

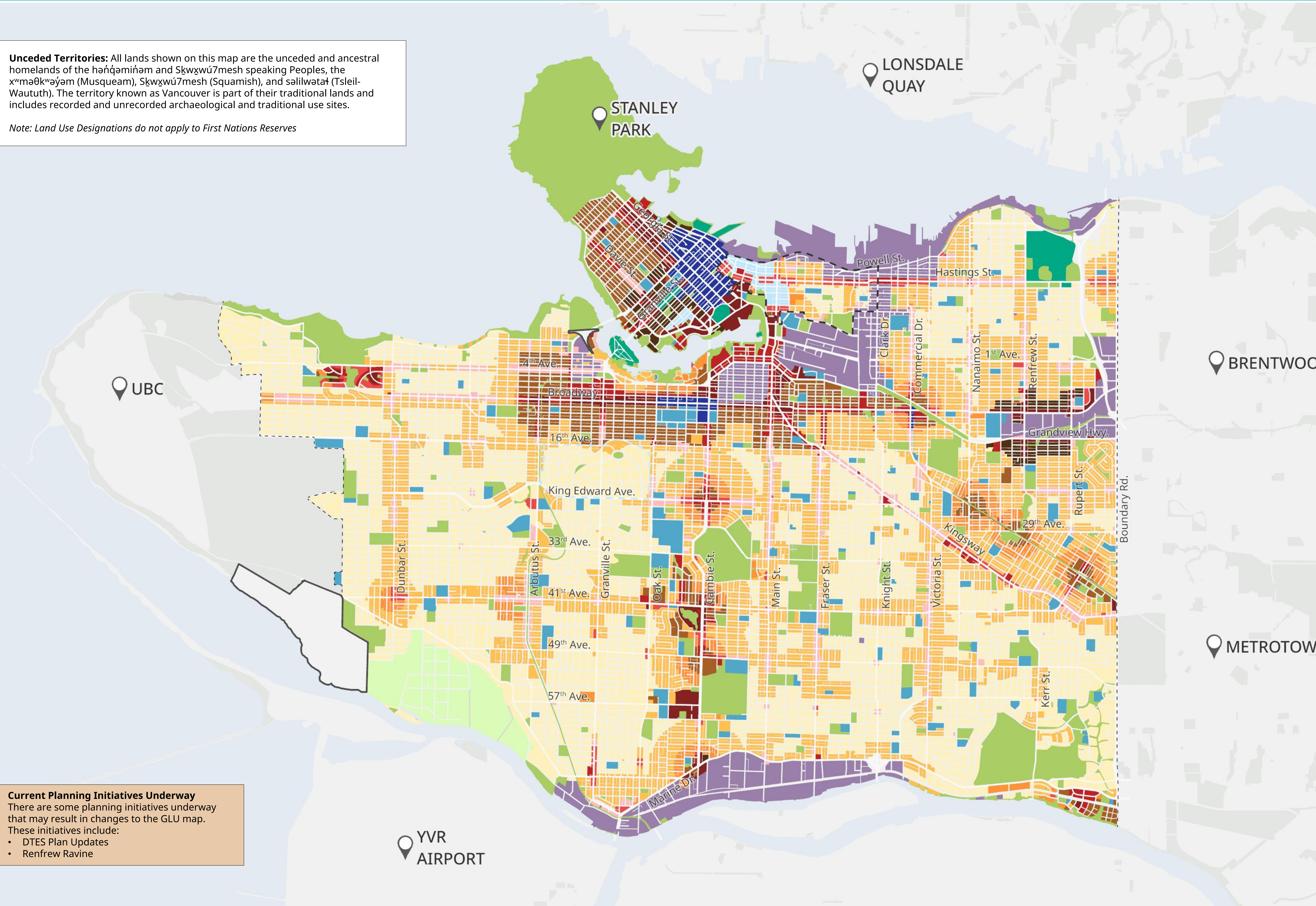
Generalized Land Use Map

Unceded Territories: All lands shown on this map are the unceded and ancestral homelands of the hə́łqəmiṇəm and Skwxwú7mesh speaking Peoples, the xʷməθkʷə́yəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh). The territory known as Vancouver is part of their traditional lands and includes recorded and unrecorded archaeological and traditional use sites.

