

EXPLANATION

By-law to amend the Zoning & Development By-law Regarding the amended Joyce-Collingwood Station Precinct Plan

After the public hearing on December 6, 2017, Council resolved to amend the Zoning and Development By-law regarding creation of a new district schedule and rezoning designated areas. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
January 31, 2018

BY-LAW NO. _____

**A By-Law to amend
Zoning and Development By-law No. 3575
to create a new district schedule and rezone designated areas from
RS-1 to RM-9BN, or from RS-1 to RM-10N in accordance with
the amended Joyce-Collingwood Station Precinct Plan**

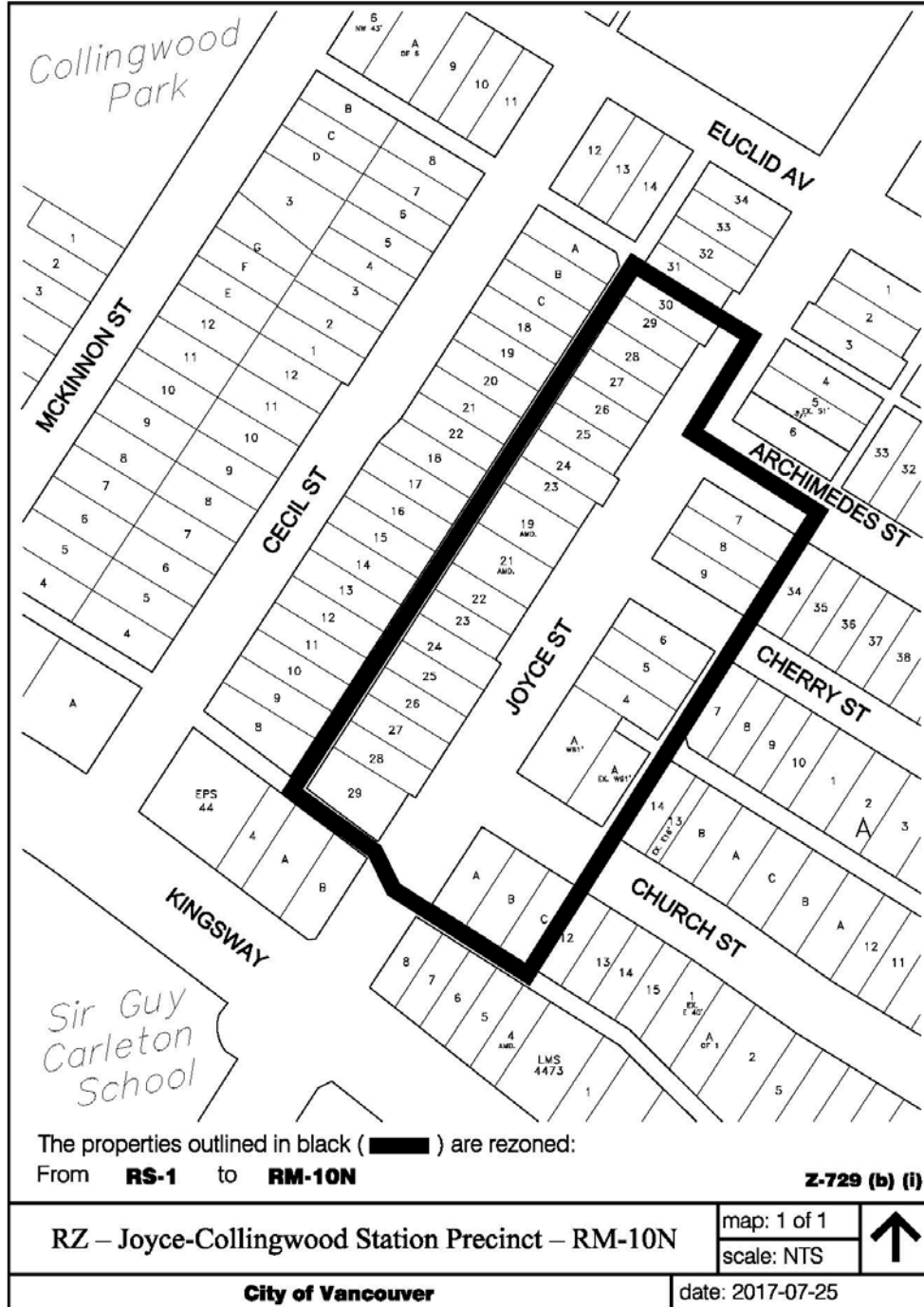
1. This by-law amends the indicated provisions of the Zoning and Development By-law.
2. This by-law amends the Zoning District plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notation, and references shown on the plans marginally numbered Z-(729 (b) (i)), attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D to By-law No. 3575.
3. This by-law amends the Zoning District plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notation, and references shown on the plans marginally numbered Z-(729-(b)(ii)), attached as Schedule B to this by-law, and incorporates Schedule B into Schedule D to By-law No. 3575.
4. In section 2, Council adds, in alphabetical order:

