

Guide

Rezoning to R3, R4, and R5 District Schedules
in the Broadway Plan area

January 5, 2026

Background and Context

The R3 low-rise, R4 mid-rise, and R5 high-rise residential district schedules were approved by City Council in October 2025. The district schedules contain standardized form of development requirements, site requirements, and land use allowances across each low-rise, mid-rise and high-rise form. Each district was created to provide flexibility for design and site conditions, while addressing area-specific complexities. This initiative aims to streamline development and support the delivery of complete, walkable neighbourhoods close to transit.

This guide provides a summary of the R3, R4, and R5 district schedules and outlines development options and site eligibility for the standardized district rezoning process to the R3, R4 and R5 district schedules. The standardized district rezoning process offers a simplified process, rather than rezoning to a customized CD-1 district. This guide is intended to compliment and not replace the R3, R4, and R5 district schedules, guidelines, or Broadway Plan.

In certain residential areas of the Broadway Plan and Cambie Corridor Plan, sites were rezoned to the new districts. These sites are able to pursue a development permit under the new zoning without a rezoning application.

Eligibility for Standardized District Rezoning in Broadway Plan area

In some areas of the Broadway Plan a standardized district rezoning will be necessary to facilitate certain types of development (see details and Figure 1. Standardized District Rezoning (R3, R4, and R5) Eligibility Map below). In these cases, a site-specific rezoning is necessary due to Broadway Plan policies (e.g. tower limit policies) or site-specific circumstances.

Rezoning Process

Rezoning applications should reflect the regulations set out in the relevant district schedule, and respond to the design guidelines. To determine which district schedule may apply to your site, see page 5.

- [R3 Districts Schedule](#)
- [R4 District Schedule](#)
- [R5 Districts Schedule](#)

Please use the [Zoning District Change Application Guide](#) to confirm the application requirements.

In some instances, rezoning to CD-1 may be required for developments that do not meet the regulations of the district schedule.

Contact staff with any questions about eligibility, site shape or the rezoning process at rezoning@vancouver.ca.

R3, R4, AND R5 REZONING ELIGIBILITY MAP

FOR BROADWAY PLAN AREAS ELIGIBLE FOR STANDARDIZED DISTRICT REZONING APPROACH

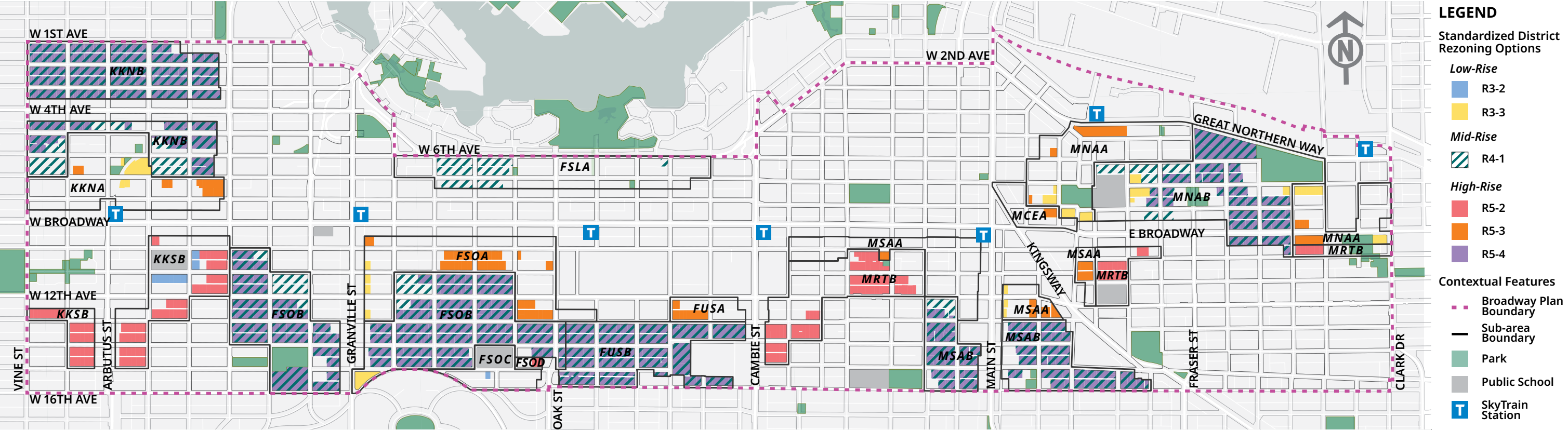


Figure 1. Broadway Plan Standardized District Rezoning (R3, R4, and R5) Eligibility Map

