

BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575
regarding Character Houses,
Multiple Conversion Dwellings and Infill Dwellings
in RS zoning districts**

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

1. This by-law amends the indicated provisions of By-law No. 3575.
2. In Section 2, in alphabetical order, Council adds the following definition:

“**Character House** means an existing building that, in the opinion of the Director of Planning, has sufficient heritage character to justify its conservation.”
3. In Section 3, Council re-numbers sections 3.2.6, 3.2.7, 3.2.8, 3.2.9 and 3.2.10, as 3.2.7, 3.2.8, 3.2.9, 3.2.10 and 3.2.11 respectively, and adds in chronological order:

“3.2.6 The Director of Planning is authorized to determine whether or not a building is a character house and, in making that determination, may consider the age and architectural form and style of the building, in accordance with all applicable Council policies and guidelines.”
4. In Section 11, at the end, Council adds:

“**11.32 Character House**

11.32.1 The Director of Planning may permit more than one entrance facing a front yard or a side yard if the entrances provide access to a dwelling unit in a character house.

11.32.2 Computation of floor area in a character house may exclude:

(a) existing covered porches that:
(i) in the opinion of the Director of Planning, are original to the character house,
(ii) face a street, and
(iii) are open or protected by guard rails which do not exceed the minimum height specified in the Building By-law;

- (b) areas of undeveloped floors with a ceiling height or height to the underside of joists of less than 2.0 m located below the floors of covered porches complying with subsection (a);
- (c) floor areas under sloping roofs with a pitch of at least 7:12 if:
 - (i) the vertical distance from the floor to any part of the ceiling is 2.3 m or less, and
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope; and
- (d) floors used for off-street parking, not exceeding 6.7 m in length, located in an infill building in conjunction with a retained character house, to a maximum of 42 m².

11.32.3 Building depth, in the case of a character house, means the distance from the front exterior wall measured in a straight line to a point directly opposite on the rear exterior wall, except that covered porches that comply with section 11.32.2 (a) may be excluded from the measurement of building depth.

11.32.4 Covered porches that comply with section 11.32.2 (a) may project into the required front yard."

5. In the RS-1 District Schedule, Council:

(a) in section 1, after "laneway houses" strikes out "." and adds "and infill and multiple conversion dwellings in conjunction with retention of character houses.";

(b) in section 3.2.1.DW[Dwelling]:

(i) before:

"

- Infill One-Family Dwelling" adds:

"

- Infill in conjunction with retention of a character house existing on the site as of [date of enactment]", and

(ii) after:

"

- Laneway House, subject to the provisions of section 11.24 of this By-law." adds:

"

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.";

(c) after section 4.7.1(e), strikes out "." and substitutes ";" and adds:

- “(f) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (g) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.

(d) in section 5:

(i) in section 5.1:

- A. at the end of subsection (c) strikes out “and”,
- B. at the end of subsection (d) strikes out “.” and substitutes “; and”, and
- C. after subsection (d), adds:

“(e) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.5, adds:

“5.6 The Director of Planning may relax the provisions of this District Schedule regarding height, required yards, maximum site coverage, building depth and external design when a character house is retained, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”.

6. In the RS-1A District Schedule, Council:

(a) in section 1, after “laneway houses” adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) after:

- Dwelling Unit in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.” adds:

“

- “Infill in conjunction with retention of a character house existing on the site as of [date of enactment]”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- “Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(c), strikes out “.” and substitutes “;” and adds:

“(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.

(d) in section 5:

(i) in section 5.1:

A. at the end of subsection (c) strikes out “and”,

B. at the end of subsection (d) strikes out “.” and substitutes “; and”, and

C. after subsection (d), adds:

“(e) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.3, adds:

“5.4 The Director of Planning may relax the provisions of this District Schedule regarding height, required yards and maximum site coverage, when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

7. In the RS-1B District Schedule, Council:

(a) in section 1, after “laneway houses” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) before:

"

- Infill One-Family Dwelling" adds:

"

- Infill in conjunction with retention of a character house existing on the site as of [date of enactment]", and

(ii) after:

"

- Laneway House, subject to the provisions of section 11.24 of this By-law." adds:

"

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.";

(c) after section 4.7.1(c), strikes out "." and substitutes ";", and adds:

"(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council."; and

(d) after section 5.4, adds:

"5.5 The Director of Planning may relax the provisions of this District Schedule regarding height, required yards, site coverage, area of transparent surface and acoustics when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines."

8. In the RS-2 District Schedule, Council:

(a) in section 1, after "multiple family dwellings" strikes out "." and adds "and infill and multiple conversion dwellings in conjunction with retention of character houses.";

(b) in section 3.2.DW[Dwelling]:

(i) after:

"

- Infill" adds:

"

- Infill in conjunction with retention of a character house existing on the site as of [date of enactment]", and

(ii) after:

"

- Laneway House, subject to the provisions of section 11.24 of this By-law." adds:

"

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.";

(c) after section 4.7.1(c), strikes out "." and substitutes ";" and adds:

"(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.";

(d) in section 5:

(i) in section 5.1:

- A. at the end of subsection (c) strikes out "and",
- B. at the end of subsection (d) strikes out "." and substitutes ";" and", and
- C. after subsection (d), adds:

"(e) infill or multiple conversion dwelling in conjunction with retention of a character house.";

(ii) after section 5.4, adds:

"5.5 The Director of Planning may relax the minimum site area, height, required yards and maximum site coverage when a character house is retained if the Director of Planning first

considers the intent of this Schedule and all applicable Council policies and guidelines.”