 “Plaza means an open space for use by the public, generally provided with amenities such as seating, drinking and ornamental fountains, weather-proofing, art, trees, and landscaping. Plazas may support passive or active uses. Plazas may be publicly owned, or privately owned with a secured right-of-access for the public.”
5. In section 3.2.6, Council inserts “,RM-10 and RM-10N” after “RM-9BN”.
6. In section 5.14, in the paragraph in Column B which is opposite paragraph 2, Council includes “,RM-10 and RM-10N” after “RM-9AN”.
7. In section 9.1, under the heading “Multiple Dwelling”, Council inserts “RM-10 and RM-10N” above “FM-1”.
8. Council amends the Zoning and Development By-law by enacting the “RM-10 and RM-10N Districts Schedule” as attached to this by-law as Schedule C.
9. Council amends Schedule F for Affordable Housing and Amenity Share Costs of the Zoning and Development Bylaw by adding to Schedule F the table shown as Schedule D to this By-law.

Schedule A

Plan showing area rezoned from RS-1 to RM-10N

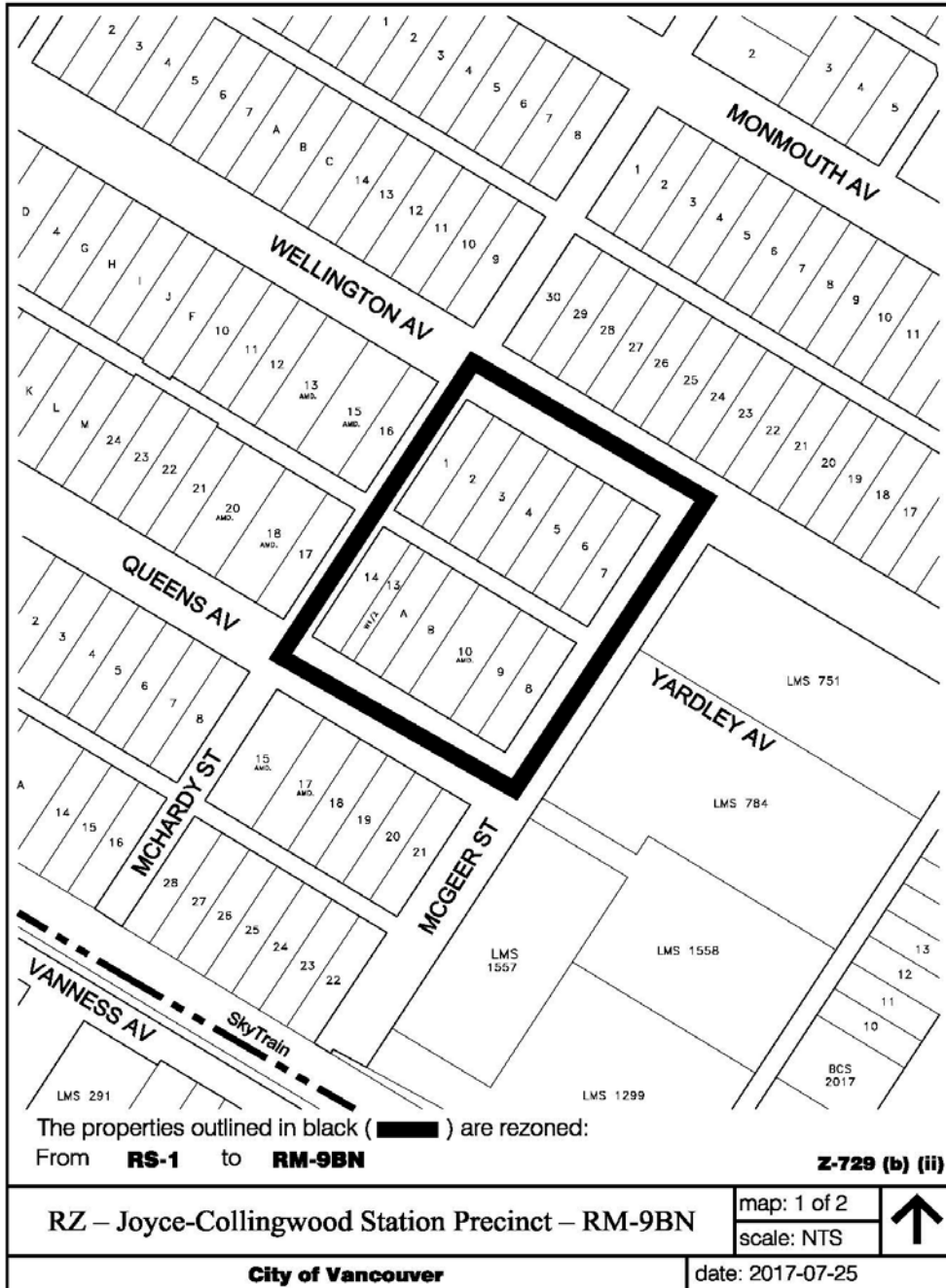
Schedule A



Schedule B

Plans showing area rezoned from RS-1 to RM-9BN
Queens Ave and Wellington Ave

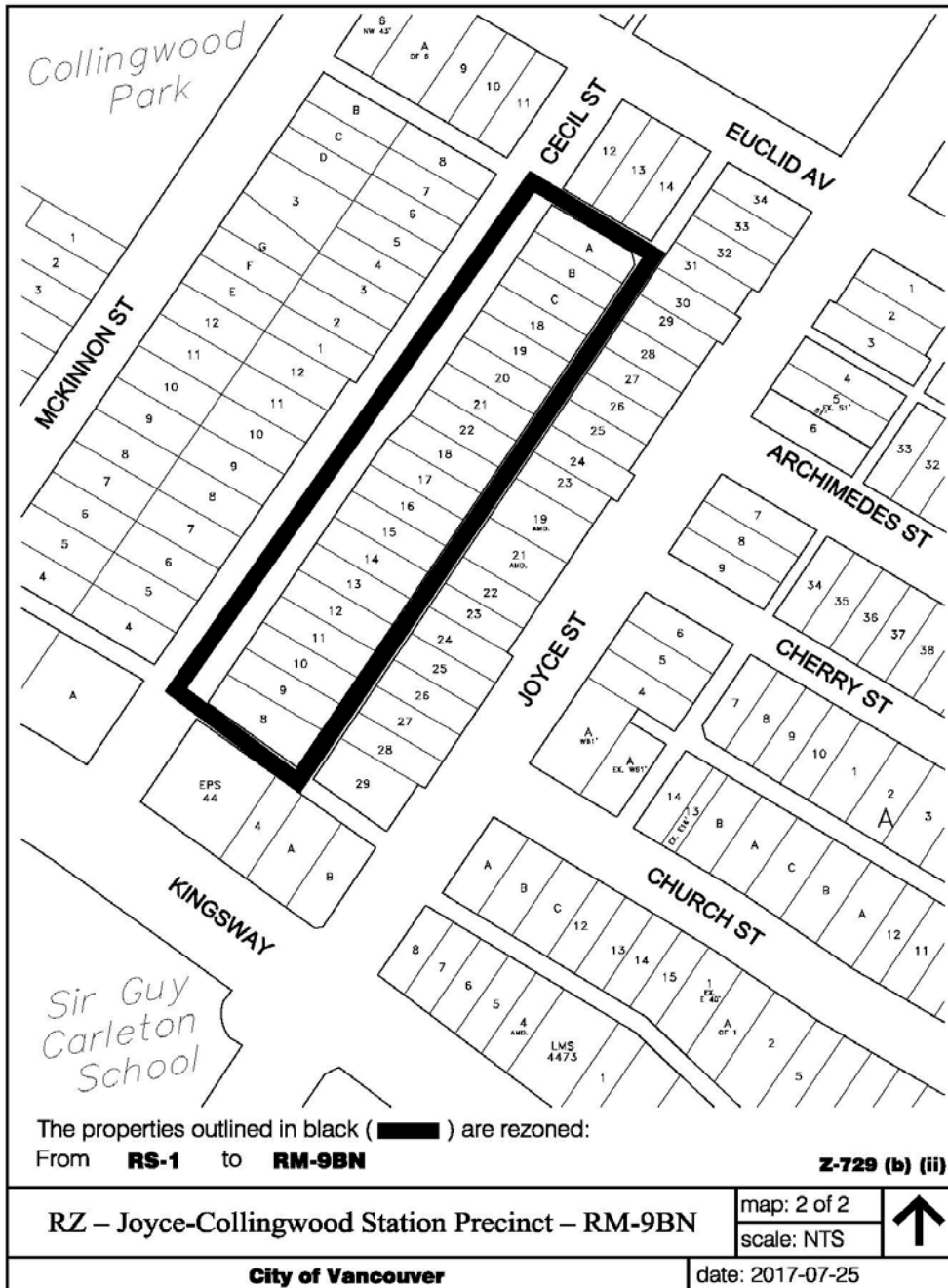
Schedule A



Schedule B, continued

Plans showing area rezoned from RS-1 to RM-9BN - Cecil St

Schedule A



Schedule C

RM-10 and RM-10N Districts Schedule

