



POLICY REPORT

Report Date: July 6, 2018
Contact: Susan Haid
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Meeting Date: July 24, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Amendments to the Zoning and Development By-law Regarding the
RM-8A/8AN Districts for Townhouse Areas in Cambie Corridor and
Grandview-Woodland

RECOMMENDATION

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Zoning and Development By-law generally as set out in Appendix A to:
- (i) Create new zoning districts, RM-8A and RM-8AN, as part of the RM-8 and RM-8N Districts Schedule;
 - (ii) Revise Schedule F;
 - (iii) Rezone those areas shown outlined in bold on Schedule A of Appendix A from RS-1, RS-7, RT-4, RT-5, and RT-5N to RM-8A and RM-8AN; and
 - (iv) Amend Section 3 to revise and detail the requirements for ensuring adequate drainage of development sites and to better manage stormwater and groundwater issues;

FURTHER THAT the application be referred to a Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws for consideration at the Public Hearing.

- B. THAT, if the application to amend the Zoning and Development By-law as described in Recommendation A is referred to Public Hearing, then an application to amend the Sign By-law to establish regulations for the new RM-8A and RM-8AN districts, generally as set out in Appendix B, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law for consideration at the Public Hearing.

- C. THAT, subject to the enactment of the amending by-law described in Recommendation A, the Director of Legal Services be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the Parking By-law, generally in accordance with Appendix B.
- D. THAT, subject to the enactment of the amending by-law described in Recommendation A, the Director of Legal Services be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the Subdivision By-law, generally in accordance with Appendix B.
- E. THAT, subject to the enactment of the amending by-law described in Recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward, at the time of enactment of such amending by-laws, RM-8A and RM-8AN Guidelines, generally in accordance with Appendix C, for Council adoption.
- F. THAT if the application to amend the Zoning and Development By-law as described in Recommendation A is referred to Public Hearing, Recommendations C through E also be referred to the same Public Hearing.
- G. THAT Recommendations A through F be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

The Grandview-Woodland Community Plan (approved July 2016) and Cambie Corridor Plan (approved May 2018) focus on the development of complete, sustainable, and liveable neighbourhoods with a variety of housing options, amenities, jobs, and services. Consistent with

these community plan directions and housing needs identified in the *Housing Vancouver Strategy*, this report proposes the establishment of new zoning districts, RM-8A/RM-8AN, and the subsequent rezoning of specified areas in Grandview-Woodland and Cambie Corridor to enable the development of townhouses.

Implementing the proposed RM-8A/RM-8AN would mark the first City-initiated rezoning for the Cambie Corridor and conclude the third phase of City-initiated rezoning for Grandview-Woodland. The RM-8A/RM-8AN districts share many similarities with the current RM-8/RM-8N; however, several key changes are proposed with the objective of improving housing affordability and enabling more flexible development options on smaller sites. If approved, the zoning amendments will enable the type of ground-oriented housing suitable for families that both community plans envision, as well as streamline the development process through the use of a single zone in both neighbourhoods. The proposed new districts include density bonus provisions that are outlined in this report.

Recently introduced groundwater and rainwater management policies will apply to development permit applications on the new townhouse zone sites in Cambie Corridor. In order to improve the administration of groundwater and rainwater requirements, detailed amendments to Section 3 of the Zoning and Development By-law are proposed and outlined in this report.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Zero Emissions Building Plan (2016)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Vancouver City-wide Integrated Rainwater Management Plan (2016)
- Grandview-Woodland Community Plan (2016)
- Housing Vancouver Strategy (2017)
- Housing Vancouver 3-Year Action Plan (2017)
- Rain City Strategy (2017)
- Cambie Corridor Plan (2018)
- Cambie Corridor Utilities Servicing Plan (2018)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

In November 2017, in response to the escalating housing crisis, Council approved the *Housing Vancouver Strategy* and corresponding *3-Year Action Plan*. A key objective of the Strategy is to shift toward the creation of more of the right supply of housing—including more diverse, ground-oriented housing options. These housing forms, which include townhouses and rowhouses, provide new options for families, downsizing seniors, and those wanting an option in the “missing middle”, between single-family homes and higher-density apartments. The zoning amendments outlined in this report are part of a coordinated effort to address this gap in housing supply by enabling new ground-oriented housing opportunities in both Grandview-Woodland and the Cambie Corridor.

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

Cambie Corridor Plan (2018)

The *Cambie Corridor Plan* is a framework to guide change and growth in the Corridor over the next 30 years. The plan builds on the distinct character and context of the Corridor's neighbourhoods to create complete communities with places for current and future residents to live, work, shop, and play.

The plan's policies allow significant change in the Corridor over the coming decades. It identifies over 1,100 single-family lots for townhouses, thereby creating opportunity for up to 8,200 units of this much needed ground-oriented housing type. The plan also identifies significant opportunities for apartments, with a focus on affordable housing with incentives for rental, below market rental and social housing. Together with growth on Major Project sites and other large sites, these changes will more than double the Corridor's population by 2041 and add over 30,000 new homes. This makes the Cambie Corridor the largest growth area outside of Downtown.

This growth will be supported by the Cambie Corridor Public Benefits Strategy (PBS), which provides strategic direction for long-term capital investments to support liveable, healthy, and sustainable neighbourhoods for both existing and future Corridor residents.

Grandview-Woodland Community Plan (2016)

The *Grandview-Woodland Community Plan* sets out a thoughtfully managed framework for future change and anticipated population growth of about 10,000 people over the 30 years.

The plan identifies new housing opportunities and a range of housing types and tenures throughout the community. This includes opportunities for new purpose-built rental in the neighbourhood, as well as strategies to protect existing rental housing. In addition, the plan identifies areas for ground-oriented housing forms, such as townhouses on over 300 lots.

In addition to new housing opportunities, the plan includes a PBS to support the growth envisioned in the plan.

Plan Implementation

The policies of the *Cambie Corridor Plan* and *Grandview-Woodland Community Plan* will be implemented over time in a variety of ways. Rezoning plays a key role in the implementation of community plans; this includes both privately-initiated and City-initiated rezonings. Both plans indicate that change in townhouse areas, where possible, will be enabled through City-initiated rezoning. This is consistent with other areas—such as Norquay and Marpole—where significant areas have been rezoned by the City to enable the development of townhouses. City-initiated rezoning for townhouses provides certainty for residents and developers, reduces processing times, and thereby helps facilitate the development of this important housing type.

The recommendations in this report will implement the third phase of City-initiated rezonings for Grandview-Woodland. The first phase of City-initiated rezonings in Grandview-Woodland involved the implementation of RT (duplex) zoning changes, enacted by Council in January 2018. The second phase, approved by Council in July 2018, involved the implementation of RM

(multi-family) zoning changes for four-storey apartments and 3.5-storey townhouses situated on arterials.

The *Cambie Corridor Plan* identifies many areas for townhouses. The rezoning of townhouse areas recommended in this report is the first City-initiated rezoning in the Cambie Corridor. Due to limitations in infrastructure capacity in the Corridor, City-initiated rezonings for townhouses will be phased to align with infrastructure upgrades. The area included in this first phase of City-initiated rezonings consists of blocks located in Stage 1 of City utilities upgrades, as identified in the Utilities Servicing Plan (USP) for the Cambie Corridor, which was endorsed by Council earlier in July 2018. Further phases of City-initiated rezoning of townhouse areas will be coordinated with the timing of future infrastructure upgrades. Over the next three years, the City will also be developing an integrated water management plan throughout the Cambie Corridor to implement efficient, resilient and cost-effective water management measures in coordination with the 8-year utility services upgrade plan. This may open up further areas that can be rezoned for townhouses by the City in the short term.

In the meantime, townhouse development outside of Stage 1 can be considered through developer-initiated rezonings, which will allow for a case-by-case determination of required off-site utility upgrades. Staff will use the new RM-8A/RM-8AN for these developer-initiated rezoning applications for townhouses. Rather than rezoning these sites to a site-specific Comprehensive Development (CD) district, they would be rezoned to RM-8A/RM-8AN. This will provide the same certainty on the built form for residents and applicants that the City-initiated rezoning provides, and will also further streamline the rezoning process.

Alignment with City-wide Work

Housing Vancouver Strategy (2017)

In November 2017, Council approved the *Housing Vancouver Strategy (2018–2027)* and *3-Year Action Plan (2018-2020)*. Although targets for social and supportive housing, condominiums, and laneway home are being met, the delivery of new townhouse units is falling short of annual targets (reaching only 38% of *Housing Vancouver's* annual target for townhouses). The zoning changes proposed in this report work to address this gap by providing new ground-oriented housing opportunities in the form of townhouses, along with the delivery of smaller, less expensive townhouse units through new requirements for unit size. The proposed RM-8A/RM-8AN will enable housing opportunities that address key gaps in Vancouver's housing supply, helping advance Housing Vancouver's 10-year housing targets.

City-Wide Development and Building Regulatory Review

The City is undertaking a major review of land use regulations and policies. One of the goals of this review is to streamline and simplify the district schedules of the Zoning and Development By-law. To align with these goals, the work programs to rezone areas identified for townhouses in both the *Cambie Corridor Plan* and *Grandview-Woodland Community Plan* have been combined to produce a common and consistent approach with the RM-8A/RM-8AN, as part of the current RM-8/RM-8N District Schedules. If successful, it is anticipated that these new districts may be used elsewhere in the city due to their alignment with current City priorities.

Environmental Performance

Work is currently underway to analyze the impact of different townhouse developments on greenhouse gas emissions and rainwater and groundwater management. Special emphasis of the analysis is on the environmental impact of different below-ground and surface parking arrangements. The findings of this work may lead to further changes to townhouse zones like the RM-8A/RM-8AN, in support the City's current *Rain City Strategy* work and *Zero Emissions Building Plan* implementation.

Strategic Analysis

Grandview-Woodland and Cambie Corridor are two areas where recently approved community plans provide direction to increase housing opportunities and choice. Since both plans identified areas for the same type of lower density townhouse areas, a single zone has been developed for both communities. Initially, staff intended to use the existing RM-8/RM-8N in both neighbourhoods – a zone that was first introduced in Marpole in 2014. However, with the continual increase in real estate prices over the past few years, and corresponding increase in sales price per square foot, an evaluation of the recently constructed RM-8/RM-8N townhouse developments in Marpole showed delivery of large, and therefore expensive units. As a result, staff determined that changes were necessary to provide greater unit size variety and price points of new townhouse units, as well as more flexible development options for smaller lots. Therefore, staff are recommending the introduction of the RM-8A/RM-8AN District Schedules, together with associated guidelines, to facilitate these changes.

Opportunities to advance the *Housing Vancouver Strategy* and *3-Year Action Plan* were also identified as part of the development of this new townhouse zone. The RM-8A/RM-8A will provide more housing opportunities and choice in these communities—particularly for families and those seeking ground-oriented housing forms or smaller townhouse units, noting smaller unit size does not necessarily mean fewer bedrooms, but typically translates into a less expensive unit. With the unit size requirement, the RM-8A/RM-8AN is designed to balance the need for family-sized housing options with less expensive alternatives to single-family homes.

The proposed RM-8A/RM-8AN will enable new townhouse options on 112 parcels in Grandview-Woodland and 167 parcels in the Cambie Corridor. This provides capacity for 1,656 units in both neighbourhoods. The results of the new zone will be monitored and, if successful, the zone may be used elsewhere in the city to provide this much needed ground-oriented housing form, which currently comprises just 3% of the City's current housing stock.

Areas proposed for rezoning to RM-8A/RM-8AN

Figures 1 and 2 identify the areas where zoning changes are proposed in the Cambie Corridor and Grandview-Woodland communities, respectively.