- The information shown on this map is current as of January 2026 and is subject to change with future updates and revisions.
- This map is intended for general information and illustrative purposes only.
- In the event of any inconsistency between this map and the Broadway Plan, the policies of the Broadway Plan take precedence.
- Some properties within residential areas where the Broadway Plan allows for mid- or high-rise development are not shown to have a mid- or high-rise rezoning option. This is due to likely conflicts with the Broadway Plan solar access policies.

BROADWAY PLAN STANDARDIZED DISTRICT REZONING (R3, R4 AND R5) ELIGIBILITY MAP

Map highlights areas of Broadway Plan where a standardized district rezoning (R3, R4, and R5) is permitted.

Applicants may pursue rezonings to the applicable zoning districts in the following Broadway Plan policy area.⁽¹⁾

- Rezoning to R3-2:** KKS_B, FSOC
- Rezoning to R3-3:** KKNA, FSOA, FSOB, MSAA, MNAA, and MNAB
- Rezoning to R4-1:** FSLA, KKNB, FSOB, FUSB, MSAB, MNAB
- Rezoning to R5-2:** KKS_B, MRTB, and FSOD
- Rezoning to R5-3:** KKNA, FSOA, FUSA, MSAA, and MNAA
- Rezoning to R5-4:** KKNB, FSOB, FUSB, MSAB, and MNAB

⁽¹⁾ Refer to the applicable district schedule and the Broadway Plan for more details.

ADDITIONAL CONSIDERATIONS

- For sites rezoning to R3-3, R4-1, R5-3, or R5-4, new apartment development is restricted to secured rental housing on sites with existing rental or social housing.⁽¹⁾ Additionally, the [Rental Housing Stock Official Development Plan](#) will apply, which provides rental housing replacement requirements.
- For sites rezoning to R4-1, R5-2, R5-3, or R5-4, tower limit policies may apply, per the [Broadway Plan](#).
- For sites rezoning to R4-1, R5-2, R5-3, or R5-4, high-rise rental apartment development is required to secure a minimum of 20% of the residential floor area at below-market rents.⁽¹⁾
- For sites rezoning to R5-3, high-rise strata apartment development is required to transfer ownership for a minimum of 20% of the residential floor area to the City as social housing.⁽¹⁾
- For sites rezoning to R4-1 where the residential tenure is proposed to be strata residential housing, a CAC target applies. See the [Community Amenity Contributions Policy for Rezoning](#)s for details.
- Solar access policies may apply, per the [Broadway Plan](#). These policies may limit development potential on some sites.

⁽¹⁾ Refer to the applicable district schedule for more details.

R3, R4, AND R5 REZONING OPTIONS

FOR BROADWAY PLAN AREAS ELIGIBLE FOR STANDARDIZED DISTRICT REZONING APPROACH

DISTRICTS AND DEVELOPMENT OPTIONS

Refer to the relevant district schedule, the [Broadway Plan](#), and the [Design and Development Guidelines](#) for further details. The district schedule sets out the applicable site conditions, land use and tenure requirements for each density, while the guidelines provide specific design guidance tailored to different building types. The district schedule takes precedence in the event of any inconsistencies.