1 Intent

The intent of this Schedule is to permit medium density residential development primarily in the form of 6-storey apartments, and to foster compact, sustainable, multi-family neighbourhoods that support walking, cycling and transit use, with additional allowances to enable small-scale, neighbourhood-serving retail and services. Where lot-depth is sufficient, ground oriented townhouses are encouraged at the rear of sites.

Emphasis is on a high standard of liveability and dwelling units that are varied in size, composition and tenure, including those suitable for families with children. Common and private outdoor spaces are required. Ground-oriented units are encouraged wherever possible. Secondary suites and lock-off units are permitted to provide flexible housing choices. All new development will demonstrate high-quality design and enrich the public realm.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 are permitted in these districts and will be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line, and
 - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane and 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m²;
- (d) not more than 80% of the width of the site at the rear property line is occupied by accessory buildings;
- (e) no accessory building is closer than 3.7 m to any residential dwelling;
- (f) no accessory building obstructs the daylight access prescribed in this Schedule; and
- (g) roof decks and sun decks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces must comply with the provisions of section 2.2.A (b) of this Schedule.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, if:
 - (a) there are no more than 2 dwelling units;
 - (b) no housekeeping or sleeping units are created;

- (c) no additions are permitted;
- (d) the development complies with section 4.8 of this Schedule, and
- (e) no development permit will be issued until the requisite permits required by other By-laws that relate to design, construction and safety of buildings are issuable.

- Multiple Dwelling consisting of three dwelling units.
- One Family Dwelling, lawfully existing as of [date of enactment], which complies with the current RS-1 District Schedule.
- Two Family Dwelling, lawfully existing as of [date of enactment], which complies with the current RT-5 District Schedule.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, the Director of Planning may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, if the Director of Planning first considers:

- (a) the intent of this Schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

3.2.A • Accessory Buildings not provided for in section 2.2.A of this Schedule and customarily ancillary to any of the uses listed in this Schedule.

