

A.3

MOTION

3. Policy Amendments - RM-7 and RM-7N Guidelines, RM-8 and RM-8N Guidelines, C-2B, C-2C and C-2C1 Guidelines, Rezoning Policy for the West End

MOVER:

SECONDER:

THAT the attached amendments to the documents entitled "RM-7 and RM-7N Guidelines", "RM-8 and RM-8N Guidelines", "C-2B, C-2C and C-2C1 Guidelines", "Rezoning Policy for the West End" be approved by Council for use by applicants and staff in the relevant districts.

* * * * *

[All additions are shown in ***bold italics***. Deletions are shown in ~~strikeout~~. Only the title page and any pages with changes are shown for each Guideline or Policy]



City of Vancouver *Land Use and Development Policies and
Guidelines*

*Planning and Development Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7000 fax 604.873.7060
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RM-7 AND RM-7N GUIDELINES

Adopted by City Council on May 15, 2013

May 2013

Table 1: Development Scenarios

Typical Lot Characteristics	Permitted Uses	Maximum Allowable FSR	Notes
(A) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> One-family dwelling One-family dwelling with secondary suite and/or laneway house (per RS-1) 	0.60-0.70FSR + laneway house; subject to RS-1	RS-1 District Schedule applies, RM-7 and RM-7N Guidelines do not apply
(B) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Two-family dwelling (duplex) (with or without secondary suites) 	0.75 FSR	<ul style="list-style-type: none"> Each ½ Duplex may contain one secondary suite No guidelines, but section 4.17 in District Schedule applies
(C) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Conversion of existing house (Multiple Conversion Dwelling – MCD) 	Existing FSR; 0.85 up to 0.90 FSR for pre-1940 character building retention	<ul style="list-style-type: none"> MCD to two units outright MCD to max 3 units conditional
(D) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Two principal buildings or infill with existing one-family dwelling or two-family dwelling on: <ul style="list-style-type: none"> sites where the rear or side property line abuts a park or school site, with or without the intervention of a lane, corner sites, or sites with a lot depth of more than 51.8 m (170 ft.) 	0.85 FSR	<ul style="list-style-type: none"> RM-7 and RM-7N Guidelines do apply Number of units determined by site area and width and ability to meet parking requirements
(E) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Infill with retention of pre-1940s character building * 	0.90 FSR, of which 0.20 FSR can be allocated to the infill	The Infill should be located at the rear of the lot, close to the lane.
(F) Site area minimum 3,260 sq. ft. (303 m ²) and minimum lot width 32 ft. (9.8 m)	<ul style="list-style-type: none"> Multiple dwelling in the form of stacked townhouse (with option for lock-off units) 	0.90 FSR	<ul style="list-style-type: none"> Max. Dwelling Unit Density 100/ha One lock-off unit for three stacked townhouse units
(G) Site area minimum 3,260 sq. ft. (303 m ²) and minimum lot width of 48 ft. (14.6m)	<ul style="list-style-type: none"> Multiple dwelling in the form of three rowhouses **(with option for lock-off units) 	0.90 FSR	<ul style="list-style-type: none"> Each rowhouse can have a maximum of one lock-off unit
(H) Site area minimum 4,790 sq. ft. (445 m ²) and lot width minimum 42 ft. (12.8 m)	<ul style="list-style-type: none"> Multiple dwelling in the form of stacked townhouses (with option for lock off units) 	1.20 FSR	<ul style="list-style-type: none"> Max Dwelling Unit Density 132/ha One lock-off unit for three stacked townhouse units
(I) Site area minimum 4,790 sq. ft. (445 m ²) and lot width minimum 62 ft. (14. 6m)	<ul style="list-style-type: none"> Multiple dwelling in the form of a minimum of four rowhouses ** (with option for lock-off units) 	1.20 FSR	<ul style="list-style-type: none"> Each rowhouse can have a maximum of one lock-off unit

- (f) Where walls or fences are provided, they should be combined with soft landscape to provide visual depth, screening and layering.

9 Garbage and Recycling

- (a) For stacked townhouse developments with five or more units, not including lock-off units, appropriate areas for group garbage and recycling bins directly off the lane should be provided. The size of these areas should be approximately 1.2 m (4 ft.) by 2.4 m (8 ft.) for garbage containers and 2.4 m (8 ft.) by 0.9 m (3 ft.) for recycling containers.
- (v) For stacked townhouse developments with less than five units, not including lock-off units, and for rowhouses, appropriate areas for garbage container and blue box pick-up at the lane should be provided.

