windows to the exterior AND an inboard room.* 

1.2 Report the full unit mix breakdown, including units with inboard rooms, using the following table template (Table 3). Include a table for the overall development and a table for each housing tenure in the development.

- Do not count or label inboard rooms as bedrooms, even if shown with bedroom furniture on the plans.

Table 3 – Unit mix summary table template

Note: The numbers below are provided as an example of how to fill in the table. Highlighted in yellow is what is subject to regulation.

	Studio		1-bed		2-bed		3-bed		Total	
Unit type	11	11%	25	25%	28	28%	6	6%	70	70%
Unit type + inboard room	24	24%	5	5%	1	1%	0	0%	30	30%
Total	35	35%	30	30%	29	29%	6	6%	100	100%
					35%					

1.3 **Individual Standard Unit Plans:** Provide dedicated plans for each standard unit, noting the specific unit type. These plans must display all room labels, including inboard and storage rooms, appliances, permanent fixtures, size and dimensions.

1.4 **Floor Plans:** Clearly label the unit type for each unit. Ensure all rooms within the unit, including inboard rooms and storage rooms, are labeled.

2 Storage

Applicants must provide information on the number and size of storage rooms or lockers provided for each unit and in the development overall.

Regulations

Zoning and Development By-law Section 11.3.1.10, or relevant sections of the CD-1 by-law or district schedule.

Zoning and Development By-law Section 2: Residential storage space definition.

Guidelines

City-wide Design and Development Guidelines Sections 2.11 and 2.12

2.1 Provide a breakdown overall and for each housing tenure in the development. Tenure breakdowns may be shown in separate tables or in the same table in two clear sections. Report the size of storage rooms for each unit using the following table template (Table 4).

Table 4 – Residential storage summary table template

Note: The numbers below are provided as an example of how to fill in the table. Highlighted in yellow is what is subject to regulation.

Unit type	Standard layout	# of units	In-suite storage size per unit (SF)	External storage size per unit (SF)
Market Rental				
Studio	Layout A	15	0	25
Studio + inboard	Layout B	13	25	0
1-bed	Layout C	20	0	25
	Layout D	4	25	0
2-bed	Layout E	9	30	15

Unit type	Standard layout	# of units	In-suite storage size per unit (SF)	External storage size per unit (SF)
	Layout F	17	0	25
3-bed	Layout G	4	25	0
Below-Market Rental				
Studio	Layout A	4	0	25
Studio + inboard	Layout B	3	25	0
1-bed	Layout C	2	32	0
	Layout D	4	0	25
2-bed	Layout E	6	30	15
3-bed	Layout H	1	40	0
Total		100	-	-

Additional storage (not tied to a unit)	# of lockers/rooms above grade	# of lockers/rooms below grade
	0	20

2.2 Clearly delineate, dimension and label storage spaces or rooms on architectural drawings and the individual standard unit plans.

2.3 If the dedicated storage space is not enclosed and is located in a larger inboard room with uses other than storage, delineate and label the storage within the inboard on the plans, and report the storage space in the storage summary table and the inboard in the unit mix summary table (see section 1 above).

- If the storage room is enclosed and used only for storage, it does not count as an inboard room. Report and label as storage per section 2 above.

2.4 All storage areas above grade must be counted in FSR. As these are not excluded from FSR, they do not need to be indicated separately on FSR overlays.

2.5 In-suite storage rooms must be counted in the dwelling unit net floor area. The dwelling unit net floor area includes the full unit measured from the inside of all outer walls.

3 General residential FSR exclusion up to 6%

Applicants must provide information on the residential floor area proposed and **FSR exclusions for the general residential exclusion up to 6%**.

Regulations
Zoning and Development By-law Section 10.41, or relevant sections of the CD-1 by-law or district schedule.

3.1 Report the general residential 6% FSR exclusion as a separate line item in the FSR summary. Note this only applies to residential use.

- There are no prescribed ways to apply the exact area under this exclusion, but it should not exceed 6% of net residential floor space included in FSR. Please report the exact percentage of residential FSR achieved along with the exact area excluded.
- Use of the 6% residential exclusion is contingent on meeting the requirement for residential storage provision (see section 2 above).

3.2 The 6% residential floor area exclusion does not need to correspond to specific areas outlined on the architectural drawings, and does not need to be included in FSR overlays.

4 Common amenity and balcony FSR exclusions

Applicants must provide information on the residential floor area proposed and FSR exclusions for common amenity spaces, and private outdoor spaces like balconies and decks.

Regulations

Zoning and Development By-law Section 10.41, or relevant sections of the CD-1 by-law or district schedule.

Guidelines

City-wide Design and Development Guidelines Sections 2.13 and 2.14.

4.1 Report the FSR exclusions for common amenity space and balconies as usual in the FSR summary table, overall and for each use, residential tenure, and level.

4.2 Amenity areas and balconies should continue to be reported in FSR overlays.

Resources and other reference documents

Complementary documents for applicants

- City-wide Design & Development Guidelines
- Area Calculation and Tracing Overlay Requirements – Administration Bulletin
- Rezoning application guide
- Low-rise, Mid-rise, High-rise and Mixed-use Development Permit (DP) Checklist

Key contacts

Prior to submitting a rezoning or development permit application, you can submit an enquiry to receive project-specific guidance:

- Rezoning enquiry
- Development Permit enquiry

If you have questions about the content in this document, please contact:

- At rezoning stage: Rezoning Planner
- At development permit stage: Project Coordinator / Facilitator
- General questions on the apartment regulations: housingpolicy@vancouver.ca