3.2.AG [Agricultural]

- Urban Farm – Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Artist Studio – Class A, in conjunction with a Multiple Dwelling, and subject to the provisions of Section 11.18 and 11.19 of this By-law.
- Club.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.
- Plaza.

3.2.D • Deposition or extraction of material which alters the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this By-law.
- Infill dwelling, if it is in conjunction with the retention of a building existing on the site prior to January 1, 1940.
- Laneway house, lawfully existing as of [date of enactment], subject to section 11.24 of this By-law and the current RS-1 District Schedule.

- Multiple Conversion Dwelling not provided for in section 2.2DW of this Schedule, resulting from the conversion of an building existing as [date of enactment], if:
 - (a) the Director of Planning first considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size and the effect of the conversion on adjacent properties; and
 - (b) no housekeeping or sleeping units are created.
- Multiple Dwelling consisting of four or more dwelling units.
- One-Family Dwelling with Secondary Suite, lawfully existing as of [date of enactment], which complies with the current RS-1 District Schedule.
- Principal Dwelling Unit with Lock-off Unit, provided that in Multiple Dwellings there may be one lock-off unit for every 3 principal dwelling units, except that the Director of Planning may permit a higher ratio after first considering the intent of this Schedule and all applicable Council policies and guidelines.
- Residential Unit associated with and forming an integral part of an Artist Studio, subject to section 11.19 of this By-law.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School – Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.

3.2.J [Live-Work]

- Live-Work Use, in conjunction with a multiple dwelling, and subject to the provisions of Section 11.23 of this By-law.

3.2.O [Office]

- Health Care Office.
- Temporary Sales Office, subject to section 11.26 of this By-law

3.2.R [Retail]

- Farmers’ Market, subject to the provisions of section 11.21 of this By-law, and to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- Neighbourhood Grocery Store, in conjunction with a multiple dwelling, subject to the provisions of section 11.16 of this By-law.
- Public Bike Share.
- Retail Store, in conjunction with a Multiple Dwelling.

3.2.S [Service]

- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.

3.2.U [Utility and Communication]

- Public Utility.

3.3 Conditions of Use

3.3.1 Multiple Dwellings, consisting of four or more dwelling units must include:

- (a) a minimum of 25% of the total dwelling units with 2-bedrooms;
- (b) a minimum of 10% of the total dwelling units with 3-bedrooms;
- (c) a minimum of 50% of the 2 and 3-bedroom units within the first three floors of the building;
- (d) private open space directly accessible from the unit; and
- (e) a common outdoor area, in an appropriate location so that it could be developed as a children's play area.

3.3.2 Notwithstanding sections 3.3.1, the Director of Planning may vary the distribution and location of units, provided there are no less than 35% of the total dwelling units with 2-or 3-bedrooms, and provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4 Regulations

All approved uses are subject to the following regulations, except for One-Family Dwelling, One-Family Dwelling with Secondary Suite, Two-Family Dwelling, and Laneway House.

4.1 Site Area

- 4.1.1 The minimum site area for a Multiple Dwelling consisting of three dwelling units, not including lock-off units, is 285 m².
- 4.1.2 The minimum site area for a Multiple Dwelling consisting of four or more dwelling units, not including lock-off units, or for Seniors Supported or Assisted Housing is 855m².

4.2 Frontage

- 4.2.1 The minimum frontage for a Multiple Dwelling of three dwelling units is 10m.
- 4.2.2 The maximum frontage for a Multiple Dwelling of three dwelling units is 15m.
- 4.2.3 The minimum frontage for Multiple Dwellings of four or more dwelling units is 30m.
- 4.2.4 The maximum frontage for Multiple Dwelling of four or more dwelling units is 50m.
- 4.2.5 Notwithstanding section 4.2.4, the Director of Planning may increase the maximum site frontage limits if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