Note: Land Use Designations do not apply to First Nations Reserves

Current Planning Initiatives Underway
There are some planning initiatives underway that may result in changes to the GLU map. These initiatives include:

- DTES Plan Updates
- Renfrew Ravine

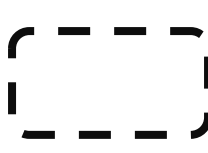



Designations


-  **Residential Multiplex** – Ground-oriented residential uses, including single-detached homes, duplexes, townhouses, row-houses and multiplexes up to 3 storeys. Compatible non-residential uses are permitted.
-  **Residential Low-Rise** – Low-rise residential apartments up to 6 storeys or up to 8 storeys if located within a Transit-Oriented Area (TOA). Lower density forms and compatible non-residential uses are permitted.
-  **Residential Mid-Rise** – Mid-rise residential apartments up to 12 storeys. Lower density forms and compatible non-residential uses are permitted.
-  **Residential High-Rise** – High-rise residential apartments up to 26 storeys. Lower density forms and compatible non-residential uses are permitted.
-  **Residential High-Rise 2** – High-rise residential apartments over 26 storeys. Lower density forms and compatible non-residential uses are permitted.
-  **Mixed-Use Low-Rise** – Low-rise, mixed-use buildings up to 6 storeys or up to 8 storeys if located within a Transit-Oriented Area (TOA). Non-residential uses are required.
-  **Mixed-Use Mid-Rise** – Mid-rise, mixed-use buildings up to 12 storeys. Non-residential uses are required.
-  **Mixed-Use High-Rise** – High-rise, mixed-uses buildings up to 26 storeys. Non-residential uses are required.
-  **Mixed-Use High-Rise 2** – High-rise, mixed-used buildings over 26 storeys. Non-residential uses are required.

-  **Business Districts** – Regionally significant lands for job uses, including major office, healthcare, civic, hotel, tourism, entertainment and cultural uses in a variety of building forms, including high-rise buildings above 26 storeys. Residential uses are not permitted except in certain limited circumstances.
-  **Downtown Heritage Areas** – Lands intended to maintain their historic character and scale while allowing compatible new developments. Generally allows buildings with a mix of employment activities and retail or other active uses at grade.
-  **Industrial & Employment** – Production, distribution and repair activities, with opportunities for office-based employment on upper floors, hotels near rapid transit areas, and compatible arts or creative uses. Residential uses are generally not permitted.
-  **Institutional** – Lands reserved for essential community-serving institutional uses such as major hospitals, post-secondary campuses, government facilities and public schools. Residential intensification is generally not permitted.
-  **Parks and Open Spaces** – Lands used for recreation, community gathering, and access to nature, including parks, golf courses, natural systems, and cemeteries. Residential development is not permitted.
-  **Destination Venue Districts** – Areas that serve a specialized purpose, such as event centres, arenas, or exhibition grounds.
-  **Agricultural** – Agricultural and compatible uses permitted in accordance with the Agricultural Land Commission Act.

Overlays

-  **Downtown Eastside (DTES)** – Home to some of Vancouver’s earliest neighbourhoods and the historic heart of the city. It has a unique and diverse character, intangible cultural heritage, and is deeply connected to its original Indigenous communities and early racialized settlers.
-  **First Shaughnessy District (FSD)** – Lands within FSD are designated as a Heritage Conservation Area. Specific development requirements pertain to sites within FSD that aim to protect the estate character of the neighbourhood.

Reference

-  **First Nations Reserve** – The creation of First Nations Reserves represents an early effort towards spatial segregation and control of Indigenous Peoples’ movements. Today, Musqueam Reserve, located south of SW Marine Drive near the mouth of the Fraser River, is a small portion of Musqueam traditional territories and is a community of over 1,300 members. Seḥákw, at the head of False Creek, is a small piece of what was once Squamish Peoples’ settlement. Today, it is being planned for a high-density urban community. Note: Land use designations do not apply to First Nations Reserves.