R3 LOW-RISE OPTIONS

- Corner Site ⁽¹⁾

• Minimum site area: 1,470 m²

• Minimum site frontage: 40.2 m
- Shallow Site ⁽¹⁾

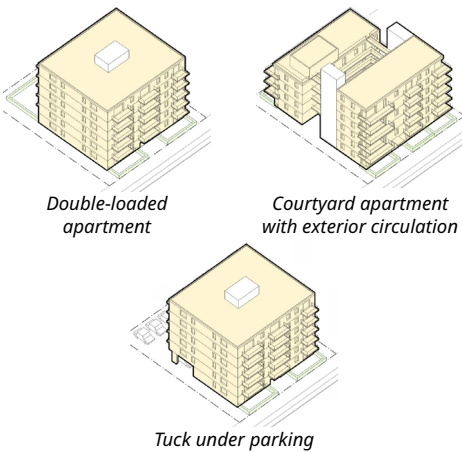
• Minimum site area: 920 m²

• Maximum site depth: 33.5 m

Maximum Height, Use, Density, and Tenure

R3-2	27.5 m (90 ft) <i>(Residential or mixed-use)</i> 1.45/2.2/2.4/2.7/3.0 FSR	R3-3	27.5 m (90 ft) <i>(Residential or mixed-use)</i> 1.45/2.2/2.4/2.7/3.0 FSR
Residential options: ⁽²⁾		Residential options: ⁽²⁾	
• Secured rental housing		• Strata ownership housing	
• Social housing		• Secured rental housing ⁽³⁾	
• Secured rental housing with 20% below-market rental housing		• Social housing	
		• Secured rental housing with 20% below-market rental housing	

Expected Residential Typologies



R4 MID-RISE AND R5 HIGH-RISE OPTIONS

- Corner Site ⁽¹⁾

• Minimum site area: 1,348 m²

• Minimum site frontage: 40.0 m
- Mid-block Site ⁽¹⁾

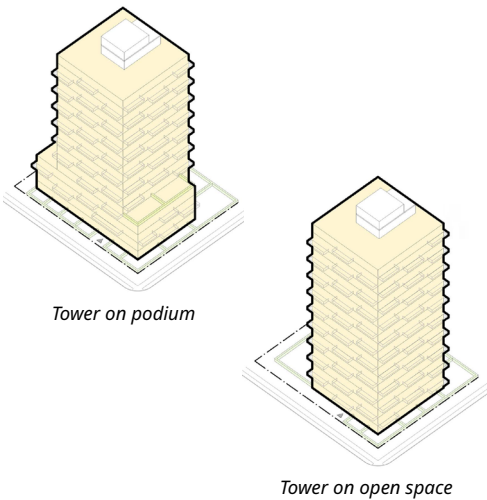
• Minimum site area: 1,532 m²

• Minimum site frontage: 45.7 m

Maximum Height, Use, Density, and Tenure

R4-1	47.0 m (154 ft) <i>(Residential or mixed-use)</i> 4.0 FSR ⁽⁴⁾	R5-2	84.0 m (276 ft) <i>(Residential or mixed-use)</i> 5.5 FSR ⁽⁴⁾
Residential options: ⁽²⁾		Residential options: ⁽²⁾	
• Social housing		• Social housing	
• Strata ownership housing		• Secured rental housing with 20% below-market rental housing	
• Secured rental housing with 20% below-market rental housing			
R5-3	84.0 m (276 ft) <i>(Residential or mixed-use)</i> 6.0/6.5 FSR ⁽⁴⁾	R5-4	84.0 m (276 ft) <i>(Residential or Mixed-use)</i> 6.5 FSR ⁽⁴⁾
Residential options: ⁽²⁾		Residential options: ⁽²⁾	
• Social housing		• Social housing	
• Secured rental housing with 20% below-market rental housing		• Secured rental housing with 20% below-market rental housing	
• Strata ownership housing with 20% social housing			

Expected Residential Typologies



R3, R4, and R5 district schedules also contain lower-density development options. Refer to the applicable district schedule for more details.

Note:

- ⁽¹⁾ Director of Planning may vary this regulation if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines. Refer to the applicable district schedule for more details.

⁽²⁾ The residential options are based on the Broadway Plan policy and includes mixed-use options with commercial/service and other non-dwelling uses. Refer to the Broadway Plan for more details.

⁽³⁾ 100% of the residential floor area must be secured as residential rental tenure if the site has existing rental housing units. Refer to the applicable district schedule and the Rental Housing Stock Official Development Plan for more details.

⁽⁴⁾ Development that include a minimum of 1,500 sq. ft. (139 m²) of commercial/service or other non-dwelling uses can achieve an additional 0.3 FSR (only applies to R4 mid-rise and R5 high-rise districts).