4.3 Height

- 4.3.1 A Multiple Dwelling of three dwelling units must not exceed 12.2m (40 ft.) in height.
- 4.3.2 A Multiple Dwelling of four or more dwelling units must not exceed:
- (a) 20 m (65.6ft.) in height, except that
 - (b) on lots with more than one principle building, the building adjacent to the rear of the site may not exceed 10.7m.
- 4.3.3 Notwithstanding section 4.3.2 (a), the Director of Planning may permit a height increase up to 21.3m if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.3.4 Notwithstanding section 4.3.2 (b), the Director of Planning may permit a height increase for the building adjacent to the rear of the site to 12.2m, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

4.4 Front Yard

- 4.4.1 Front yards must have a minimum depth of 3.7m.
- 4.4.2 Notwithstanding section 4.4.1 of this Schedule, the Director of Planning may vary the front yard for Multiple Dwellings, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.4.3 Covered porches complying with section 4.7.8 (i) of this Schedule, may project up to 1.5 m into the required front yard.
- 4.4.4 Notwithstanding section 10.7.1 (b) of this By-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

4.5 Side Yard and Setback

- 4.5.1 Side yards must have a minimum depth of 3.0m.
- 4.5.2 If the side of the site adjoins, without the intervention of a lane, the side yard of a site located in an RS or RT district, the minimum width of a side yard:
- (i) shall be 3.0 m for all parts of a building below the fourth storey; and
 - (ii) shall be 10.7 m for all parts of a building at or above the fourth storey, ; except that the Director of Planning may permit a reduced side yard or side setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.
- 4.5.3 Notwithstanding section 4.5.1 of this Schedule, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines, the Director of Planning may decrease the side yard requirement for Multiple Dwellings to 2.1m (7 ft.) for 50% of the building depth.
- 4.5.4 Notwithstanding section 10.7.1 (b) of this By-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum side yard to a maximum of 1.0 m measured horizontally.

4.6 Rear Yard

- 4.6.1 For sites with a depth of 36.2 m or less, rear yards must have a minimum depth of 3.7 m and a rear setback of 6.1m above the fourth storey.
- 4.6.2 Sites with a depth greater than 36.2 m must have a minimum rear yard setback of 6.1m.
- 4.6.3 If the rear of the site adjoins, without the intervention of a lane, the side yard of a site located in an RS or RT district, the minimum depth of a rear yard:
- (i) shall be 3.0 m for all parts of a building below the fourth storey; and
 - (ii) shall be 10.7 m for all parts of a building at or above the fourth storey; except that the Director of Planning may permit a reduced rear yard or rear setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.
- 4.6.4 Notwithstanding sections 4.6.1 and 4.6.2 of this Schedule, the Director of Planning may decrease the rear yard to a minimum of 1.8 m, provided the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.6.5 Notwithstanding section 10.7.1 (b) of this By-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum rear yard to a maximum of 1.0 m measured horizontally.

4.7 Floor Area and Density

- 4.7.1 Except as provided in sections 4.7.2 of this Schedule, floor space ratio must not exceed 0.9 FSR for all uses.
- 4.7.2 For a Multiple Dwelling of four or more dwelling units where 100% of the residential floor area is either developed as:
- (i) “for-profit affordable rental housing”, and is subject to a waiver of development cost charges in accordance with the Vancouver Development Cost Levy By-law,
 - (ii) “social housing” exempt from development cost charges in accordance with section 523D (10) (d) of the Vancouver Charter, or
 - (iii) Seniors Supportive or Assisted Housing that is secured market rental housing subject to an agreed upon rental increase limit; and

if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may permit an increase in floor area as follows:

- (a) On sites with a minimum frontage of 30m, and a minimum site area of 855 m², the permitted floor area may be increased to a maximum floor space ratio of 2.4 FSR; or
- (b) On sites with a minimum frontage of 40m, and a minimum site area of 1115 m², the permitted floor area may be increased to a maximum floor space ratio of 2.6 FSR.

- 4.7.3 For a Multiple Dwelling of four or more dwelling units, or Seniors Supportive or Assisted Housing, if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may permit an increase in floor area as follows:
- (a) On sites with a minimum frontage of 30m, and a minimum site area of 855 m², the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 2.4 FSR; or
 - (b) On sites with a minimum frontage of 40m, and a minimum site area of 1115 m², the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 2.6 FSR.
- 4.7.4 For the purposes of section 4.7.3, the cost of an affordable housing share in the RM-10 and RM-10N Districts is the amount specified per m² in Schedule F of this By-law, for any increase in floor space ratio above 0.90.
- 4.7.5 For the purposes of section 4.7.3, the cost of an amenity share in the RM-10 and RM-10N Districts is the amount specified per m² in Schedule F of this By-law, for any increase in floor space ratio above 0.90.
- 4.7.6 For the purposes of this Schedule, amenity means one or more of the following:
- (a) Community Centre or Neighbourhood House;
 - (b) Library;
 - (c) Museum or Archives;
 - (d) Park or Playground;
 - (e) Plaza;
 - (f) Rink;
 - (g) Swimming Pool;
 - (h) Child Day Care Facility;
 - (i) Public Authority Use; and
 - (j) Social Service Centre.
- 4.7.7 Notwithstanding section 4.7.3, the maximum floor space ratio achievable as the result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this Schedule and this By-law.
- 4.7.8 Computation of floor area must include:
- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
 - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
 - (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which is greater than the product of the total floor area permitted above the basement multiplied by 0.01.
- 4.7.9 Computation of floor area must exclude:
- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the total area of these

- exclusions does not exceed 12% of the permitted residential floor area for multiple dwellings of four or more units, and 8% of the permitted floor area for all other uses ;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) for multiple dwelling, where floors are used for:
 - (i) off-street parking and loading, those floors or portions thereof which are located underground, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length,
 - (ii) bicycle storage located below base surface, or, if located at or above base surface are contained in an accessory building which complies with section 2.2.A of this Schedule, and
 - (iii) heating and mechanical equipment, or uses which in the opinion of the Director of Planning, are similar to the foregoing, which are located below the base surface;
 - (d) for multiple dwelling consisting of three units, and for dwelling uses other than multiple dwelling, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses which, in the opinion of the Director of Planning, are similar to the foregoing:
 - (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building which complies with section 2.2.A of this Schedule, or in an infill one family dwelling or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m², and
 - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required maneuvering aisle, which are located either in a principal building, an accessory building, or an infill building up to a maximum area that the Director of Planning may determine, provided Director of Planning first considers all applicable Council policies and guidelines;
 - (e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or below base surface;
 - (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms to a maximum total of 10 percent of the total permitted floor area;
 - (g) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
 - (h) floors located at or below finished grade with a ceiling height of less than 1.2 m;
 - (i) for multiple dwelling, all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
 - (j) covered verandas or porches, provided that:
 - (i) the portion facing the street, side property line or rear property line is open or protected by partial walls or guard rails, which conform to the height minimum specified in the Building By-law;
 - (ii) the total excluded area, combined with the balcony and sundeck exclusions permitted in section 4.7.8 (a) of this Schedule, does not exceed 16% of the permitted floor area for multiple dwellings of four or more units, and 13% of the permitted floor area for all other dwelling uses; and
 - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor;
 - (k) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of

the Director of Planning, reduce energy consumption or improve natural light and ventilation to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

- 4.8.1 The maximum site coverage for buildings is 50% of the site area, except that, for Multiple Dwelling, the Director of Planning may increase the maximum site coverage if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.8.2 Site coverage for buildings must be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.
- 4.8.3 In the case of a sloping site where a structure is located in or beneath a yard, the structure will be excluded from the site coverage calculation if it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.
- 4.8.4 The area of impermeable materials, including site coverage for buildings, must not exceed 75% of the total site area, except that for multiple dwelling, the Director of Planning may increase the area of impermeable materials, provided that the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.
- 4.8.5 For the purposes of section 4.8.4 of this Schedule:
- (a) the following are considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries, asphalt, concrete, brick, stone, and wood; and
 - (b) the following are considered permeable: gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below.