10 Special Considerations for Development Along “Ravine Way” Linear Park in Norquay

An area of particular importance in Norquay is located on the 2700-2800 block of Duke, Ward, Horley, Cheyenne and Euclid Avenues (see Map 1). A pre-existing underground Metro Vancouver Sewer and Drainage pipe system bisects these blocks running in a general north-south direction. Located directly above this system is a collection of right-of-way easement agreements that prevent the construction of permanent structures on top of the easements.

An important aspect of the **Norquay Village Neighbourhood Centre Plan** is the development of a new linear park system (referred to as “Ravine Way Linear Park system”, see Figure 15) that will be publicly accessible, acting as added green space and also as a necessary pedestrian link from Kingsway to the 29th Avenue Skytrain station. Once completed, the Ravine Way Linear Park System will form a major addition to the public realm and pedestrian network in Norquay.

Map 1: Ravine Way parcels that qualify for height relaxation to full third storey



The development of Ravine Way will occur in an ongoing, incremental process, where opportunities for land acquisition by the City will slowly occur along with the gradual private development of the flanking sites. Figure 15 shows the basic urban design aspirations for Ravine Way. The existing easement is generally 6.1m (20 ft.) in width. The sketch shows an aspirational 40 ft. width in order to maximize capacity for pocket parks, pedestrian traffic, and seating areas. In locations where 40 ft. cannot be achieved, other design solutions will be



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RM-8 AND RM-8N GUIDELINES

Adopted by City Council on June 24, 2014

June 2014

Table 1: Development Scenarios

Typical Lot Characteristics	Permitted Uses	Maximum Allowable FSR	Notes
(A) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> One-family dwelling One-family dwelling with secondary suite and/or laneway house (per RS-1) 	0.60-0.70 FSR + laneway house; subject to RS-1	<ul style="list-style-type: none"> RS-1 District Schedule applies RM-8 and RM-8N Guidelines do not apply
(B) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Two-family dwelling (duplex) (with or without secondary suites) 	0.75 FSR	<ul style="list-style-type: none"> Each ½ Duplex may contain one secondary suite No guidelines, but section 4.17 in District Schedule applies
(C) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Conversion of existing house (Multiple Conversion Dwelling - MCD) 	Existing FSR, 0.85 up to 0.90 FSR for pre-1940 character building retention	<ul style="list-style-type: none"> MCD to two units outright MCD to max 3 units conditional
(D) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Two principal buildings or infill with existing one-family dwelling or two-family dwelling on: <ul style="list-style-type: none"> Sites where an existing pre-1940 building is retained, or sites where the rear or side property line abuts a park or school site, with or without the intervention of a lane, corner sites, or sites with a lot depth of more than 52 m (170 ft.) 	0.85 FSR	<ul style="list-style-type: none"> RM-8 and RM-8N Guidelines apply Number of units determined by site area and width and ability to meet parking requirements
(E) Site area minimum 3,260 sq. ft. (303 m ²)	<ul style="list-style-type: none"> Infill with retention of pre-1940s building * 	0.90 FSR, of which 0.20 FSR can be allocated to the infill	<ul style="list-style-type: none"> The Infill should be located at the rear of the lot, close to the lane.
(F) Site area minimum 3,260 sq. ft. (303 m ²) and minimum lot width 32 ft. (9.8 m)	<ul style="list-style-type: none"> Multiple dwelling in the form of stacked townhouse (with option for lock-off units) 	0.90 FSR	<ul style="list-style-type: none"> Max. Dwelling Unit Density 100/ha One lock-off unit for three stacked townhouse units
(G) Site area minimum 3,260 sq. ft. (303 m ²) and minimum lot width of 48 ft. (14.6m)	<ul style="list-style-type: none"> Multiple dwelling in the form of three rowhouses ** (with option for lock-off units) 	0.90 FSR	<ul style="list-style-type: none"> Each rowhouse can have a maximum of one lock-off unit
(H) Site area minimum 4,790 sq. ft. (445 m ²) and lot width minimum 42 ft. (12.8 m)	<ul style="list-style-type: none"> Multiple dwelling in the form of stacked townhouses (with option for lock off units) 	1.20 FSR	<ul style="list-style-type: none"> Max Dwelling Unit Density 132/ha One lock-off unit for three stacked townhouse units
(I) Site area minimum 4,790 sq. ft. (445 m ²) and lot width minimum 62 ft. (18.9 m)	<ul style="list-style-type: none"> Multiple dwelling in the form of a minimum of four rowhouses ** (with option for lock-off units) 	1.20 FSR	<ul style="list-style-type: none"> Each rowhouse can have a maximum of one lock-off unit
(J) Site area minimum 7,567 sq. ft. (703 m ²) and lot width minimum 62 ft. (18.9 m)	<ul style="list-style-type: none"> Multiple dwelling in the form of courtyard rowhouses (with option for lock-off units) 	1.20 FSR	<ul style="list-style-type: none"> One lock-off unit for three courtyard rowhouse units