Figure 1: City-initiated rezoning to RM-8A/RM-8AN in the Cambie Corridor

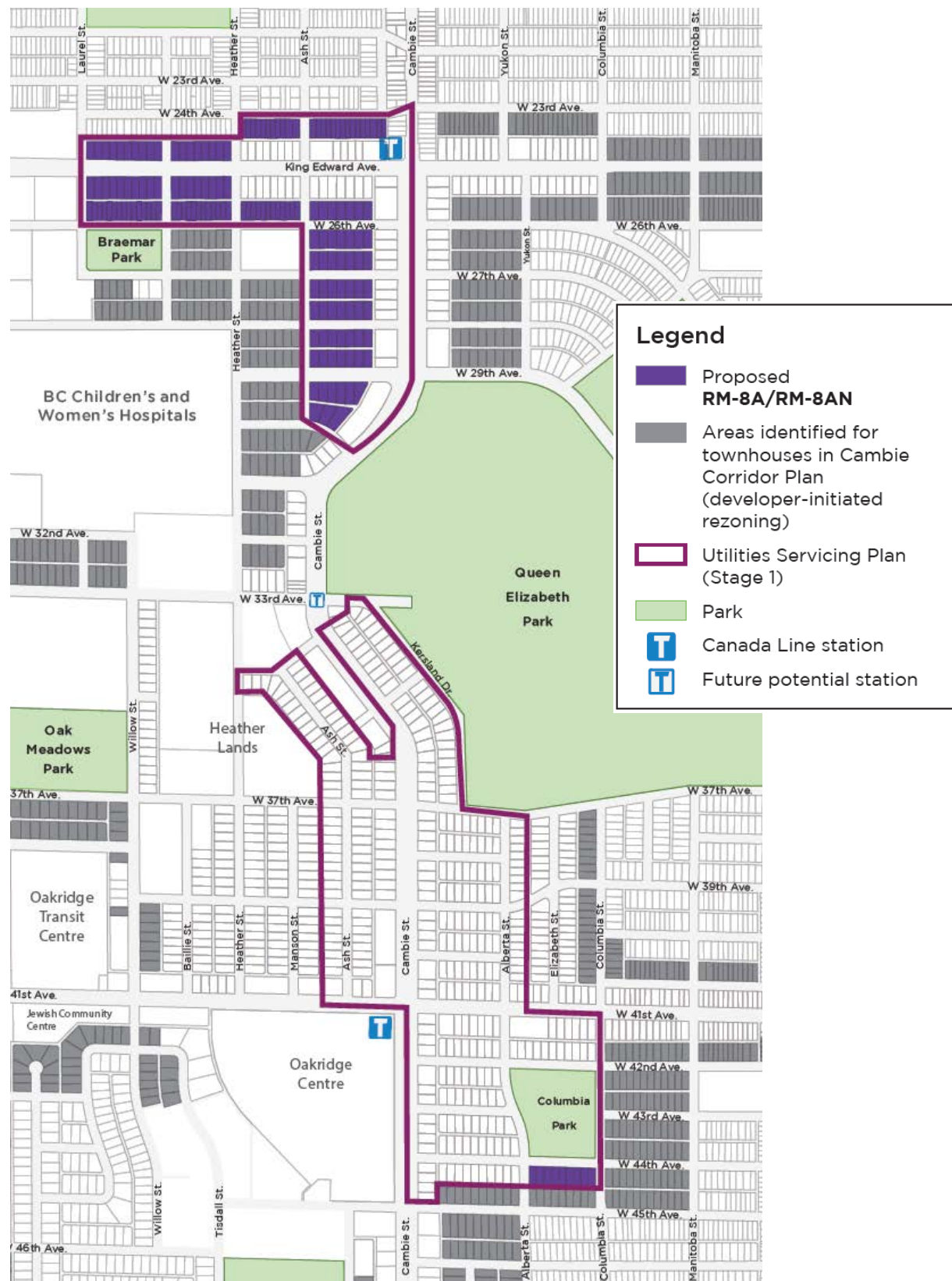
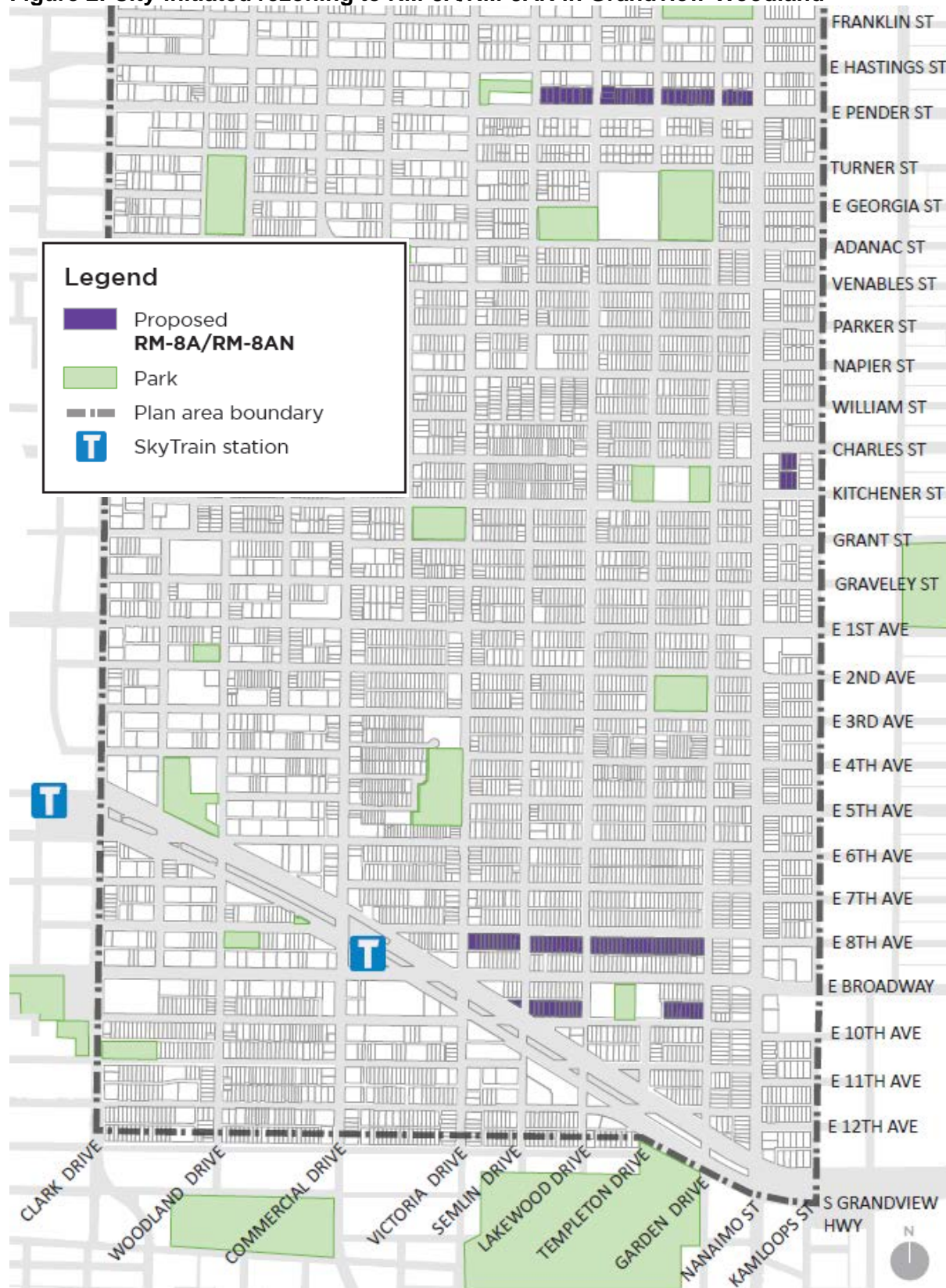


Figure 2: City-initiated rezoning to RM-8A/RM-8AN in Grandview-Woodland



RM-8A/RM-8AN District Schedules

The proposed RM-8A/RM-8AN districts share many similarities with the existing RM-8/RM-8N districts; however, key changes are proposed in RM-8A/RM-8AN. These include:

- The introduction of a unit size requirement, which specifies that a minimum of 45% of units must be between 900 and 1,200 sq. ft. in size. This will ensure an improved unit mix with a greater variety of price points;
- Allowing a full third storey for buildings located at the street, to create more liveable stacked units; and,
- Larger required setbacks for buildings at the lane to allow for better landscaping and create improved conditions at the lane.

Parking: The proposed RM-8A/RM-8AN has a lower parking requirement of 0.8 stalls per unit than RM-8/RM-8N, which requires a minimum of one stall per unit. This lower parking requirement is a reflection of the smaller unit sizes proposed in this zone where vehicle ownership tends to decrease commensurate with unit size. The reduced requirement in the RM-8A/RM-8AN, in combination with new city-wide parking reductions through Transportation Demand Management (TDM) measures, will enable more units to be constructed on larger single sites or small assemblies. In addition, it will encourage smaller below grade parking structures or surface parking. Amendments to the Parking By-law are included in the recommendations and detailed in Appendix B.

Changes to the existing RM-8/RM-8N

Some minor changes are proposed that will also apply to the existing RM-8/RM-8N. The changes will align and provide for consistency of the two zones, while not changing the intent or built form regulations of the existing RM-8/RM-8N zone. They include:

- More flexible development options for larger single sites, by allowing multiple dwellings and more than one principal building on any site over 445 sq. m.
- Allowing a second principal building on sites 150 ft. deep (rather than on sites 170 ft deep, as currently permitted).
- Allowing a two-dwelling infill or second principal dwelling on special sites (the current RM-8/RM-8N allows a one-dwelling infill only).
- Reducing the front yard setback in the zone to reflect what is being built under existing relaxations.
- Increasing the maximum dwelling unit density permitted from 132 to 145 units per hectare, to enable developers to provide the same unit size mix as in the RM-8A.

The main differences between the proposed RM-8A/RM-8AN districts and the existing RM-8/RM-8N districts are summarized in Table 1. For a detailed list, please refer to Appendix D. For ease of reference, the proposed amended RM-8, RM-8N, RM-8A and RM-8AN District Schedules are attached as a draft in Appendix E.

Table 1: Main Differences Between RM-8/8N and RM-8A/8AN*

Section	RM-8/RM-8N	RM-8A/RM-8AN	Summary
Height	2 and a partial 3rd storey	3 storeys for buildings fronting the street; For buildings facing the lane, 2 storeys if rear yard setback is 1.8 m (6 ft.), 2 and a partial 3rd storey if rear yard setback is 3 m (10 ft.)	Increase maximum height for building fronting the street to increase the livability of both upper and lower stacked units
Rear yard	Minimum depth of 1.0 m (3 ft)	Minimum depth of 1.8 m (6 ft) for townhouses	Increase the minimum rear yard setback to provide space at the lane for secondary entrance, patios, landscaping, etc.
Floor area & density	No unit size requirement	Minimum 45% of dwelling units to have floor areas between 83 and 112 sq. m. (900 – 1,200 sq. ft.)	This new unit size requirement will result in the introduction of more modestly sized townhouse units with the purpose of providing new family housing options at a greater variety of price points
Three-bedroom units	No requirement for three-bedrooms	Minimum 25% of units must have three bedrooms	Most townhouse developments deliver a higher percentage of three-bedroom units; however, this is a safeguard for projects that propose too many small units
Parking	A minimum of 1 parking stall per unit	A minimum of 0.8 parking stalls per unit	Reduce the minimum parking requirement to allow more units on smaller sites

** Differences summarized in Table 1 generally apply to multiple dwellings containing 4 or more units.*

Proposed amendments for groundwater and rainwater management

Best practice, and a common requirement in many other municipalities in Metro Vancouver, is for property owners to manage a portion of stormwater (mostly rain run-off from roofs and other hard surfaces rainwater) on site as a demand management measure to clean stormwater pollutants and reduce the volume of water entering the City pipe system. The requirement for rainwater management already exists City-wide for all rezoning applications. Under the Utilities Servicing Plan for the Cambie Corridor, which was endorsed by Council earlier in July 2018, this requirement is being expanded to include development permit applications in Cambie Corridor,

including those for townhouses. It is expected that rainwater management requirements will be expanded citywide in 2019.

In addition, new groundwater management policies are being introduced in the Cambie Corridor. In order to improve the administration of groundwater and rainwater requirements, detailed amendments to Section 3 of the Zoning and Development By-law are proposed. The proposed amendments include:

- Introduction of definitions for groundwater and rainwater management-related terminology in Section 2
- Revisions to Section 3, detailing when the Director of Planning or Development Permit Board may consider drainage inadequate to support new development. Section 3 already authorizes the Director of Planning or the Development Permit Board to refuse a development permit application for sites where adequate drainage is not available. Augmenting this section will clarify the groundwater and rainwater management requirements in order for drainage to be considered adequate.

Bulletins setting out groundwater and rainwater management issues and application processes were endorsed by Council with the Cambie Corridor Utilities Servicing Plan and are located in Appendix G of this report.

RM-8A/RM-8AN Guidelines

New guidelines are being introduced to support the RM-8A/RM-8AN District Schedules (Appendix C). The guidelines focus on the livability of new developments, while ensuring compatibility with adjacent properties. The guidelines for the RM-8A/RM-8AN districts give guidance for stacked townhouses to achieve the required variety of unit sizes, outdoor space for each unit, and sustainable, liveable features such as access to natural light and ventilation. The guidelines also include direction regarding the extent of underground parkades in relation to stormwater management, as well as more clarity on the design and location of sidewalks and boulevards.

All development, other than single-family and duplex, will be subject to guideline review to ensure unit liveability and compatibility with adjacent properties.

Public & Industry Input

The zoning changes proposed in this report implement policies developed as part of two large-scale community planning programs, which culminated in the Grandview-Woodland Community Plan (2016), and the updated Cambie Corridor Plan (2018).

Public Input

Cambie Corridor Phase 3 was an extensive three year planning program between spring 2015 and spring 2018. One of the main objectives of Phase 3 was to identify areas for new townhouse development. The consultation with the community included workshops and surveys to identify where townhouses should be considered, as well as what types of ground-oriented housing should be permitted in townhouse areas. Throughout the process, the existing RM-8/RM-8N was referenced as an example of what the new zone would likely permit. In response to growing concerns over the affordability of newer townhomes, staff indicated at the 2017

Spring Open Houses the exploration of smaller unit size requirements. A preliminary unit size requirement of at least 50% of allowable floor area to be used for units smaller than 1,130 sq. ft. was introduced in February, 2018. Based on further testing and public and industry input, this was revised to the new requirement of a minimum of 45% of units to be between 900 and 1,200 sq. ft. in size.

Overall, feedback for the new townhouse areas and proposed housing types for the Cambie Corridor was positive. Key consultation events and outcomes are summarized below.

June 2016

- Open houses and coffee chats – provided early plan ideas, including focus areas as well as housing types proposed within them. Feedback forms were provided to attendees.
- Online Survey – An online feedback form was made available.
- Letter – A newsletter about the early plan ideas was sent to all residents and businesses in the Cambie Corridor.

July 2017

- Open Houses – Provided draft plan directions, including areas proposed for change as well as housing types proposed within them. Feedback forms were provided to attendees.
- Online Survey – An online feedback form was made available.
- Letter – A newsletter about the draft plan directions and opportunities for input was sent to all residents and businesses in the Cambie Corridor.

March 2018

- Information Sessions – Six information sessions to share highlights and details of the proposed plan, including areas of change, densities, and detailed housing policy. Feedback forms were available.
- Online Survey – An online feedback form was made available.
- Letter – A newsletter about the proposed plan and opportunities for input was sent to all residents and businesses in the Cambie Corridor.

Key Comments from Public Engagement Received to Date

- General support for areas of change and corresponding housing types, including townhouses.
- General support for housing policies and built form diversity.
- Concern about the implications new housing and density will have on existing amenities (e.g., community centres) and the transportation system.

In Grandview-Woodland, consultation on the implementation of the community plan, including the proposed zones, were conducted between January and April 2018. The consultation process and outcomes are summarized below.

January/February 2018

- Open Houses – Shared ideas and information about creating new zones to increase housing choice and expand shops and services within the Nanaimo shopping nodes, and included revised development options for consideration. Comment forms were provided to attendees.
- Online Survey – An online comment form was made available until February 22, 2018.

- Letter – A letter about the proposed zoning changes and opportunities for input was sent to all owners of properties where zoning changes are proposed.

March/April 2018

- Open Houses - Shared more detailed information on the proposed zoning changes, based on further technical analysis and feedback from January/February public consultation. Comment forms were provided to attendees.
- Online Survey – An online comment form was made available until April 2, 2018.

Key Comments from Public Engagement Received to Date

- Support for proposed zoning changes (64% agreed/strongly agreed)
- Support for increased density, for type/form of buildings permitted
- Concern that density and/or height would impact existing single-family character, and liveability of adjacent homes (shadowing/privacy/views)

Please refer to Appendix F for more detail on the engagement processes in the Cambie Corridor and Grandview-Woodland.

Industry Input

The initial draft requirement of 50% of units to be less than 1,130 sq. ft. in size was discussed with a focus group of eight townhouse developers in April 2017. Based on feedback from this group and other developers and architects, and following testing by two external consultants, the proposed unit size requirement was adjusted to require a minimum of 45% of units to be between 900 and 1,200 sq. ft. in size. This will allow for more flexibility for different site sizes, while still getting the desired mix of unit sizes. Based on the review of numerous draft proposals for townhouse developments in the Cambie Corridor, this unit size requirement is achievable on all standard sites.

Public input on rainwater and groundwater management requirements

The rainwater and groundwater management requirements for Cambie Corridor were introduced during the Cambie Corridor Phase 3 planning program, followed by additional engagement during the Utilities Servicing Plan process. Generally, feedback on the rainwater and groundwater requirements was neutral, since many developers are already accustomed to similar requirements in other municipalities and generally recognize the necessity for these requirements. Key events and notification included:

- Information Sessions on final draft plan for Cambie Phase 3 with initial details regarding plan implementation, including the development of a Utilities Servicing Plan (March 8-15, 2018)
- Industry Workshop – Presented and discussed emerging details of the Utilities Servicing Plan to members of the Urban Development Institute (UDI), including the proposed staging of public utility infrastructure upgrades, groundwater and rainwater requirements, and implications for industry (March 5, 2018)
- Newsletter about plan implementation and the Utilities Servicing Plan, as well as notice of the public information session, was sent to all residents, property owners, and businesses in the Cambie Corridor (over 17,000 recipients - June 2018)

- Listserv update (June 21, approximately 1,800 recipients)
- Information Session for residents and developers with detailed information about the Utilities Servicing Plan, including the staging of infrastructure upgrades, proposed water requirements, and implications for developers and the public (June 28, 2018)

Implications

Financial

City-initiated rezonings minimize the need for individual site-specific rezoning applications. This approach streamlines the development process, provides certainty for the community and future applicants, and helps reduce the costs and risk of development. Unlike individual site-specific rezoning, however, the City's ability to negotiate and secure infrastructure and other improvements to support projected growth would be limited under this approach.

New development brings new residents and employees into an area, increasing demand on City infrastructure and amenities. City-wide Development Cost Levies (DCLs) collected from development help pay for infrastructure and amenities required to support growth, including parks, childcare facilities, affordable housing, and various engineering infrastructure.

The City has recently developed a substantial City-wide Utilities DCL program to begin to address the tremendous growth pressures on the utility infrastructure in the city. The utilities DCL program identifies specific neighbourhood-serving water, sewer and drainage/green infrastructure projects to support growth associated with approved policy plans. The program will be updated annually to reflect development patterns and integrate new land use plans, as and when they are approved by Council. For utility upgrades not included in the program, upgrades will continue to be achieved through rezoning conditions on a site-by-site basis. Further, there may also be other supportive engineering infrastructure, such as transportation improvements, that would be secured through rezoning conditions. Townhouse developments in the RM-8A/RM-8AN will be subject to both the existing City-wide DCL (\$39.07 per m² / \$3.63 per sf.), as well as the new City-wide utilities DCL (\$24.97 per m² / \$2.32 per sf.), subject to DCL in-stream rate protection. All DCL rates are subject to annual adjustments.

The proposed RM-8A/RM-8AN also includes a density bonus provision. The density bonus provision defines an outright density that can be achieved without any amenity contribution (base density) and additional density that may be achieved, to a maximum set out in the by-law, with provision of a per square metre financial contribution towards amenities or affordable housing. The density bonus contributions in the new zone would be offered at a rate of \$592.01 per square metre (\$55 per square foot) in the Cambie Corridor and \$36.13 per square metre (\$3.36 per square foot) in Grandview-Woodland. These rates have been developed with the help of an independent consultant and are reflective of specific economic conditions in the two neighbourhoods, which determine the ability of development to contribute towards growth. These density bonus contributions in both neighbourhoods will support the delivery of the Plans' respective Public Benefits Strategies. Note that density bonus contributions are paid on the net additional density only, not on gross floor area and are subject to annual review and adjustments.

Updated density bonus rates are also proposed for the existing townhouse zones in Marpole. The rate for the RM-8/RM-8N is proposed to increase from \$12.10 to \$20 per square foot of

additional density. For the RM-9/RM-9N, staff propose to remove the current tiered structure for townhouses, so that the existing rate of \$66.55 would apply to all developments.

The City's Financing Growth policies are based upon the principle that development contributions should not deter growth or harm housing affordability. Independent review of the market impacts of development contributions found the primary impact of these in Vancouver is to put downward pressure on the value of land for redevelopment¹. Affordability should not be negatively affected as long as rates are set so they do not impede the steady supply of development sites. Given current and recent development activity there is little evidence that this supply has been or will be affected by the proposed rates.

Existing and proposed rates for Cambie Corridor, Marpole and Grandview-Woodland are detailed in Table 3.

Table 2: Proposed density bonus rates for the new RM-8A/RM-8AN and Marpole zones

Category	Existing rate (\$/sf of additional density)	Proposed Rate (\$/sq.ft. of additional density)
Cambie Corridor		
Townhouse (new RM-8A/RM-8AN)	n/a	\$55.00
Grandview-Woodland		
Townhouse (new RM-8A/RM-8AN)	n/a	\$3.36
Marpole		
Townhouse (remaining RM-8/RM-8N)	\$12.10	\$20.00
4-storey residential (remaining RM-9/RM-9N)	FSR 0.75 – 1.2: \$12.10 FSR 1.2 – 2.0: \$66.55	\$66.55 (removed tiered structure of DB)

The areas proposed for rezoning to the RM-8A/RM-8AN in Grandview-Woodland and Cambie Corridor are limited. Therefore, no significant increase to the overall permit applications or staffing is anticipated in the short term. Staffing needs will be monitored and assessed over time.

CONCLUSION

This report recommends changes to the Zoning and Development By-law to expand opportunities for ground-oriented housing choice in certain areas identified for townhouses in the Cambie Corridor Plan and the Grandview-Woodland Community Plan. The changes would result in the rezoning of 167 properties in the Cambie Corridor and 112 properties in Grandview-Woodland.

The proposed addition of the RM-8A/RM-8AN to the RM-8/RM-8AN District Schedules will help deliver townhouse units at varying sizes and price points, thereby enabling more households to access this important type of family housing that the city currently lacks. The City-initiated rezoning helps achieve City objectives aimed at increasing housing choice, enhancing housing affordability, simplifying regulations, and streamlining development.

¹ CAC Policy and Housing Affordability: Review for the City of Vancouver, Coriolis Consulting, 2014

The proposed changes to Section 3 of the Zoning and Development By-law will facilitate and better authorize the application of rainwater and groundwater requirements at the development permit stage.

The General Manager of Planning, Urban Design and Sustainability recommends approval of the aforementioned recommendations, and referral of the zoning changes to Public Hearing.

* * * * *

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

**DRAFT By-law to amend the Zoning and Development By-law No. 3575
Regarding new RM-8A and RM-8AN Districts**

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
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-() and Z-(), attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
3. In section 3.2.7, Council strikes out “RM-8 and RM-8N” and substitutes “RM-8, RM-8A, RM-8N and RM-8AN,”.
4. In section 5.14, in the paragraph in Column B which is opposite paragraph 2, Council strikes out “RM-8 and RM-8N” and substitutes “RM-8, RM-8A, RM-8N and RM-8AN”.
5. In section 9.1, under the heading Multiple Dwelling, Council strikes out “RM-8 and RM-8N” and substitutes “RM-8, RM-8A, RM-8N and RM-8AN”.
6. In Schedule F “Affordable Housing and Amenity Share Cost Schedule”, Council:

- (a) strikes out the rows for RM-8 and RM-8/N (Marpole) and RM-9 and RM-9N (Marpole) and substitutes the following:

“

RM-8 and RM-8N (Marpole)	\$215.28 per m ²	\$215.28 per m ²
RM-9 and RM-9N (Marpole)	\$716.34 per m ²	\$716.34 per m ²

”; and

- (b) adds two new rows after RM-8 and RM-8N and before RM-9 and RM-9N (Marpole) as follows:

“

RM-8A and RM-8AN (Cambie Corridor)	\$592.01 per m ²	\$592.01 per m ²
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RM-8A and RM-8AN (Grandview-Woodland)	\$36.13 per m ²	\$36.13 per m ²
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7. In the RM-8 and RM-8N Districts Schedule, Council:

(a) strikes out the title “RM-8 and RM-8N Districts Schedule” and substitutes “RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule”;

(b) strikes out the text under section 1 “Intent” and substitutes:

“The intent of this schedule is to encourage development of ground-oriented stacked townhouses or rowhouses, including courtyard stacked townhouses and rowhouses, while continuing to permit lower intensity development. In the RM-8A and RM-8AN, a certain percentage of smaller units is required to increase the supply of smaller townhouses. Siting and massing of new development are intended to be compatible with, but not the same as, pre-existing single-family development. Secondary suites and lock-off units are permitted to provide flexible housing choices. Retention of character buildings and high quality design and liveability standards are encouraged for new development. The RM-8N and RM-8AN Districts differ from the RM-8 and RM-8A Districts, because they require noise mitigation for dwelling units close to arterial streets.

Individual one-family dwellings and one-family dwellings with a secondary suite (with or without a laneway house) are permitted uses; however, if developed as the only principal building on a site, these uses are regulated by the RS-1 District Schedule. In all other cases, this schedule will apply.”;

(c) in section 3.2.C [Cultural and Recreational] adds a new bullet point to the end of the section as follows:

- Plaza.”;

(d) in the third bullet point under section 3.2.DW [Dwelling], for Infill One-Family Dwelling:

- (i) strikes out “, if the maximum number of dwelling units on the site is three, and”, and substitutes “and Infill Two-Family Dwelling if”, and
- (ii) in (b)(iii), strikes out “52 m” and substitutes “45.7 m”;

(e) in the fifth bullet point under section 3.2.DW [Dwelling], for Multiple Conversion Dwelling, strikes out “May 27, 2014” and substitutes “[date of enactment]”;

(f) adds a new section 3.3 as follows:

“3.3 Conditions of Use

3.3.1 In the RM-8A and RM-8AN districts, in multiple dwellings consisting of four or more dwelling units, a minimum of 25% of the total dwelling units must be three-bedroom units.

3.3.2 Notwithstanding section 3.3.1, the Director of Planning may reduce the minimum percentage of three-bedroom units, provided the Director of Planning first considers the intent of this schedule and all applicable policies and guidelines adopted by Council.”;

(g) in subsection 4.1.1(d), adds “, infill two-family dwelling,” after “infill one-family dwelling”;

(h) strikes out section 4.1.2 and substitutes the following:

“4.1.2 The minimum site area for:

- (a) a multiple dwelling containing 4 or more dwelling units, not including lock-off units;
- (b) a multiple dwelling containing no more than 3 dwelling units, not including lock-off units, in combination with another principal building;
- (c) a building containing freehold rowhouses; or
- (d) seniors supportive or assisted housing,

is 445 m².”;

(i) in section 4.3.3, adds “in the RM-8 and RM-8N districts” after “Notwithstanding section 4.3.1 of this schedule,”;

(j) strikes section 4.3.4 and substitutes the following:

“4.3.4 Notwithstanding section 4.3.1 of this schedule, in the RM-8A and RM-8AN districts, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit a height increase in a multiple dwelling containing 4 or more dwelling units, not including lock-off units, to 11.5 m and 3 storeys.

4.3.5 Notwithstanding sections 4.3.1, 4.3.2 and 4.3.3 of this schedule, in the RM-8 and RM-8N districts, the maximum building height for a multiple dwelling adjacent to the lane at the rear of a site is 7.7 m and 2 storeys, except that the Director of Planning may increase the maximum height if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.3.6 Notwithstanding sections 4.3.1, 4.3.2 and 4.3.4 of this schedule, in the RM-8A and RM-8AN districts, the maximum building height for a multiple dwelling adjacent to the lane at the rear of a site is 7.7 m and 2 storeys, except that the Director of Planning may increase the maximum height to 10.1 m and a partial 3rd storey, if:

- (a) the 3rd storey, meaning the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below;
- (b) a minimum rear yard setback of 3.0 m is provided; and
- (c) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.3.7 Notwithstanding sections 4.3.1 and 4.3.2 of this schedule, the maximum building height for a one-family dwelling, two-family dwelling, infill one-family dwelling, or infill two-family dwelling adjacent to the lane at the rear of a site is the lesser of 7.7 m or 1½ storeys, except that the Director of Planning may increase the maximum height if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.”;

- (k) in section 4.4.1, strikes “6.1 m” and substitutes “4.9 m”;
- (l) strikes 4.4.2, and re-numbers the remaining sections in section 4.4 accordingly;
- (m) in re-numbered 4.4.2:
 - (i) strikes “and 4.4.2”, and
 - (ii) strikes “for freehold rowhouses on sites less than 27.4 in depth and”;
- (n) strikes sections 4.6.1, 4.6.2 and 4.6.3, and substitutes the following:

“4.6.1 For all dwelling uses in the RM-8 and RM-8N districts, a rear yard with a minimum depth of 1.0 m must be provided.

4.6.2 In the RM-8A and RM-8AN districts:

- (a) for a one-family dwelling, two-family dwelling, infill one-family dwelling, or infill two-family dwelling located at the rear of the site, a rear yard with a minimum depth of 1.0 m must be provided; and
- (b) for all other dwelling uses, a rear yard with a minimum depth of 1.8 m must be provided.

4.6.3 Where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard must be measured from the ultimate rear property line.

4.6.4 Notwithstanding the provisions of section 10.7.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a minimum rear yard to a maximum of 1.0 m measured horizontally.”;

- (o) strikes out section 4.7.1 and substitutes the following:

“4.7.1 Except as provided in sections 4.7.2 and 4.7.3 of this schedule, the floor space ratio must not exceed 0.75 for all uses, except that the floor space ratio must not exceed 0.90 for sites where a building existing prior to January 1, 1940 is retained, except that no more than 0.25 floor space ratio may be allocated to an infill one-family dwelling or infill two-family dwelling in the rear yard of the site.”;

(p) in subsection 4.7.3(a), adds “in the RM-8 and RM-8N districts,” to the beginning of the subsection;

(q) strikes out subsections 4.7.3(b) and (c) and substitutes the following:

“(b) in the RM-8A and RM-8AN districts, for multiple dwelling, freehold rowhouse or seniors supportive or assisted housing on sites that are 445 m² and larger, with a minimum frontage of 12.8 m, the permitted floor area may be increased by one m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 1.20, provided that a minimum of 45% of dwelling units have floor areas between 83 m² and 112 m²;

(c) for multiple dwelling or seniors supportive or assisted housing on sites that are less than 445 m² in size or with a frontage less than 12.8 m, the permitted floor area may be increased by one m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 0.90; and

(d) for all other dwelling uses, except two-family dwelling and two-family dwelling with secondary suite, the permitted floor area may be increased by one m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum of 0.85, except that no more than 0.25 floor space ratio may be allocated to an infill one-family dwelling or infill two-family dwelling, or to another second principal building at the rear of the site.”;

(r) in section 4.7.4, strikes out “, for the RM-8 and RM-8N Zoning Districts” and substitutes “for the RM-8, RM-8A, RM-8N and RM-8AN Zoning Districts”;

(s) in section 4.7.5, strikes out “, for the RM-8 and RM-8N Zoning Districts” and substitutes “for the RM-8, RM-8A, RM-8N and RM-8AN Zoning Districts”;

(t) in section 4.7.7:

(i) adds a new subsection (e) as follows:

“(e) Plaza;”;

(ii) rennumbers the remaining sections in section 4.7.7. accordingly;

(u) in section 4.7.8:

- (i) in subsection (c)(ii), strikes out “and”,
- (ii) in subsection (d), strikes out “0.01.” and substitutes “0.01; and”, and
- (iii) adds a new subsection (e) as follows:

“(e) in the RM-8A and RM-8AN districts, accessory buildings ancillary to multiple dwellings and freehold rowhouses, except accessory buildings solely designed and constructed for the purpose of bicycle storage, or otherwise excluded in accordance with section 4.7.9(c) of this schedule.”;

- (v) in section 4.11, adds a new section 4.11.2 as follows:

“4.11.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.”;

- (w) in section 4.14, adds new sections 4.14.2 and 4.14.3 as follows:

“4.14.2 For development sites that front West King Edward Avenue, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site, measured at right angles, of:

- 1. for sites on the north side of West King Edward Avenue:
 - a. from Manitoba Street to Ontario Street 15.5 m,
 - b. from Columbia Street to Manitoba Street 15.6 m,
 - c. from Willow Street to Heather Street 16.9 m, and
 - d. from Laurel Street to Willow Street 19.2 m; and
- 2. for sites on the south side of West King Edward Avenue:
 - a. from Columbia Street to Ontario Street 15.2 m.

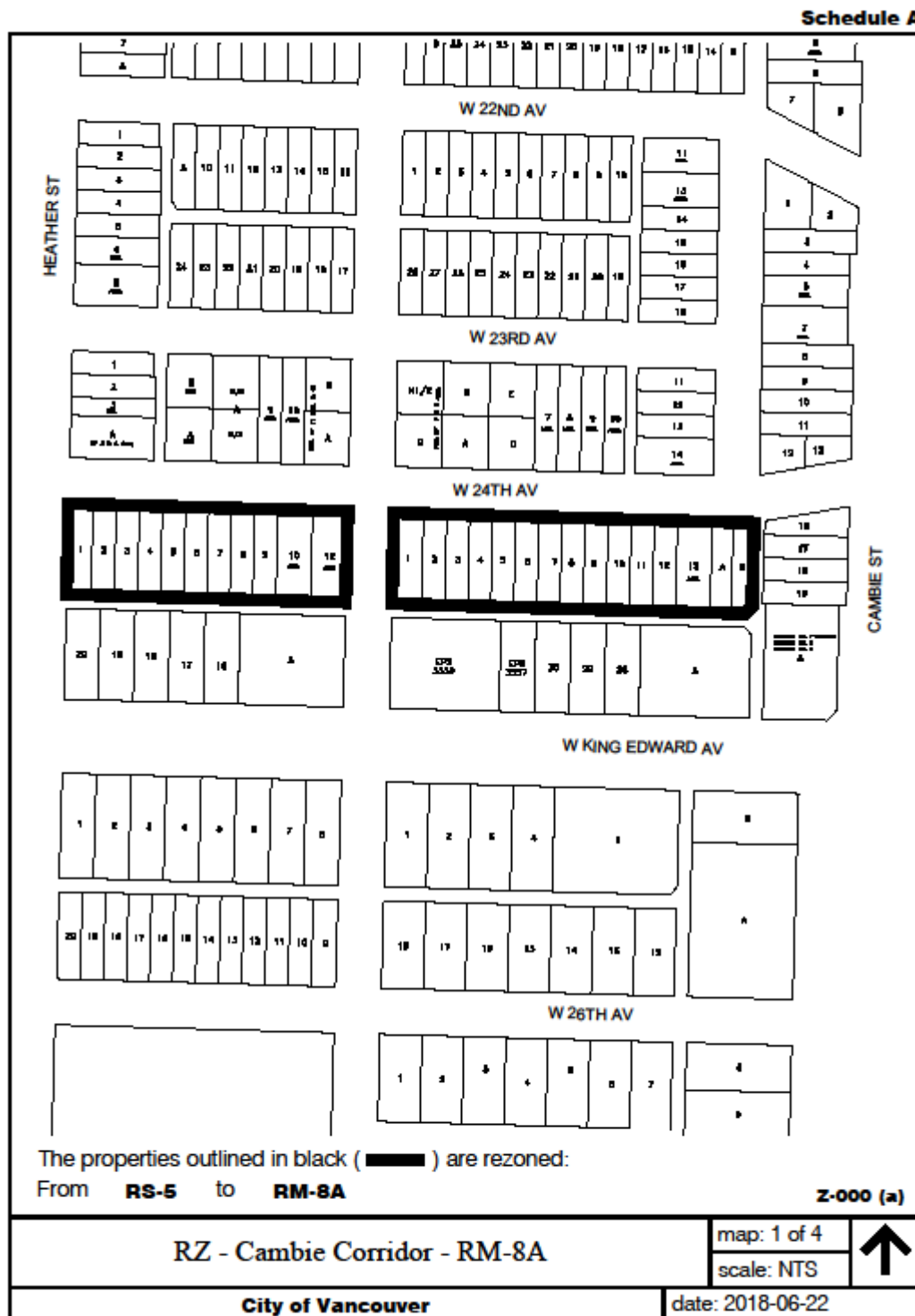
4.14.3 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.”;

- (x) in section 4.15.1, strikes out “persons trained in acoustics and current techniques of noise measurements” and substitutes “a licensed professional acoustical engineer”;
- (y) in subsection 4.18.1(b), strikes out “132” and substitutes “145”;
- (z) in section 4.19.1:

- (i) in subsection (a)(iii), strikes out “52 m” and substitutes “45.7 m”,
 - (ii) in subsection (b), strikes out “one dwelling unit” and substitutes “two dwelling units”, and
 - (iii) in subsection (c), strikes out “3” and substitutes “4”;
- (aa) in section 4.19.2:
 - (i) strikes out the words “more than one multiple dwelling or freehold rowhouse building” and substitutes “a second principal building in conjunction with a multiple dwelling or freehold rowhouse building”, and
 - (ii) in subsection (a), strikes out “703 m²” and substitutes “445 m²”;
- (bb) in section 5.1:
 - (i) strikes out “May 27, 2014” and substitutes “[date of enactment]”, and
 - (ii) in subsection (c), adds the words “or infill two-family dwelling” after “infill one-family dwelling”; and
- (cc) adds new sections 5.2 and 5.3 as follows:

“5.2 The Director of Planning may relax the regulation in subsection 4.7.3(b) of this schedule regarding the minimum percentage of dwelling units with floor areas between 83 m² and 112 m², if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

5.3 The Director of Planning may relax the regulations in sections 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.8, 4.10, 4.15, 4.16, 4.17, 4.18, and 4.19 of this schedule when a house listed on the Vancouver Heritage Register is retained, if consideration is first given to the intent of this schedule and all applicable Council policies and guidelines.”



Schedule A

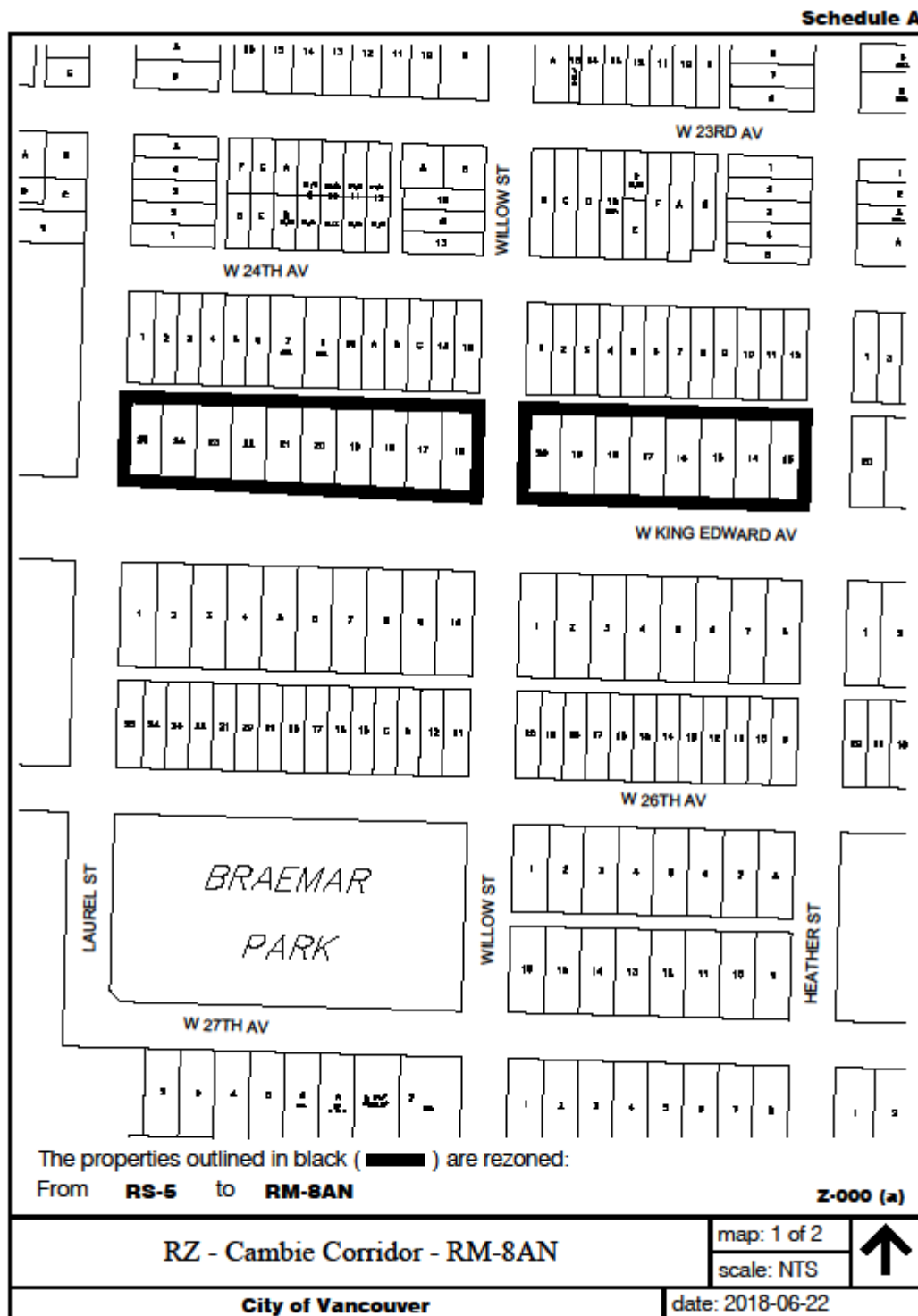


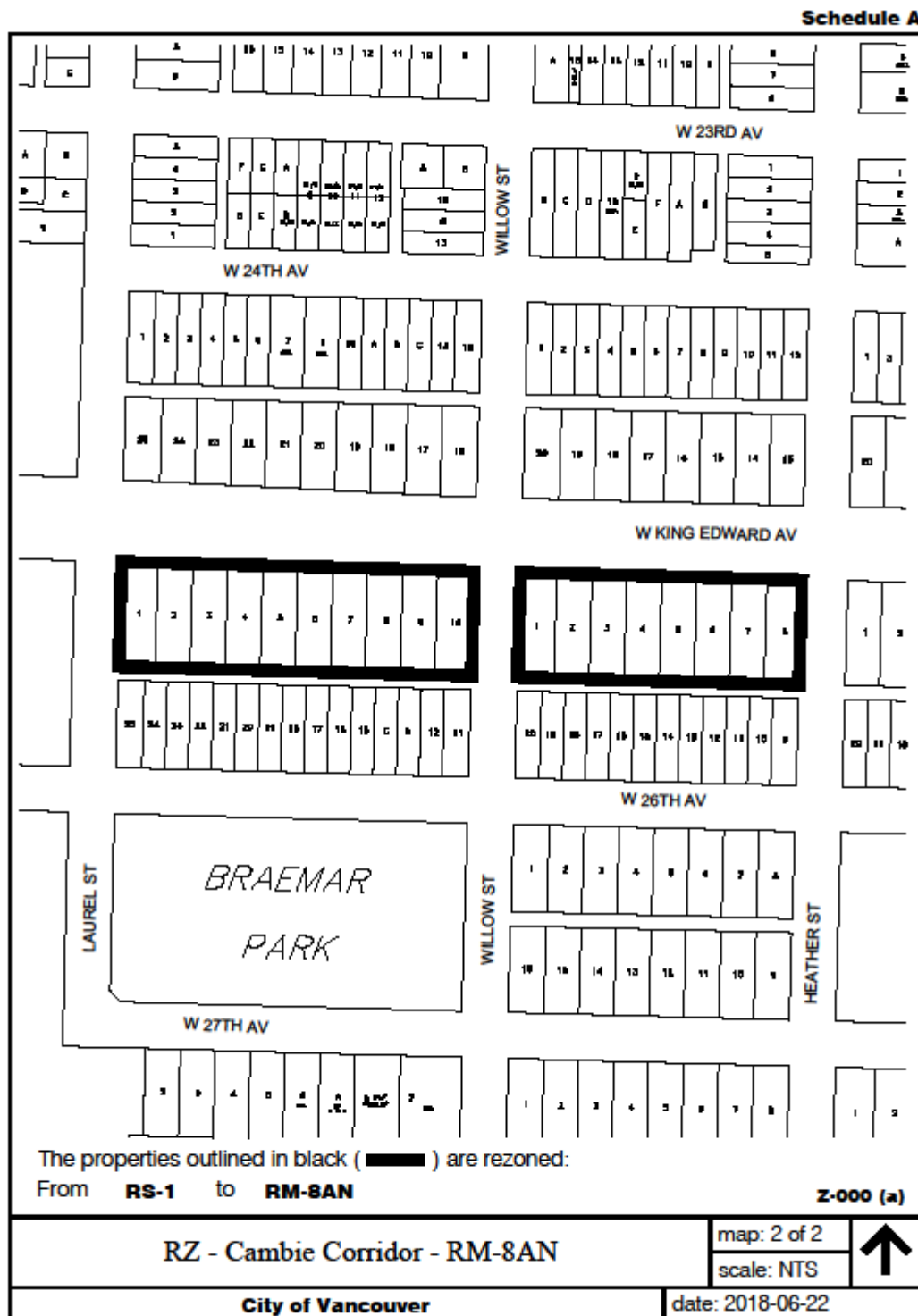
Schedule A



Schedule A







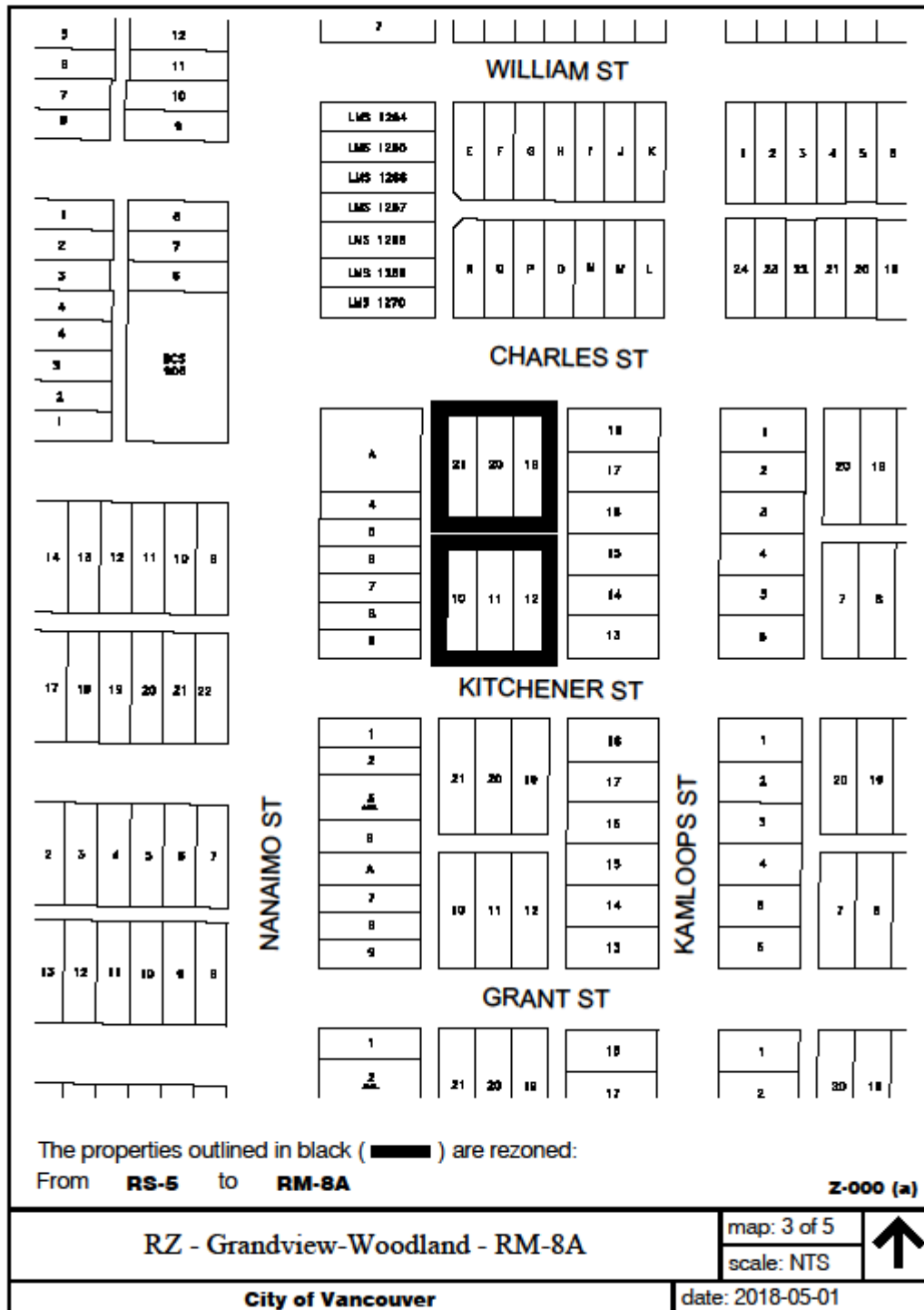
Schedule A



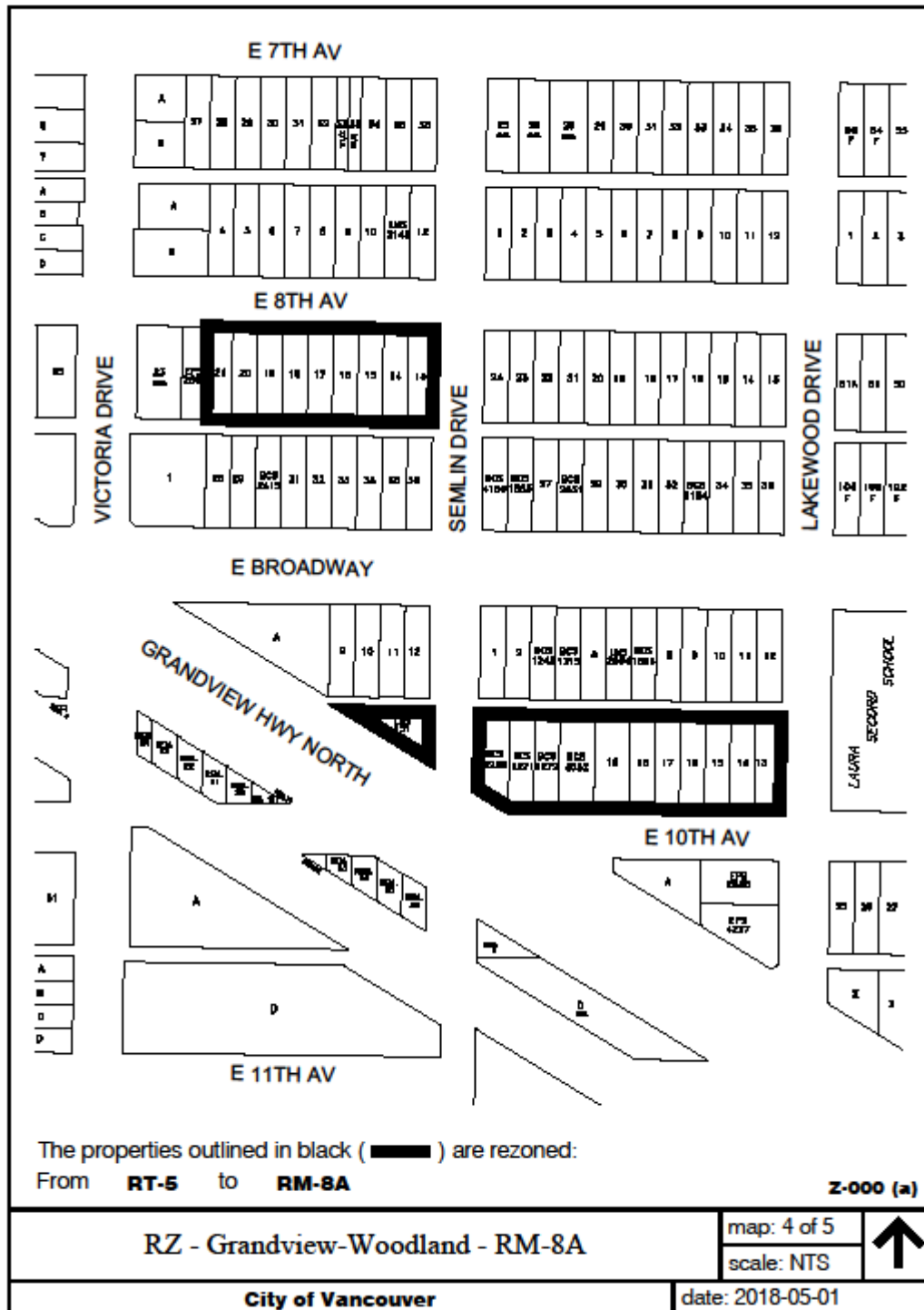
Schedule A



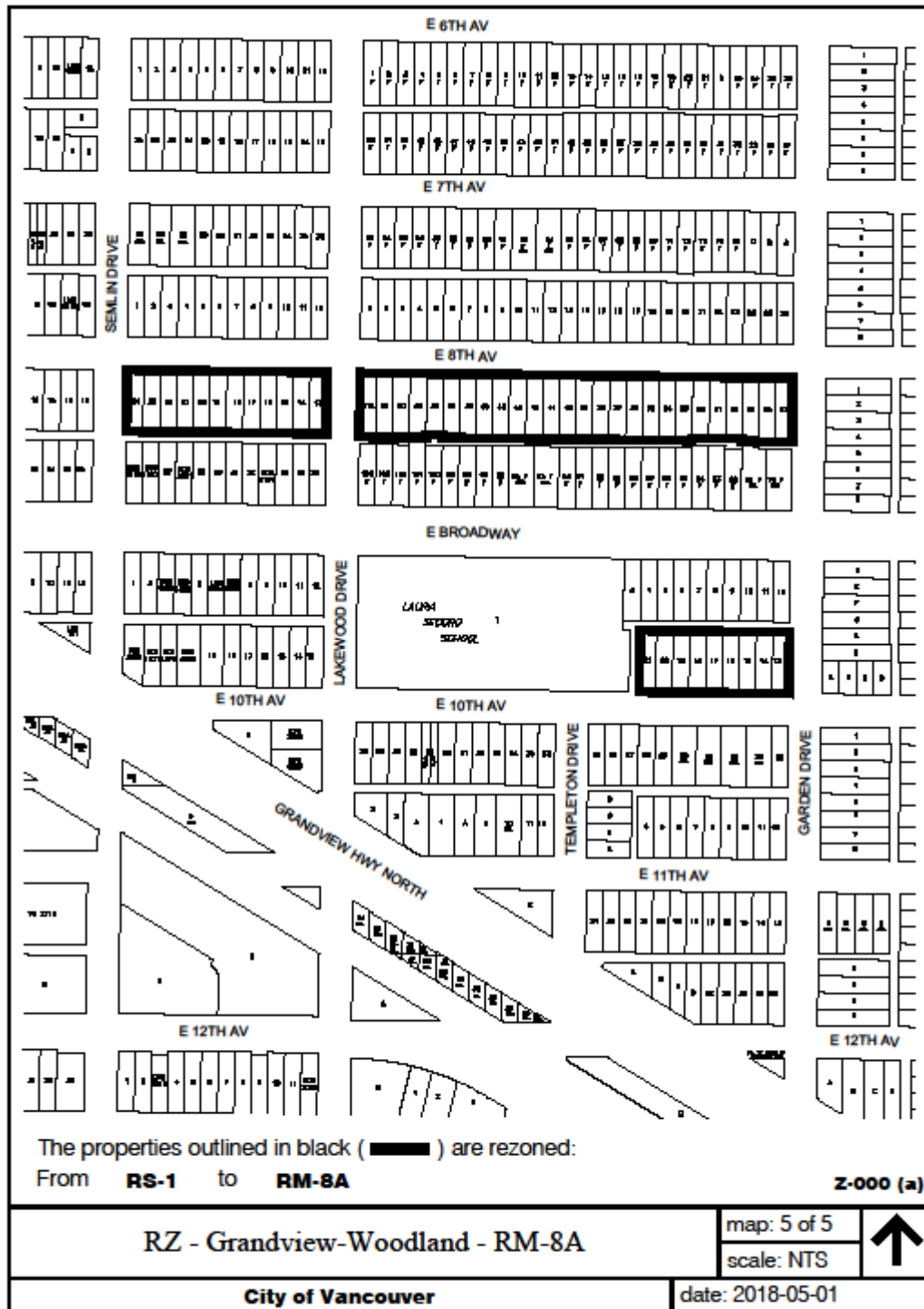
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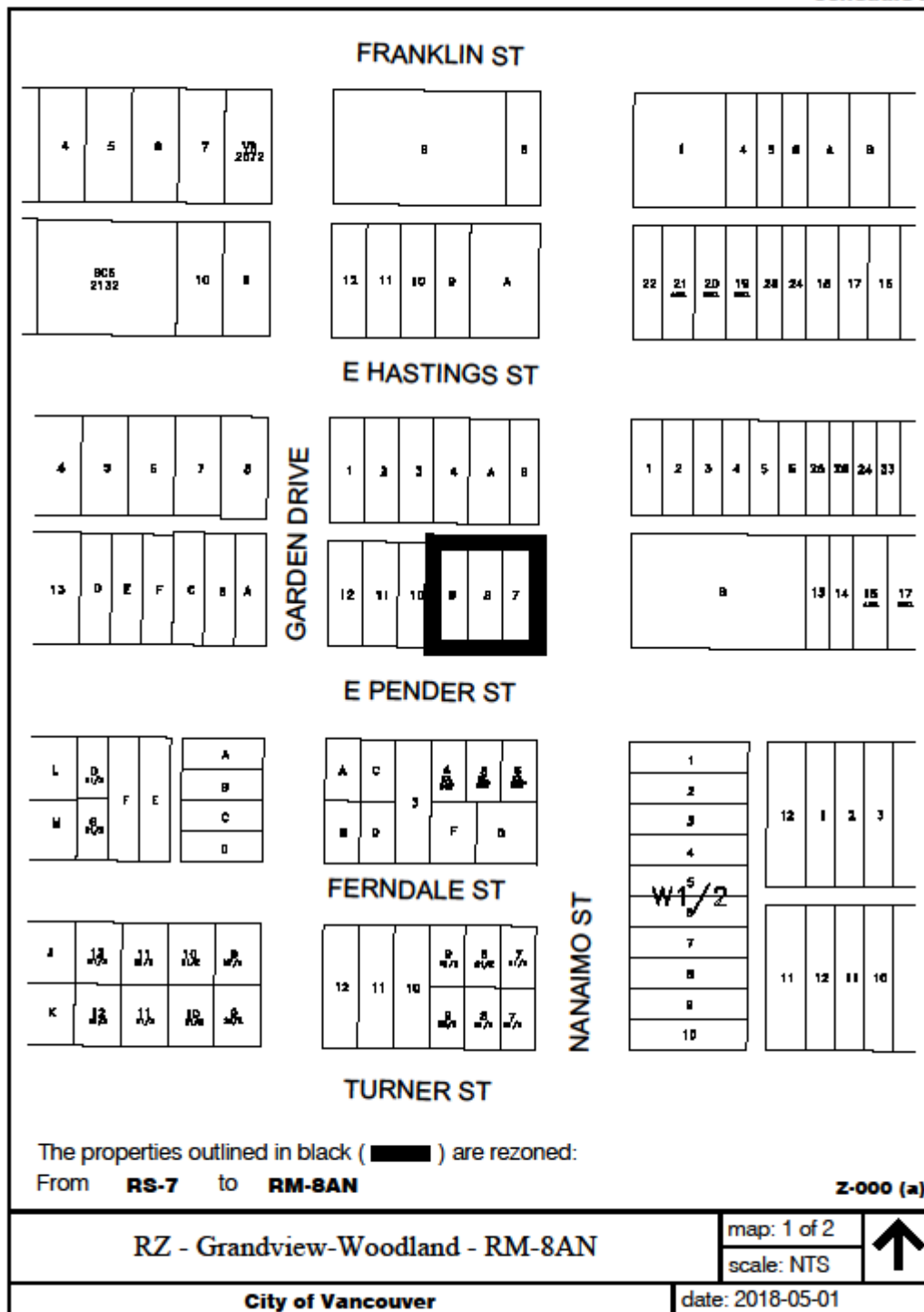
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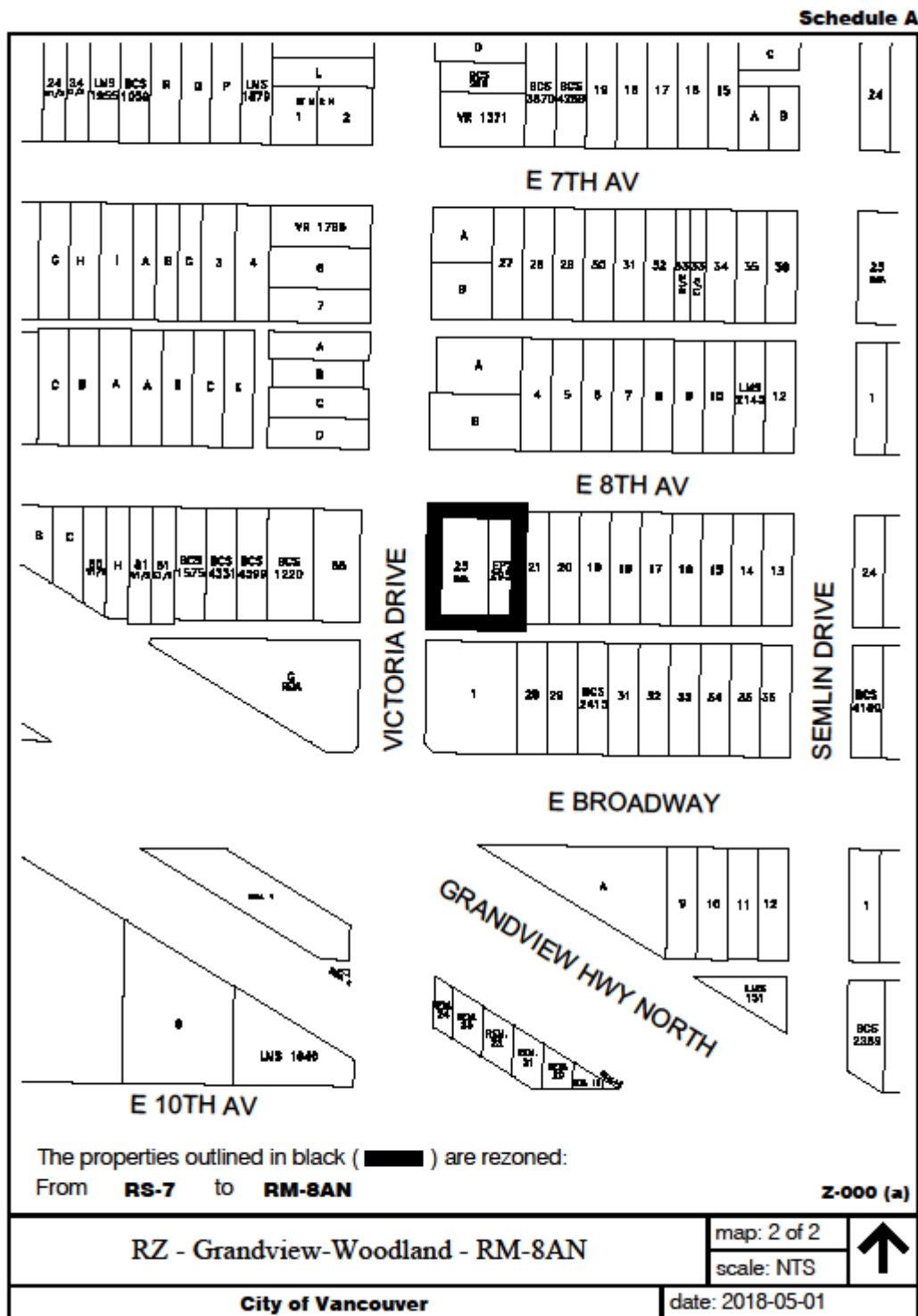


Schedule A



Schedule A





Draft for Public Hearing

DRAFT By-law to amend
Zoning and Development By-law No. 3575
regarding drainage issues

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

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.

2. In section 2, Council inserts the following definitions in correct alphabetical order:

““Groundwater” means water occurring below the surface of the ground within voids in a rock or soil matrix.

“Groundwater Management Plan” means a written plan that sets out a comprehensive approach to the planning, design, implementation and operation of on-site groundwater management techniques to meet the requirements imposed on the development.

“Groundwater Management System” means a system or technique for preventing the discharge of groundwater from a site into the City collection system.

“Hydrogeological Study” means a written review, certified by a Professional Engineer or Geoscientist, of the occurrence, distribution and effect of groundwater on a proposed development site and may include a Groundwater Management Plan.

“Impact Assessment” means a written report that sets out any potential or realized environmental impacts which may or will result from infiltration or extraction of groundwater on the development site.

“Rainwater” means rainfall and other natural precipitation.

“Rainwater drainage” means runoff resulting from rainwater or from melting snow or ice.

“Rainwater Management System” means a system for collecting, retaining, detaining, treating or conveying rainwater and rainwater drainage, including catch basins, sewers and pumps and the storm drainage facilities, structures or devices used for storage, management and treatment to buffer the effects of runoff or improve the quality of the rainwater and rainwater drainage, including natural ecosystem based facilities, structures, and devices.

“Rainwater Management Plan” means a hydrological and hydraulic study, certified by a Professional Engineer, that sets out a comprehensive approach to the planning, design, implementation and operation of a rainwater management system in a manner that

balances and optimizes environmental impacts and drainage efficiency and sets out the size, location and configuration of the rainwater management system on the site as well as associated methodology, calculations, and plan drawings that demonstrate how the requirements imposed on the development will be met.

“Water table” means the level below which the ground is saturated with water at a pressure of 1 atmosphere or greater.”

3. Council inserts new sections 3.3.2A, 3.3.2B and 3.3.2C as follows:

“3.3.2A In making a determination regarding the adequacy of drainage under section 3.3.2(d) of this By-law, the Director of Planning or the Development Permit Board may require any development permit applicant to submit a Hydrogeological Study and an impact assessment, and may consider drainage to be inadequate if the proposed development will result in:

- (a) any groundwater discharge from the site into the City collection system;
- (b) rainwater or stormwater discharge from the site into the City collection system that would increase the downstream flow; or
- (c) water infiltration that could reasonably be expected to compromise the underlying aquifer or geology.

3.3.2B In order to address the inadequacy of drainage the Director of Planning or Development Permit Board may impose conditions on development requiring the applicant to develop the proposed site in accordance with a:

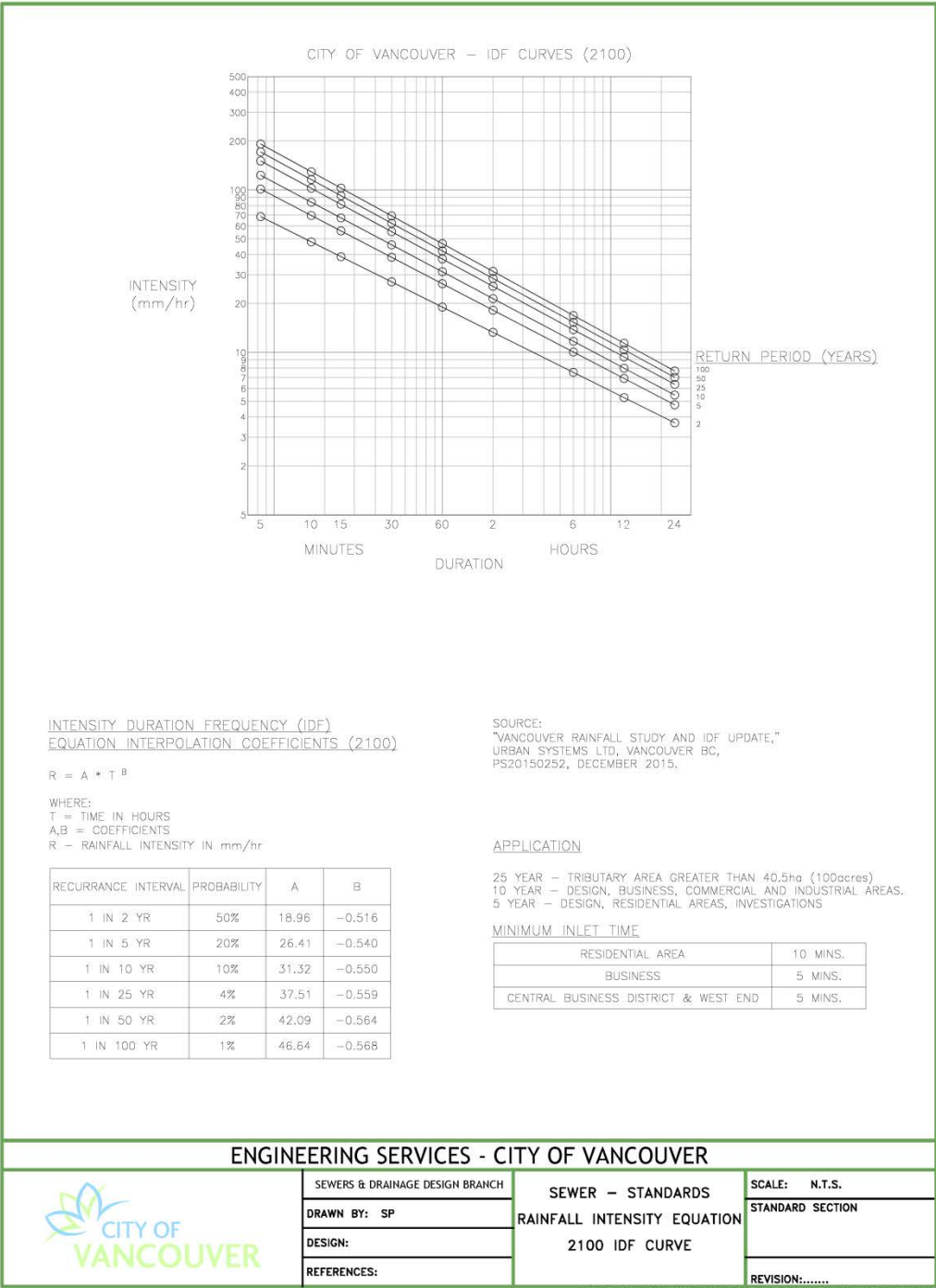
- (a) rainwater management plan designed to achieve prescribed performance targets; and
- (b) groundwater management plan designed to prevent groundwater discharge into the City collection system and limit or reduce environmental impacts, including stricter targets if the development is below the water table.

3.3.2C In order to ensure compliance with a rainwater management plan or a groundwater management plan or both, the Director of Planning or Development Permit Board may refuse to issue the development permit unless the property owner has first entered into a rainwater and groundwater management agreement, to the satisfaction of the Director of Legal Services and the City Engineer, to:

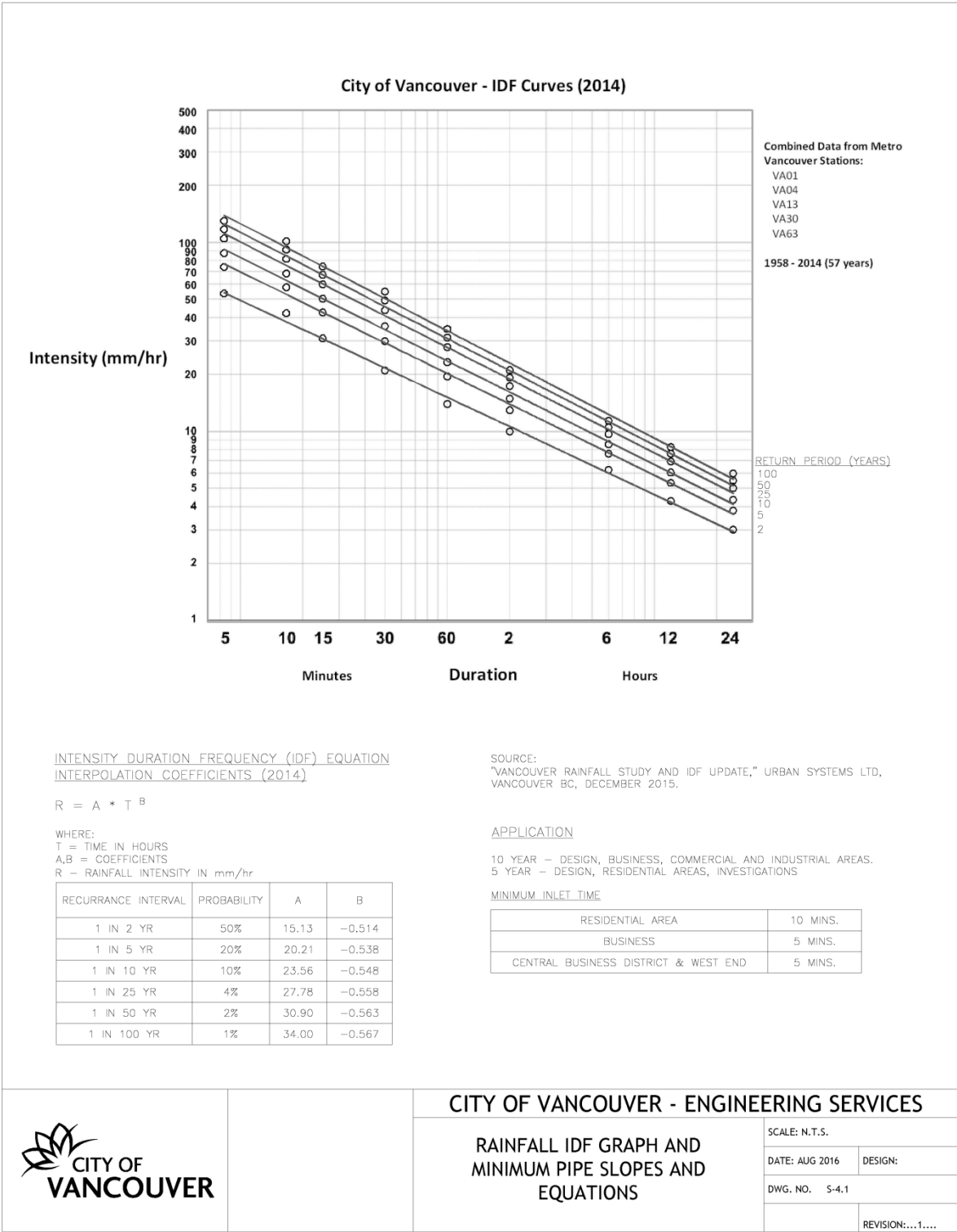
- (a) construct a rainwater management system or groundwater management system, or both, on the site that is designed and certified by a Professional Engineer to:
 - i. prevent groundwater discharge from entering the City’s collection system;

- ii. retain the first 24mm of rainwater in a 24 hour period from all areas, including rooftops, paved areas, and landscape;
 - iii. treat the first 24 mm of rainwater in a 24 hour period from all pervious and impervious surfaces to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site;
 - iv. treat an additional 24mm of rainwater in a 24 hour period to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site of all rainwater flowing from roads, driveways and parking lots; and
 - v. limit the peak flow rate discharged to the sewer under post-development conditions to a flow not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curves (IDF curves) set out in Schedule I of this By-law, using the City of Vancouver's 2014 IDF curve for pre-development design flow calculations, and the City's 2100 IDF curve for post-development design flow calculations.
- (b) maintain the rainwater management system or groundwater management system or both at the expense of the owner;
 - (c) grant a statutory right of way and equitable charge to the City; and
 - (d) release and indemnify the City from all liability related to the installation, operation and maintenance of the rainwater management system or groundwater management system or both."
4. Council inserts a new Schedule "I" to the By-law, by adopting the Schedule "I" attached to this By-law as Schedule "I".
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 the date of its enactment.

Schedule I



Schedule I



CITY OF VANCOUVER - ENGINEERING SERVICES

RAINFALL IDF GRAPH AND
MINIMUM PIPE SLOPES AND
EQUATIONS

SCALE: N.T.S.

DATE: AUG 2016 DESIGN:

DWG. NO. S-4.1

REVISION: ...1....

PLOTTED: Tuesday, September 06, 2016 7:40:42 AM THIS PRINT SUPERSEDES ALL PRINTS OF THIS DRAWING BEARING PREVIOUS REVISION NUMBERS
Y:\SEWER_DESIGN\PROCEDURES & FORMS\SEWER DESIGN MANUAL\STANDARD DRAWINGS - DESIGN MANUAL\S-3.1 & S-4.1\S-3.1 & S-4.1 REV 2.DWG

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to final preparation for approval.

Draft By-law to amend Parking By-law No. 6059
Regarding parking requirements for new RM-8A and RM-8-8AN Districts

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

1. This By-law amends the indicated provisions of the Parking By-law.
2. In Section 4.2 – Table of Number of Required and Permitted Accessory Parking Spaces in R except for Downtown, C except for Downtown and Central Broadway, M, I except for Mount Pleasant industrial area, DEOD, and First Shaughnessy Districts, and Broadway Station Precinct shown outlined in heavy black on Map 4.5., Council amends section 4.2.1.4, under COLUMN 1 – BUILDING CLASSIFICATION by:
 - (a) adding “Multiple Dwelling in RM-8A and RM-8AN (not including Rowhouse)” in Column 1 below “Multiple Dwelling in RM-7, RM-7N and RM-7AN (not including Rowhouse)”;
 - (b) adding “A minimum of 0.8 spaces for every dwelling unit.” in Column 2 across from “Multiple Dwelling in RM-8A and RM-8AN (not including Rowhouse)” in Column 1;
 - (c) striking out the words “Rowhouse in RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9N and RM-9BN” and substituting “Rowhouse in RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-8A, RM-8AN, RM-9, RM-9N and RM-9BN”; and
 - (d) striking out the words “Principal Dwelling Unit with a Lock-off Unit in RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN” and substituting “Principal Dwelling Unit with a Lock-off Unit in RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-8A, RM-8AN, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN”.
3. In Section 6.2 – Table of Number of Required Off-Street Bicycle Spaces, Council amends section 6.2.1.3, under COLUMN 1 – BUILDING CLASSIFICATION by striking out the words “Rowhouse in RM-7, RM-7N and RM-7AN, Multiple Dwelling and Rowhouse in RM-8 and RM-8N, Multiple Dwelling and Rowhouse in RM-9, RM-9N and RM-9BN.” and substituting “Rowhouse in RM-7, RM-7N and RM-7AN, Multiple Dwelling and Rowhouse in RM-8, RM-8N, RM-8A and RM-8AN, Multiple Dwelling and Rowhouse in RM-9, RM-9N and RM-9BN.”.
4. 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.
5. This By-law is to come into force and take effect on the date of its enactment.

**DRAFT By-law to amend Subdivision By-law No. 5208
regarding new RM-8A and RM-8AN Districts**

1. This By-law amends the indicated provisions of Subdivision By-law No. 5208.
2. 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.
3. Council amends the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law to delete the RS-1 areas being rezoned to RM-8A and RM-8AN by deleting the properties shown in black outline on Schedule A to this By-law, in accordance with the explanatory legends, notations, and references incorporated therein.
4. Council amends Table 1 of Schedule A of the Subdivision By-law by inserting, in the appropriate alphabetical and numerical order, standards for RM-8A and RM-8AN, as follows:

	District	Minimum Parcel Width	Minimum Parcel Area
RM-8A	Multiple Dwelling	40 ft. [12.192 m]	4,800 sq. ft. [445.935 m ²]
RM-8AN	Multiple Dwelling	40 ft. [12.192 m]	4,800 sq. ft. [445.935 m ²]

5. Council amends Table 2 of Schedule A of the Subdivision By-law by inserting, in the appropriate alphabetical and numerical order, standards for RM-8A and RM-8AN, as follows:

	District	Minimum Parcel Width	Minimum Parcel Area
RM-8A	Multiple Dwelling	30 ft. [9.144 m]	3,000 sq. ft. [278.709 m ²]
RM-8AN	Multiple Dwelling	30 ft. [9.144 m]	3,000 sq. ft. [278.709 m ²]

6. 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
7. This By-law is to come into force and take effect on the date of its enactment.

DRAFT By-law to amend Sign By-law No. 11879

1. This by-law amends the indicated provisions of the Sign By-law.
2. In Table 1 of Section 7.1, Council amends the text in Column 2 opposite Column 1 “Residential Sign District (Part 8)” by inserting in between “RM-8N” and “RM-9”, the words “RM-8A, RM-8AN”.

RM-8A and RM-8AN GUIDELINES

Adopted by City Council on xx

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Note: These guidelines are organized under standard 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 RM-8A and RM-8AN Districts Schedule of the **Zoning and Development By-law**.

1.1 Intent

The intent of these guidelines is to:

- (a) Encourage the development of ground-oriented, medium-density multiple dwellings in the form of stacked townhouses and rowhouses. Units can be arranged in a courtyard form, or as single or back-to-back rows. A certain percentage of medium-sized units between 900 and 1,200 sf. is required to ensure a greater variety of units sizes, and thereby a greater variety of price points. The majority of units will be suitably sized for families (i.e. two- and three-bedroom units).
- (b) Ensure a high standard of livability for all new dwelling units, including lock-off units. Emphasis is placed on ground-oriented access, natural light and cross-ventilation, as well as usable private outdoor space for each unit;
- (c) Ensure a high level of activation and residential street life;
- (d) Ensure neighbourliness while recognizing that the new development's siting is not intended to be the same as development under RS zoning;
- (e) Ensure durable and sustainable design, while allowing architectural diversity rather than prescribing any particular architectural character; and
- (f) Support the retention and renovation of pre-1940s houses that retain original character elements by permitting infill one-family or infill two-family dwellings on these sites.

1.2 Application

These guidelines apply to most new conditional residential development, as well as significant renovations or additions:

- (a) Multiple Dwelling such as stacked townhouses and strata rowhouses (referred to as "rowhouses" in these guidelines);
- (b) Freehold rowhouses (also referred to as "rowhouses" in these guidelines);
- (c) Multiple Conversion Dwelling, other than those permitted outright in the RM-8A and RM-8AN Districts Schedule;
- (d) Infill in conjunction with the retention of a pre-1940s house; and
- (e) Two principal buildings (one duplex and one one-family dwelling or two one-family dwellings, or, on sites of sufficient width to accommodate the required parking, two two-family dwellings) on a lot that backs or flanks onto a school or park, on a corner lot or on a lot that is more than 45.7 m (150 ft.) deep.

These guidelines do not apply to the development of one single principal building on a lot, i.e. a two-family dwelling, a two-family dwelling with secondary suite, a one-family dwellings or one-family dwelling with secondary suite (and/or laneway house). One-family dwellings and one-family dwellings with secondary suite as the only principal building on a site refer to RS-1. Additional regulations apply for laneway housing, such as Section 11.24 of the **Zoning and Development By-law**.

In situations where an applicant proposes an addition of less than 9.3 m² (100 sq. ft.) that is not visible from the street, the application will only be evaluated against Sections 2 and 4 of these guidelines.

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

The existing neighbourhoods consist of single family homes and show many characteristics of typical single-family neighbourhoods, such as a regular spacing of houses, individual front yards, etc. While new development will be different in size and massing, it should be compatible with the existing pattern with respect to:

- (a) Providing a clear visible identity of dwelling units from the street through elements that can be found in single family dwellings, such as individual front doors, porches, steps and front yards;
- (b) Providing opportunities for social interaction between the public realm on the sidewalk and the private home; and
- (c) Locating garages or vehicular access at the rear of the site.

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

The RM-8A and RM-8AN zone provides an array of options for individual lots and consolidated sites, as shown in Table 1. Lock-off units are permitted, as per section 3.1.

Table 1: Typical 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-8A/ RM-8AN Guidelines do not apply
	<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
	<ul style="list-style-type: none"> Conversion of existing house (Multiple Conversion Dwelling - MCD) 	Existing FSR; 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
	<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 45.7 m (150 ft.) 	0.85 FSR, of which 0.25 FSR can be allocated to the infill or the principal building at the rear of the site	<ul style="list-style-type: none"> RM-8A/ RM-8AN Guidelines apply Maximum number of dwelling units is 4
	<ul style="list-style-type: none"> Infill with retention of pre-1940s building** 	0.90 FSR, of which 0.25 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.
(B) 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 with three units (triplex) Lock-off units permitted (maximum one) 	0.90 FSR	Maximum number of dwelling units is 3, not including lock-off unit
(C) Site area minimum 4,790 sq. ft. (445 m ²) and lot width 42 ft. (12.8 m) or more	<ul style="list-style-type: none"> Multiple dwelling in the form of stacked townhouses or rowhouses Unit size requirement applies Lock-off units permitted (maximum one for three stacked townhouse units or one for each rowhouse unit) 	1.2 FSR	<ul style="list-style-type: none"> Max Dwelling Unit Density 145/ha

* Other development scenarios may be possible.

** Pre-1940 Building Retention:

Buildings constructed before January 1, 1940, and which maintain significant elements of their original character, may be eligible for incentives such as an infill building and/or an FSR increase to 0.9.

- (a) Retention of a character building is at the applicant's discretion;
- (b) Pre-1940 buildings which have not retained significant elements of their original character may, if character elements are fully restored as part of the development proposal, allow the proposed development to be considered for the incentives and relaxations available to developments with pre-1940 buildings.

2.2.2 Building Typologies

The RM-8A and RM-8AN Districts Schedule is intended to accommodate multiple dwellings with a variety of units sizes. Units have individual entrances with direct access to private open space. This is generally accomplished with two types of multiple dwelling: the stacked townhouse and the rowhouse.

Stacked Townhouses are units that are stacked on top of each other. This can include three units located on top of each other, or two-level units stacked on top of one-level units. Other layouts may be possible.

Rowhouses are units that are arranged side-by-side, sharing a wall, occupying all levels, from the ground floor to the top floor. Each rowhouse has access to the front and rear yard or courtyard.

Unit Arrangements:

Stacked townhouse and rowhouse units can be arranged in various layouts, and both unit forms can be combined in the same development. Layouts include:

- Back-to-back arrangement of stacked townhouses or rowhouses (see Figure 1)
- Courtyard arrangements on sites of sufficient depth, with one row of units near the street, and one near the lane (see Figure 2).
- Rows perpendicular to the street can only be considered on corner sites, where an "L" shape configuration is possible, or on large assemblies where the perpendicular building is at least 66 ft (i.e. 2 standard lots) away from the neighbouring properties.
- Corner sites should provide a row of units along each street with a "break" at the corner of a minimum of 4.6 m (15 ft.).
- A combination of back-to-back and courtyard arrangements (see Figure 3).
- Other layout arrangements are possible and will be considered, provided they meet the requirements of the RM-8A and RM-8AN District Schedule and Guidelines.
- On single lots, smaller townhouse developments can be accommodated, including triplexes on most standard lots with a minimum lot width of 32 ft. (see Figure 4).

Stacked townhouse Characteristics:

- (i) Stacked townhouses feature private open spaces for all units and entries that are directly accessible and visible from the front yard or courtyard.
- (ii) Access to each unit is achieved through external and internal stairs.
- (iii) Private open space is located at ground level for the lower units, accessible from the street or the courtyard, and on roof tops or decks for the upper units.
- (iii) The minimum width of major living spaces (e.g. living room) of any dwelling unit should not be less than 4.2 m (14 ft.).
- (iv) Stacked townhouse developments may be broken up into more than one building.

Rowhouse Characteristics:

- (i) Rowhouses feature access to private open space and entries that are accessible from the street (for the front row of units) or the courtyard (for the rear row of units).
- (ii) The individual rowhouse unit should be no less than 3.6 m (12 ft.) clear, measured from internal wall finish to internal wall finish. Narrower units can be considered if improved livability is provided (e.g. end units with three exposures).
- (iii) Rowhouses may be broken up into more than one building.
- (iv) Rowhouses can be strata titled or freehold (the term “rowhouse” in these guidelines refers to both types).

Freehold Rowhouses

The main difference between a strata rowhouse and a freehold rowhouse development is the minimum width of the rowhouse. In order to provide services (e.g. water, sewer, gas) to a freehold rowhouse and subdivide the development into fee simple lots, a minimum lot width and frontage of 5.0 m (16.4 ft.) is required.

The developer needs to decide at the initial stage of the application whether a rowhouse development will be freehold or strata. For freehold rowhouse developments, additional zoning regulations in Section 11.25 of the Zoning and Development By-law need to be met.

Figure 1: Illustration of back-to-back arrangement of stacked townhouses or rowhouses

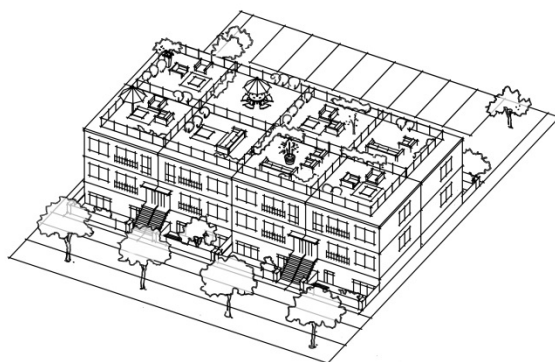


Figure 2: Illustration of courtyard arrangement of stacked townhouses or rowhouses

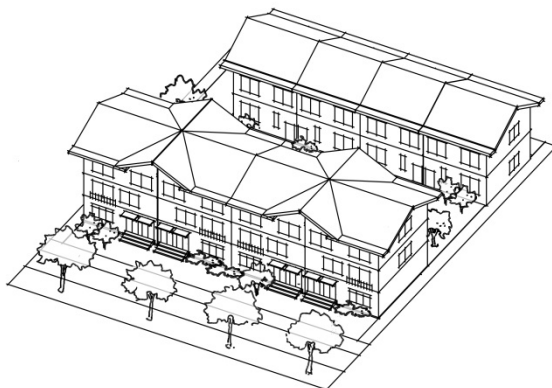


Figure 3: Illustration of combination of back-to-back and courtyard arrangements

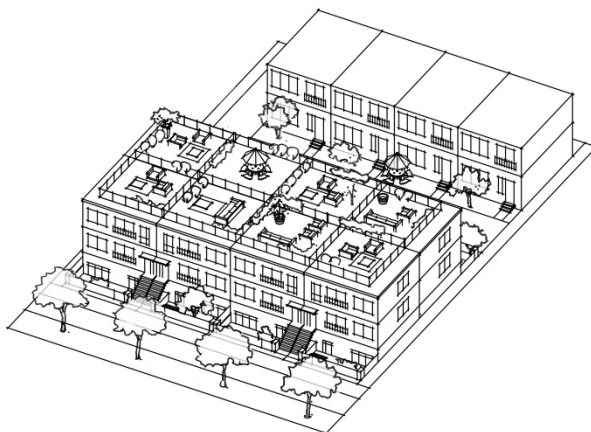
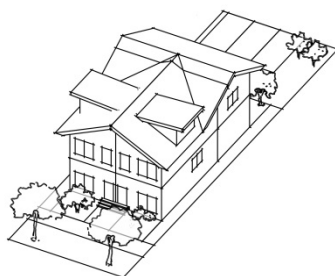


Figure 4: Illustration of triplex on single lot



2.3 Orientation

- (a) Unit entrances should be clearly identified architecturally and oriented to the street or courtyard/rear yard.
- (b) For the rear building of a courtyard configuration, a secondary entrance oriented to the lane is encouraged to activate the lane interface, noting the primary entrance will be from the courtyard.
- (c) On corner sites, building fronts and entrances should be located facing both streets and both street-facing elevations should be fully designed and detailed.
- (d) Stacked townhouses on interior sites may have the main entrance to the dwelling unit from a side yard. However, a larger side yard setback with a minimum of 2.4 m (8 ft.) should be provided for the portion of travel between the front property line and the front entrance.