4.9 [Deleted - see Parking By-law.]

4.10 Horizontal Angle of Daylight

- 4.10.1 Each habitable room must have at least one window on an exterior wall of the building.
- 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view in a multiple dwelling consisting of 3 units is not less than 3.7m (12 ft); or

(c) the minimum distance of unobstructed view in a multiple dwelling with 4 or more units is not less than 6.1m (20 ft.)

4.10.5 An obstruction referred to in section 4.10.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10 % or less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m².

4.11 Dedication of Land for Lane Purposes

4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.

4.12 (Reserved)

4.13 (Reserved)

4.14 Dedication of Land for Sidewalk and Boulevard Purposes

4.14.1 For development sites which adjoin streets set forth below, a portion of the site must be dedicated for sidewalk and boulevard improvements to achieve a distance from centerline of the street to the property line of the development site, measured at right angles:

- (i) Joyce Street 12.1m;
- (ii) Payne Street 7.6m; or
- (iii) Vanness Street 7.6m.

4.15 Acoustics

4.15.1 A development permit application for a dwelling use in the RM-10N District requires evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling units listed below, do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Leq24(dBA)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

4.16 Building Depth

- 4.16.1 For a Multiple Dwelling with four or more dwelling units, the maximum distance between the required minimum front yard and the rear of a building may not exceed 21.3 m (70ft).
- 4.16.2 Notwithstanding 4.16.1 of this schedule, the Director of Planning may increase the maximum distance between the required minimum front yard and the rear of a Multiple Dwelling if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

4.17 External Design

- 4.17.1 An infill dwelling must be a minimum distance of 4.9 m, measured across the width of the site, from any other dwelling use on the site, except that the Director of Planning may decrease the minimum distance for an infill one-family dwelling, provided the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

4.18 (Reserved)

4.19 Number of Buildings on Site

- 4.19.1 Notwithstanding section 10.1 of this By-law, the Director of Planning may permit more than one building on a site, in combination with a Multiple Dwelling with four or more dwelling units, if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

5 Relaxation of Regulations

- 5.1 The Director of Planning, may reduce the minimum site area requirements of section 4.1, or frontage requirements of section 4.2, in situations where meeting the exact provisions creates unnecessary hardship
- (a) For Multiple Dwellings consisting of three dwelling units, if the lot was on record in the Land Title Office for Vancouver prior to [date of enactment] and the Director of Planning first considers the quality and liveability of the resulting units;
 - (b) For Multiple Dwelling consisting of four or more dwelling units, not including lock-off units, or for Seniors Supported or Assisted Housing , on sites with:
 - (i) a frontage greater than 15m and less than 30m,
 - (ii) a minimum site area of 557 m² ,
 - (iii) where the Director of Planning considers the development site to consist of Locked in Lots, and
 - (iv) if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants,

the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum allowable density of 2.0 FSR, permitted floor area may be increased to a maximum allowable density of 2.0 FSR.

- (c) For Multiple Dwelling consisting of four or more dwelling units, not including lock-off units, where 100% of the residential floor area is developed as “for-profit affordable rental housing” and is subject to a waiver of development costs charges in accordance with the Vancouver Development Cost Levy By-law, as “social housing” exempt from development costs charges in accordance with 523D (10)(d) of the Vancouver Charter or as Seniors Supportive or Assisted Housing that is secured market rental housing subject to an agreed upon rental increase limit, on sites with:
- (i) a frontage greater than 15m and less than 30m,
 - (ii) a minimum site area of 557 m² ,
 - (iii) where the Director of Planning considers the development site to consist of Locked in Lots, and
 - (iv) if the Director of Planning first considers the intent of this Schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants,

the permitted floor area may be increased to a maximum allowable density of 2.0 FSR

Schedule D
Affordable Housing and Amenity Share Cost Schedule

Zoning District	Affordable Housing Share Cost	Amenity Share Cost
RM-10 and RM-10N	\$161.46 per m ²	\$161.46 per m ²