9. In the RS-3 and RS-3A District Schedule, Council:

(a) in section 1, after “laneway houses” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) before:

“

- One-Family Dwelling with Secondary Suite” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of [*date of enactment*]”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law” adds:

“

- “Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [*date of enactment*], that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(d), strikes out “.” and substitutes “;” and adds:

“(e) notwithstanding subsection (d), the Director of Planning may increase the maximum permitted floor space ratio to 0.25 plus 130 m² to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(f) notwithstanding subsection (d), the Director of Planning may increase the maximum permitted floor space ratio to 0.3 plus 130 m² for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”; and

(d) after section 5.4, adds:

“5.5 The Director of Planning may relax the provisions of this District Schedule regarding height, required yards, maximum site coverage, building depth and width, external design and above grade basement floor area exclusion, when a character house is retained if the Director

of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

10. In the RS-4 District Schedule, Council:

(a) in section 1, at the end, strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) after:

“

- Infill.” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of [date of enactment]”;

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.” ;

(c) after section 4.7.1(c), strikes out “.” and adds:

“(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”; and

(d) after section 5.2, adds:

“5.3 The Director of Planning may relax the provisions of this District Schedule regarding minimum site area, height, required yards, maximum site coverage, and dwelling unit density when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

11. In the RS-5 District Schedule, Council:

(a) in section 1, after "laneway houses" strikes out "." and adds "and infill and multiple conversion dwellings in conjunction with retention of character houses.";

(b) in section 3.2.1.DW[Dwelling]:

(i) before:

"

- Infill One-Family Dwelling" adds:

"

- Infill in conjunction with retention of a character house existing on the site as of [date of enactment]", and

(ii) after:

"

- Laneway House, subject to the provisions of section 11.24 of this By-law." adds:

"

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.";

(c) after section 4.7.1(e), strikes out "." and substitutes ";" and adds:

"(f) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(g) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council;" and

(d) in section 5:

(i) in section 5.1:

- A. at the end of subsection (c) strikes out "and",
- B. at the end of subsection (d) strikes out "." and substitutes ";" and", and
- C. after subsection (d), adds:

“(e) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.5, adds:

“5.6 The Director of Planning may relax the provisions of this District Schedule regarding, height, required yards, maximum site coverage, building depth, and external design when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

12. In the RS-6 District Schedule, Council:

(a) in section 1, after “laneway houses” strikes out “.” and adds “and infill and multiple conversion dwellings in conjunction with retention of character houses.”;

(b) in section 3.2.DW[Dwelling]:

(i) before:

“

- Infill One-Family Dwelling” adds:

“

- Infill in conjunction with retention of a character house existing on the site as of *[date of enactment]*”, and

(ii) after:

“

- Laneway House, subject to the provisions of section 11.24 of this By-law.” adds:

“

- Multiple Conversion Dwelling, in conjunction with retention of a character house existing on the site as of *[date of enactment]*, that contains no housekeeping or sleeping units.”;

(c) after section 4.7.1(f), strikes out “.” and substitutes “;” and adds:

“(f) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(g) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this schedule and all applicable policies and guidelines adopted by Council.”; and

- (d) in section 5:
- (i) in section 5.1:
- A. at the end of subsection (c) strikes out "and",
 - B. at the end of subsection (d) strikes out "." and substitutes "; and", and
 - C. after subsection (d), adds:
 - "(e) infill or multiple conversion dwelling in conjunction with retention of a character house."; and
- (ii) after section 5.6, adds:
- "5.7 The Director of Planning may relax the provisions of this district schedule regarding height, required yards, maximum site coverage and impermeability, building depth and external design when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines."

13. In the RS-7 District Schedule, Council:

- (a) in section 1, after "infill" strikes out "." and adds "and infill and multiple conversion dwellings in conjunction with retention of character houses.";
- (b) in section 3.2.1.DW[Dwelling]:
- (i) after:
- "
 - Infill" adds:
 - "
 - Infill in conjunction with retention of a character house existing on the site as of [date of enactment]", and
- (ii) after:
- "
 - Laneway House, subject to the provisions of section 11.24 of this By-law." adds:
 - "
 - Multiple Conversion Dwelling in conjunction with retention of a character house existing on the site as of [date of enactment], that contains no housekeeping or sleeping units.";
- (c) after section 4.7.1(c), strikes out "." and substitutes ";"; and adds:

- “(d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”; and

(d) in section 5:

(i) in section 5.1:

- A. at the end of subsection (e) strikes out “and”,
- B. at the end of subsection (f) strikes out “.” and substitutes “; and”, and
- C. after subsection (f), adds:

“(g) infill or multiple conversion dwelling in conjunction with retention of a character house.”; and

(ii) after section 5.9, adds:

“5.10 The Director of Planning may relax the provisions of this District Schedule regarding minimum site area, height, required yards, maximum site coverage and impermeability, building depth, external design and dwelling unit density when a character house is retained if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.”

14. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

15. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk