

**BY-LAW NO. \_\_\_\_\_**

**A By-law to amend  
Zoning and Development By-law No. 3575  
regarding Accessible Paths of Travel and Floor Area Exclusions  
for Adaptable Housing Requirements**

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 3.2 "**Relaxation**", Council strikes out 3.2.1(g) and substitutes it with the following:

- "(g) despite anything to the contrary in this By-law, if:
- (i) the construction or alteration of, or addition to, a one-family dwelling, two-family dwelling, one-family dwelling with secondary suite, two-family dwelling with secondary suite, laneway house, freehold rowhouse, or dwelling unit in a multiple dwelling that is in a townhouse or stacked townhouse form, is to include enhanced accessibility to and from the dwelling, by way of ramps, lifts, or other like means, for persons who find conventional accesses impossible or difficult because they have a loss or reduction of functional ability or activity, and
  - (ii) the Director of Planning first considers all applicable guidelines and policies adopted by Council,"

3. In Section 10 "**General Regulations**", Council adds new sections 10.42 and 10.43 as follows:

**"10.42 Accessible Path of Travel for Freehold Rowhouses and Multiple Dwellings that are in a Townhouse or Stacked Townhouse Form**

10.42.1 A minimum of 20% of all dwelling units on sites with a frontage greater than 27.4 m that are comprised only of freehold rowhouses, or multiple dwellings that are in a townhouse or stacked townhouse form, in any district, including a CD-1 (Comprehensive Development) District, must include an accessible path of travel from the street to an entrance.

10.42.2 The Director of Planning may relax the minimum requirement set out in section 10.42.1, or the requirements in the appropriate district schedule regarding height to the extent necessary to allow the minimum requirement to be met, or both, where, due to conditions peculiar to the site or to the proposed development, or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, provided that

the Director first considers all applicable guidelines and policies adopted by Council.

**10.43 Floor Area Exclusions for Adaptable Housing Requirements in One-Family and Two-Family Dwellings**

For one-family dwellings with or without a secondary suite, or two-family dwellings with or without a secondary suite, on sites with a frontage of 10.06 m or less, computation of floor space ratio must exclude 0.5% of the total permitted floor area to offset the floor area used to meet the adaptable housing requirements set out in the Vancouver Building By-law.”

4. In Section 11.24 “**Laneway House**”, Council adds a new section 11.24.28 as follows:

“11.24.28 On sites with a frontage of 15.3 m or more, laneway houses with at least 40 m<sup>2</sup> of habitable floor area on the ground floor must provide an accessible path of travel from either the street or an on-site parking space to an entrance, except that the Director of Planning may relax this requirement where, due to conditions peculiar to the site or to the proposed development, or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, provided that the Director first considers all applicable guidelines and policies adopted by Council.”

5. 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.

6. This By-law is to come into force and take effect on January 1, 2019.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk