

Zoning & Development By-law  
Regarding miscellaneous amendments  
regarding RT-5 and RT-5N rear yard depth  
and dwelling unit density, Temporary Sales Offices,  
and other housekeeping amendments

Draft for Public Hearing

**A By-law to amend  
Zoning and Development By-law No. 3575  
Miscellaneous amendments regarding RT-5 and RT-5N rear yard depth  
and dwelling unit density, Temporary Sales Offices,  
and other housekeeping amendments**

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.
2. In Section 2 under Character House, Council strikes out “.” and substitutes “;”.
3. In Section 3.2.7, Council:
  - (a) strikes out “,” after “RT-5”; and
  - (b) inserts “, RM-10 and RM-10N” after “RM-9BN”.
4. In section 5.14, Council:
  - (a) strikes out “, RM-10 and RM-10N” after “RM-9AN,”; and
  - (b) inserts “, RM-10 and RM-10N” after “RM-9BN”.
5. In section 11.32 Character House, Council renumbers section 11.32, 11.32.1, 11.32.2, 11.32.3 and 11.32.4 as 11.33, 11.33.1, 11.33.2, 11.33.3 and 11.33.4, and moves the section to the correct numerical order.
6. In section 3.2.1.DW of the RS-1, RS-5 and RS-7 Districts Schedules, Council inserts “.” after “Infill in conjunction with retention of a character house existing on the site as of January 16, 2018”.
7. In section 3.2.DW of the RS-1A, RS-1B, RS-2, RS-3 and RS-3A, RS-4 and RS-6 Districts Schedules, Council inserts “.” after “Infill in conjunction with retention of a character house existing on the site as of January 16, 2018”.
8. In section 1 of the RS-1A Districts Schedule, Council strikes out “.” after “character houses”.
9. In section 4.7.1 of the RS-6 District Schedule, Council renumbers the last two paragraphs as “(g)” and “(h)”.
10. In the RS-7 District Schedule, Council:
  - (a) in section 1, deletes “and infill” after “multiple dwellings”; and

(b) in section 4.3.2, inserts “)” after “(b”.

11. In the RT-5 and RT-5N Districts Schedule, Council:

(a) in section 3.2.1.DW, deletes “January 16, 2108” and replaces it with “January 16, 2018”;

(b) in section 4.6.1:

(i) deletes “.” at the end of the section; and

(ii) inserts “, or 30% of lot depth for lots with an average depth exceeding 36.5 m.”;

(c) in section 4.7.6 (d), inserts “:” after “areas of undeveloped floors which are located”;

(d) in section 4.18.1:

(i) deletes subsection 4.18.1 and substitutes:

“4.18.1 For a site which meets the minimum site area requirement for a Multiple Dwelling, or a site with a Character House, the total number of dwelling units shall not exceed 74 units per hectare, including lock-off units and secondary suites, except where the calculation of dwelling units per hectare results in a fractional number, in which case, the nearest whole number shall be taken and one-half shall be rounded up to the next nearest whole number.”; and

(ii) adds, in numerical order:

“4.18.2 For all other sites, the total number of dwelling units shall not exceed 2, excluding lock-off units and secondary suites.”

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

(a) in section 4.7.6 (e), inserts “:” after “areas of undeveloped floors which are located”; and

(b) in section 5.5 rennumbers “(c)” to “(a)” and “(d)” to “(b)”.

13. In the RM-10 and RM-10N Districts Schedule, Council:

(a) in section 2.2.DW [Dwelling], deletes the words “One Family Dwelling, lawfully existing as of [date of enactment], which complies with the current RS-1 District Schedule.” and replaces them with “One-Family Dwelling, lawfully existing as of January 31, 2018, which complies with the current RS-1 District Schedule.”;

- (b) in section 2.2.DW [Dwelling], deletes the words “Two Family Dwelling, lawfully existing as of [date of enactment], which complies with the current RT-5 District Schedule.” and replaces them with “Two-Family Dwelling, lawfully existing as of January 31, 2018, which complies with the current RT-5 District Schedule.”;
- (c) in section 3.2.DW [Dwelling], deletes the words “[date of enactment]” in the bullet point for Laneway house, the bullet point for Multiple Conversion Dwelling, and the bullet point for One-Family Dwelling with Secondary Suite, and replaces them with “January 31, 2018”;
- (d) in section 4.4.3, deletes “covered porches complying with section 4.7.8 (i)” and replaces it with “covered verandas or porches complying with section 4.7.9 (j)”;
- (e) deletes section 4.5.2 and replaces it with the following:
- “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.”;
- (f) deletes section 4.6.3 and replaces it with the following:
- “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.”;
- (g) in sections 4.7.2(b), 4.7.3(a), 4.7.3(b), 4.7.4, 4.7.5, and 4.7.9(d)(i), deletes “m<sup>2</sup>” and replaces it with “m<sup>2</sup>”;

- (h) in section 4.7.9(c)(i), deletes the word “underground” and replaces it with “at or below base surface”;
- (i) in section 4.7.9(j), renumbers the subparagraphs from “(iii)”, “(iv)” and “(v)” to “(i)”, “(ii)”, and “(iii)”;
- (j) deletes section 5.1 and replaces it with the following:

“5.1 For Multiple Dwellings consisting of three dwelling units, if the lot was on record in the Land Title Office for Vancouver prior to January 31, 2018, the Director of Planning may reduce the minimum site area requirements of section 4.1 or the frontage requirements of section 4.2 in situations where meeting the exact provisions creates unnecessary hardship, provided that the Director of Planning first considers the quality and liveability of the resulting units.

5.2 For Multiple Dwellings consisting of four or more dwelling units, not including lock-off units, or for Seniors Supported or Assisted Housing, the Director of Planning may increase the permitted floor area by one m<sup>2</sup> 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, on sites:

- (a) with a frontage greater than 15 m and less than 30 m;
- (b) with a minimum site area of 557 m<sup>2</sup>; and
- (c) where the Director of Planning considers the development site to consist of Locked in Lots,

provided 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.

5.3 For Multiple Dwellings 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, the Director of Planning may increase the permitted floor area to a maximum allowable density of 2.0 FSR, on sites:

- 1) with a frontage greater than 15 m and less than 30 m;
- 2) with a minimum site area of 557 m<sup>2</sup>; and
- 3) where the Director of Planning considers the development site to consist of Locked in Lots, provided that 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.”

