



July 17, 2026

MEMO TO : Park Board Commissioners

FROM : Director, Park Planning and Development

SUBJECT : **City-wide Development and Design Guidelines – Parks and Recreation Components – Board Briefing Memo**

Dear Commissioners,

The purpose of this memo is to introduce the City of Vancouver's draft City-wide Design and Development Guidelines and highlight parks and recreation components, Park Board staff involvement, and the upcoming Council target date of July 22, 2026 (which is subject to change). The CDDG does not replace or preclude the Board's jurisdiction over park concept design approvals.

City-wide Design and Development Guidelines

The [City-wide Design and Development Guidelines](#) (CDDG) are an updated version of the [Design and Development Guidelines for Granville Street and Rupert and Renfrew Station Area Plans](#) (2025) that has been expanded to include additional topics and apply across the city. The creation of the CDDG is led by the City's Planning, Urban Design and Sustainability (PDS) Department, in consultation with select staff groups across the organization, including Park Board.

The CDDG establish a clear and unified framework to guide growth in Vancouver. By bringing together design guidance into a single, accessible document, the CDDG are intended to support consistent, high-quality outcomes while enabling a more efficient and transparent development process and are used for evaluating rezoning and conditional development permit applications.

The CDDG will apply to most conditional development permit sites, and include parks-related standards and guidelines that encourage development to support:

- Delivery of parks or open spaces on large / unique development sites (targeting at least 20% of a large site);
- Siting Privately Owned Public Spaces (POPS) to ensure they function effectively as public spaces;
- Reducing the impacts of development on urban forest canopy and adjacent parks through sub-grade building setbacks and other design considerations; and
- Solar access in parks by referring to existing solar access policies.

Staff have guided and supported the park-specific directions contained in this document, as described above, which promote the development of parks and open spaces, enhance opportunities for the urban forest, and reinforce the need to protect solar access within parks.



Through the development review process, the Director of Planning shapes their recommendation to Council based on a balance of competing needs, including the CDDG, the Official Development Plan, and other City Policies and Bylaws.

The [Draft City-wide Design and Development Guidelines](#) are expected to be brought to Council in late July 2026 for adoption.

Regards,

Tiina Mack
Director, Park Planning and Development – Vancouver Parks and Recreation

Copy to: PB Leadership Staff
PB Communications