4.6 Rear Yard

A minimum rear yard of 1.0 m (3 ft.) is required for courtyard rowhouse developments to provide space for vehicle access as well as space for planting at the lane.

4.7 Floor Space Ratio (FSR)

Sites that back or flank onto a school or park, corner sites and sites over 51.8 m (170 ft.) deep, qualify for two principal buildings (i.e. two one-family dwellings or a two-family dwelling with a one-family dwelling) or an infill with an existing house. On these sites, the maximum FSR that can be achieved on the site is 0.85 FSR, of which 0.2 FSR can be allocated to the infill or second principal building.

For rowhouses, courtyard rowhouses and stacked townhouses, the maximum FSR achievable is as described in the District Schedule. To achieve the maximum FSR with an acceptable form and siting, it is likely that some floor area will need to be on a third level under a sloped roof, and will not be full height space.

In the RM-8 and RM-8N Districts Schedule, some FSR exclusions for parking and bike storage differ significantly from other districts. Please refer to section 4.9 Off-Street Parking and Bicycle Storage for more detail.

The intent of Section 4.7.7 (c) of the RM-8 and RM-8N District Schedule is to allow and encourage sloped ceilings where they occur directly underneath the structure of a steeply-pitched roof (9:12 pitch or greater). Where such a condition occurs, ceiling heights in excess of 3.7 m (12 ft.) may result for small portions of this space. This means that the space on the top floor below a roof with a steep pitch that is in excess of 3.7 m (12 ft.) will not be counted twice towards overall floor space calculation. The intent of this section is not to permit excessively high ceilings for the lower storeys as this would contribute to the overall external bulk of the building. High ceilings in excess of 3.7 m (12 ft.) height that are proposed for storeys that are below the top storey, therefore, will be counted twice towards the overall floor space calculation.

4.8 Site Coverage and Impermeability

For stacked townhouses and courtyard rowhouses, the Director of Planning can increase the area of impermeable materials to 75% of the site. However, for stacked townhouse, courtyard rowhouses and rowhouse developments with underground parking, a further relaxation may be granted for access to underground parking.

4.9 Off-Street Parking and Bicycle Storage

4.9.1 Parking

- (a) Parking should be located at the rear of the site with access from the lane.
- (b) For rowhouses (*excluding courtyard rowhouses*), the following applies:
 - (i) Each rowhouse unit (not including lock-off units) is required to have one parking space.
 - (ii) Parking can be provided in open parking spaces or garages, however, enclosed parking is counted as part of the allowable floor space. There is no exclusion for above ground parking in accessory buildings for the purpose of FSR calculations.
 - (iii) Underground parking structures are discouraged. However, they are permitted and do receive a standard exclusion for the purpose of FSR calculations (see District Schedule).
 - (iv) To be able to provide one garage per rowhouse, the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² (258 sq. ft.) for each rowhouse and may increase the proportion of the width of the site that can be occupied by an accessory building to a maximum of 80%.
 - (v) Up to two spaces may be located in one accessory building. Garages with three or more spaces are not permitted. Garages containing one or two parking spaces should be interspersed with areas of open space to break up the massing of the



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C-2B, C-2C AND C-2C1 GUIDELINES

Adopted by City Council on June 9, 1987

Amended December 15, 1987, February 4, 1992, September 10, 1996 and September 8, 2009

Note: These guidelines are organized under standardized headings. As a consequence there are gaps in the numbering sequence where no guidelines apply.

1 Application and Intent

These guidelines are to be used in conjunction with the C-2B, C-2C, or C-2C1 District Schedules of the **Zoning and Development By-law** for development permit applications involving conditional approval in these districts. Additional guidelines which apply only to sites zoned C-2C1 directly adjacent to the ALRT guideway between 12th and 16th Avenues are located at the back of this document.

Wherever reference is made in these guidelines to residential uses, the provision also applies to Artist Studio — Class A, Artist Studio — Class B and the associated residential unit.

2 General Design Considerations

2.2 Street Character

Physical changes should enhance the appearance and character of the street as a shopping area. Such features are storefront awnings and canopies, display windows, fascia-type signage, individuality of shop frontages and general high quality of architectural design are encouraged.

2.8 Noise

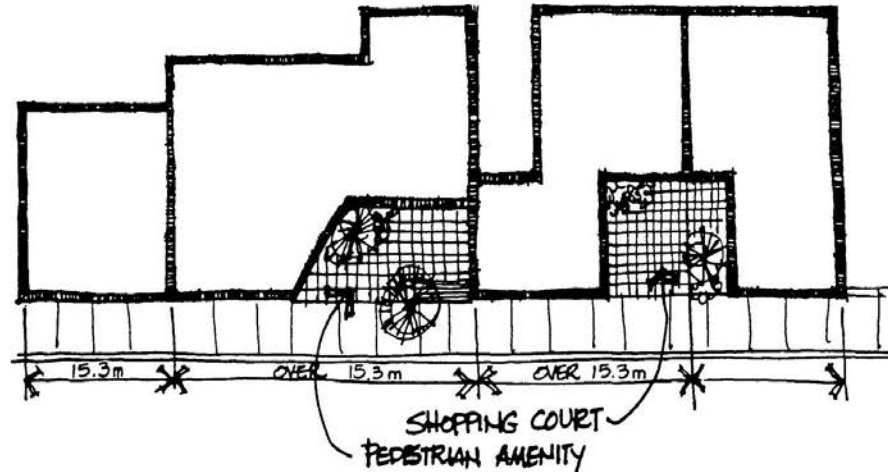
Proper acoustical design of any residential units is essential in new construction near noisy traffic arteries or adjacent to the ALRT guideway.

All development proposals containing residential units should provide evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. The noise level is defined as the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

In the C-2C1 District, general business and automobile-oriented uses which break up the storefront continuity may be permitted provided that functioning continuous store-front facades are not broken.

The district schedules require that the maximum frontage for any commercial (individual occupancy) shall be 15.3 m. A relaxation of this requirement may be permitted if a pedestrian amenity area such as a courtyard or resting area is provided or where pedestrian interest is otherwise maintained (Figure 2).

Figure 2. Example of Pedestrian Amenity Area



Amenities such as special paving, weather protection, landscaping, and benches should be provided to make the court area a positive addition to the street. Where possible, court areas should be oriented to the south to create a sunny attractive environment.

4.3 Height

For height relaxations permitted under section 4.3.2 of the Zoning and Development By-law:

- (a) the provision of generous ground floor commercial floor to ceiling heights **within an overall 4 storey building form** is considered a priority;
- (b) increased setbacks from both the front and rear property lines at upper storey levels may be appropriate.

4.4 Front Yard and Setback

For mixed use development with commercial at grade the 0.6 m front yard is both a setback and a build-to line. Flexibility is intended to allow for cornices, overhangs, and bays at the upper storeys, while providing more sidewalk space. Beyond the normal projections permitted by the Zoning and Development By-law General Regulations, the following relaxations are intended.

- (a) An increased front yard or front setback may be considered at grade for a pedestrian courtyard or other features benefiting pedestrian character.
- (b) a decreased front yard or front setback may be considered at grade to permit a transition to a smaller neighbouring front yard.



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REZONING POLICY FOR THE WEST END

Adopted by City Council on November 20, 2013

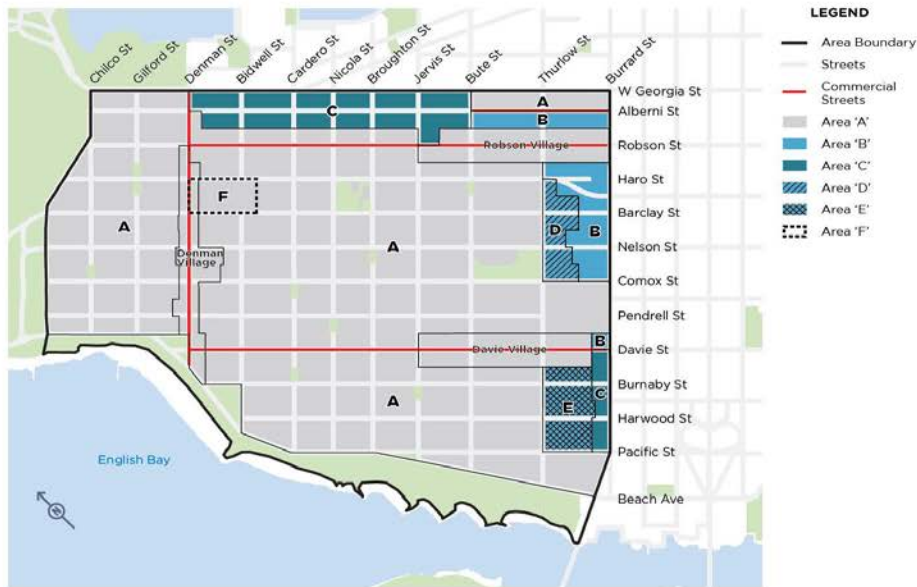
1 Application and Intent

The intent of this rezoning policy is to provide guidance for the intensification of the West End to address long-term demand for job space, new housing opportunities and provision of public amenities.

The rezoning policy requires that new development be focused in specific areas identified for change through the West End Community Plan and it stipulates the conditions by which new development may be considered to achieve public objectives.

Development proposals under this policy will adhere to policies and guidelines contained in the West End Community Plan, *West End RM-5, RM-5A, RM-5B and RM-5C Guidelines, DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions, General Policy for Higher Buildings*, and in other relevant Council-approved policies, guidelines and bylaws.

This rezoning policy applies across the West End Local Area bounded by English Bay, Stanley Park, Burrard Street and West Georgia Street, as outlined in Map 1 below:



Map 1: West End Rezoning Policy Areas

November 2013

2 Definitions

For the purpose of this document:

“Social Housing” means social housing as defined in Vancouver Development Cost Levy By-law 9755 and in Area Specific Development Cost Levy By-law 9418, except that the words “, for the purpose of section 523D(10)(d) of the Vancouver Charter,” shall not form part of this definition.

“Public Benefits Strategy” refers to Chapter 17, Public Benefits Strategy, of the West End Community Plan, which includes Social Housing and identifies other public benefits.

“Heritage Building” means a building listed on the Vancouver Heritage Register, or could qualify for listing on the Vancouver Heritage Register.

“Site” or “Development Site” means a contiguous, developable piece of land.

“Non-residential” means any land use permitted in the Downtown Official Development Plan (DODP) or RM-5, RM-5A, RM-5B, RM-5C, RM-5D, C5, C5-A and C6 District Schedules, except residential and parking.

“Floor Plate” means the total floor area of a single level of a building, excluding podium levels (including elevator cores, storage, stairs, enclosed balconies, etc., but excluding open balconies).

“Market Residential” means residential housing that is in strata-titled ownership.

3 Rezoning for Residential Development

3.1 Rezoning for Market Residential Development

In Area ‘A’ of Map 1, rezoning applications will not be considered where the permitted density for market residential is increased from what is permitted in the zoning.

3.2 Rezoning for Non-market Residential Development

In Area ‘A’ of Map 1, excluding sites within the Central Business District (along West Georgia Street, east of Bute Street), rezoning applications will be considered for increases in density in cases where 100% of the residential is social housing.

3.3 In Areas ‘B’, ‘C’, ‘D’, and ‘E’ of Map 1, rezoning applications will be considered for increasing the permitted density, from what current zoning permits, for market residential where:

- a) Sites have a minimum frontage of 39.6 m (130 feet) (development proposals with frontages of less than 39.6 metres (130 feet) can be considered at the discretion of the Director of Planning, where these proposals include contributions to the Public Benefits Strategy, including secured market rental or social housing); and
- b) In Areas ‘B’ and ‘C’ of Map 1, applications contribute community benefits as defined in the West End Community Plan Public Benefits Strategy, where applications meet the requirements of relevant Council-approved policies, guidelines, and by-laws, and respond to urban design considerations, including not exceeding a typical tower floor plate of:
 - (i) 696.8 m² (7,500 sq. ft.) in Area ‘B’,
 - (ii) 603.9 m² (6,500 sq. ft.) in Area ‘C’ for sites east of Cardero Street, and
 - (iii) 511.0 m² (5,500 sq. ft.) in Area ‘C’ for sites west of Cardero Street **and south of Davie Street**; and
- c) In Areas ‘D’ and ‘E’, applications include at least 25% of the total floor area as social housing, or replace existing market rental units one-for-one with social housing units, whichever results in the greater number of units, and where applications meet the