2.4 Access and Circulation

- (a) Pedestrian access to unit entrances should be from the street or via a clearly marked path on site to the courtyard/rear yard.
- (b) The path should provide a sense of entrance to the courtyard and the rear of the site, and also meet Vancouver Building By-Law requirements for fire-fighter access to dwelling unit entrances, as follows:

- (i) A continuous path of 2.0 m (6.56 ft.) may be provided for fire-fighter access in a side yard with a minimum 2.4 m (8 ft.) width. The other side yard may be 1.2 m (4 ft.), or
- (ii) A continuous path of 2.0 m (6.56 ft.) may be provided for fire-fighter access at a “break” in the front building with a minimum building separation of 3.1 m (10 ft.).
- (c) Side yards not providing fire-fighter access may be designed with paths to allow access to garbage and recycling areas and parking located at the rear of the site. These convenience paths are not required to be continuous surface, and may be pavers or gravel to increase site permeability.
- (d) Vehicular access should be from the lane, where one exists. Sites for multiple dwelling should be assembled in such a way that vehicular access from a lane is possible.

2.6 Light and Ventilation

Access to natural light and ventilation affects the livability of dwelling units.

2.6.1 Access to Natural Light

- (a) Daylight for interior and exterior spaces for all housing types should be maximized.
- (b) Multiple dwellings have to meet the Horizontal Angle of Daylight requirements of the RM-8A and RM-8AN Districts Schedule.
- (c) Shadowing on adjacent sites should be minimized.
- (d) Shadowing of courtyards and other open spaces should be minimized.
- (e) For all housing types, all habitable rooms (not including bathrooms and kitchens) should have at least one window on an exterior wall.

2.6.2 Natural Ventilation

- (a) The majority of dwelling units should aim to have at least two major exposures that face opposite directions or are at right angles to each other.
- (b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window.
- (c) Where a dwelling unit is located directly beneath the roof of a building, the stack effect of internalized air may be exploited by placing openable skylights in the roof.
- (d) Employing window types that facilitate air exchange are encouraged. Double-hung windows offer the choice of ventilating a high zone, a low zone or a combination thereof, of interior space. Casement windows, when oriented with prevailing winds, can facilitate air flow from outside into interior spaces (scoop effect).

2.6.3 Light and Ventilation for Courtyard Rowhouses:

The central courtyard plays an important role in providing light and ventilation to both rows of units and should be adequately sized to ensure performance.

- (a) The courtyard should have a minimum of 7.3 m (24 ft.) clear width on the first and second levels. In general, the partial 3rd storey at lane should be centralized to provide solar access to the courtyard and reduce the apparent height on the lane. Alternately, configuration can be revised on case by case basis.
- (b) For courtyards with external stairs to upper stacked townhouse units, a minimum of 9.1 m (30 ft.) clear width on the first and second levels should be provided to accommodate external stairs.
- (c) There are no set restrictions on what rooms can face the courtyard, but privacy should be considered.

- (d) Projections permitted into the courtyard should be the same as the allowable projections into yards in Section 10.7 of the Zoning and Development Bylaw, except that:
 - (i) On the first level, entry porches and bay windows may project into the minimum courtyard width;
 - (ii) the minimum distance between projecting bay windows should be 7.3 m (24 ft.) on the second level; and
 - (iii) on the third level, portions of roofs sloping away from the courtyard, balcony rails, pergolas and similar architectural features should also be permitted to project into the courtyard width.
- (e) Some units in courtyard rowhouse buildings may be in close proximity to commercial lanes. Windows to ground level bedrooms in these units should not be located within 3 m (10 ft.) of a commercial lane.

2.8 Noise

The intent of this section is to guarantee an acceptable level of acoustic separation between dwelling units within a development.

- (a) All shared walls between separate dwelling units should strive to achieve an STC rating of 65. This will most likely require a wall thickness of 25 cm (10 in.).
- (b) Unit layouts and their relationship to adjacent units should be considered. Noise-sensitive rooms, such as bedrooms, should be located adjacent to noise-sensitive rooms in the neighbouring unit.
- (c) Locating building elements such as stairs and closets to act as noise buffers against shared walls is also an effective design solution to minimize noise impact from neighbouring units.
- (d) For structural floors between separate stacked townhouse dwelling units, a high acoustical rating is recommended. Furthermore, other measures designed to dampen the transfer of vibrations should also be provided.
- (e) Details reflecting the method of noise mitigation proposed for the exterior walls should be included with the drawing set as required in section 4.15 of the District Schedule.

2.9 Privacy

While some overlook of private open space and direct lines of sight into windows may be unavoidable, the intent of these guidelines is to minimize these impacts.

- (a) The location and orientation of windows, decks and balconies in new development should be carefully considered to reduce looking into close-by windows of existing adjacent development.
- (b) Visual privacy for units, balconies and private open space should be enhanced as much as possible through unit planning, landscape screening, and other elements, such as solid railings.
- (c) In stacked townhouse developments, external stairs leading to upper level units should be located close to the entry doors so that people do not need to pass the front doors and windows of other units in order to access their own units. Where shared access occurs, livability and privacy should be considered.
- (d) Developments along the lane are encouraged to raise the ground floor at least 0.9 m (3') above the lane to enhance residents' privacy provided the proposed development meets the **Accessible Path of Travel Policy**.

2.11 Access and Circulation

2.12 Internal Storage in Stacked Townhouses

The internal design of stacked townhouses should consider the storage needs of families. In-suite storage areas should be provided within individual dwelling units or within storage areas located in underground parking structures. Refer to the administration bulletin **Bulk Storage and In-Suite Storage – Multiple Family Residential Developments**.

3 Uses

3.1 Lock-off Units

- (a) The District Schedule permits a “Principal Dwelling with a Lock-off Unit” in multiple dwellings. A lock-off unit is a portion of the main dwelling unit that can be locked off to be used separately or rented out. The intent of allowing lock-off units in stacked townhouses and rowhouses is to increase the rental stock in the neighbourhood and to provide the option of having a mortgage helper for the owner of the unit (similar to the option of having a secondary suite in one- and two-family dwellings).
- (b) A lock-off unit is an optional and flexible use, and therefore the lock-off unit must be equipped with an internal access to the main unit.
- (c) A lock-off unit cannot be strata-titled (secured by covenant).
- (d) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking (see Section 4.9).
- (e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the **Principal Dwelling Unit with a Lock-off Unit Guidelines**.
- (f) The maximum number of lock-off units in stacked townhouse developments is one lock-off for every three units.
- (g) The maximum number of lock-off units in rowhouse developments is one lock-off unit for every rowhouse unit.
- (h) The bedroom in a lock-off unit does **not** count toward the required percentage of 3-bedroom units under the Conditions of Use in Section 3.3.1 of the District Schedule (i.e. a 2-bedroom unit with a lock-off unit is a 2-bedroom unit, not a 3-bedroom unit).

3.2 Conditions of Use for Three-bedroom Units

In order to ensure a good supply of housing suitable for families, as an alternative to single-family houses, multiple dwellings with four or more units are required to include a minimum of 25% of three-bedroom units.

4 Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws

4.2 Frontage

The minimum frontage in the District Schedule for a multiple dwelling with four or more units (not including lock-off units) is 12.8 m (42 ft.). This is the minimum frontage for a townhouse development. It allows for small townhouse developments on individual sites, and for larger developments on assembled sites.

4.3 Height

Adjacent to the street at the front of the site, and, in the case of corner sites, on the flanking street side:

- (a) For stacked townhouses and rowhouses, the Director of Planning may permit an increase in building height to 11.5 m (37.5 ft.) and 3 storeys. This will allow for adequate layouts and livability of both upper and lower units.

Adjacent to the lane at the rear of the site:

- (b) For courtyard rowhouses or courtyard stacked townhouses, the Director of Planning may permit an increase in building height if the rear yard setback at the lane is 10 ft or more, or if there are specific site conditions (e.g. tree retention).
 - (i) For a minimum 7:12 pitched roof, the Director of Planning may permit an increase in building height to 10.1 m (33 ft.) and a partial third storey; and,
 - (ii) For a flat or less than 7:12 pitched roof, the Director of Planning may permit an increase in building height to 9.4 m (31 ft.) and a partial third storey.
- (c) Infill or principal buildings, other than courtyard rowhouses, located in the rear should be one and a partial second storey with or without a basement. In considering the partial second storey, the guidelines in Section 5 should be followed. The Director of Planning may relax the 7.7 m (25 ft.) height limit on corner sites and on sloping sites to 9.5 m (31 ft.) where the infill or principal building is more than 4.9 m (16 ft.) from the adjacent property. However, a maximum height of 7.7 m (25 ft.) shall be maintained within 4.9 m (16 ft.) of adjacent properties.

4.4 Front Yard

- (a) For townhouse developments, front yards may be reduced to 3.7 m (12 ft.) to allow for sufficient courtyard width and help in the provision of useable outdoor space for all units. Adjacent existing buildings may have deeper front yards. To assist with this transition the sidewalls of new buildings should be well composed and treated with materials and fenestration to avoid the appearance of a blank 'end wall' condition.

4.5 Side Yard

The minimum side yard is 1.2 m (4 ft.). A 2.4 m (8 ft.) side yard may be required at **one side** of the front building to provide space for a 2.0 m (6.56 ft.) fire-fighter access path from the street to the units at the courtyard and the rear of the site. See Section 2.4.

4.6 Rear Yard

A minimum rear yard of 1.8 m (6 ft.) is required for courtyard townhouse developments to provide space for secondary entrance porches and patios as well as space for planting at the lane.

Secondary entrances from the lane are encouraged to provide a residential scale and character. However the lane entry is not considered to be the primary unit entrance for fire-fighter access as required by the Vancouver Building By-Law. The primary unit entrance must be accessed from the street via a 2 m (6.56 ft.) clear continuous path and, as such, will be located facing the courtyard and the front of the site.

A minimum rear yard of 3.0 m (10 ft.) is required for courtyard developments to achieve a partial third storey for the building at the lane (see Section 4.3).

4.7 Floor Space Ratio (FSR)

Floor space ratios for different building types are specified in the RM-8A and RM-8AN District Schedule and further explained in Table 1 of these guidelines. Depending on site features such as existing trees, topography, and site dimensions (particularly site depth), as well as the other requirements, such as parking requirements, it may not be possible to achieve the maximum permitted FSR on all sites.

For townhouse developments to achieve the maximum FSR of 1.2, a certain unit size requirement has to be met. The intent of this unit size requirement is to achieve a mix of unit sizes, which in turn can offer a greater variety of price points. The requirement of a minimum of 45% of the units to be between 900 and 1,200 sq. ft. in size will be easily achievable on most sites. Floor area should be measured from the inside of all outer walls (i.e. “paint-to-paint”), and should exclude a maximum of 3.7 m² (40 sq. ft.) of residential storage space. The provision of some wider ground floor units is anticipated for developments to be able to meet the requirement. However, the Director of Planning can accept slightly lower percentage of units in the 900 to 1,200 sq. ft. range where site-specific circumstances (such as tree retention or slope) prevent the development from achieving the required 45%.

Parking and bicycle storage exclusions

The intent of Section 4.7.8 (e) of the RM-8A and RM-8AN Districts Schedule is to exclude accessory buildings used for bicycle parking only. Garages used for vehicular parking are counted in floor area.

Floor space under pitched roof

The intent of Section 4.7.8 (c) of the RM-8A and RM-8AN District Schedule is to allow 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 rowhouses, the Director of Planning can increase the area of impermeable materials to 75% of the site. However, for stacked townhouse and rowhouse developments with underground parking, a further relaxation may be granted, if:

- (a) The outer limits of the underground parking areas does not protrude into the required setbacks on the site, other than the access ramp.
- (b) The proposed development meets stormwater and groundwater requirements for the area. See Section 10 for more detail.

4.9 Off-Street Parking and Bicycle Storage

4.9.1 Parking

For townhouse developments, the following applies:

- (a) Parking can be provided underground or above ground at the lane.
- (b) Underground parkades should not project into the front, side or rear yards and should align with the exterior walls of the buildings above.
- (c) Where elevated courtyards are proposed, exposed portions of underground parking should be clad with high-quality, durable materials and screened with plantings at-grade.
- (d) For planting over structures, provide substantial growing medium volumes within irrigated planters (to meet BCSLA latest standard).
- (e) Open exit stairs from the underground parkade are discouraged due to CPTED (Crime Prevention Through Environmental Design) concerns.
- (f) Covered parkade exit stairs are encouraged and may be located within the building massing or within the courtyard provided they do not compromise the functionality of the courtyard or livability of adjacent units. Covered parkade exit stairs are not permitted in the side yards.
- (g) Where parking is located above ground at the lane, it can be accommodated 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 within the residential buildings at the lane or accessory buildings for the purpose of FSR calculations.
- (h) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.

For three-unit multiple dwellings (triplex), parking should be located within the rear 6.1m (20 ft.) of the site. Parking may be provided as surface spaces located at grade or in a garage. The garage is limited in size to a two-car garage of 42 m² (400 sq. ft.).

4.9.2 Bicycle Storage

- (a) The District Schedule specifies that the portion of required bicycle parking located in an accessory building may be excluded from floor area calculations.
- (b) Creative bike parking solutions should be sought, such as under stairs and patios, in crawl spaces and in freestanding boxes. They should not compromise the functionality of courtyards or private outdoor amenity space.

4.14 Dedication of Land for the Purpose of Road Widening

Dedications are required from conditional development to facilitate increased street right-of-way width to provide Complete Streets or other public realm improvements on Oak Street and King Edward Avenue.

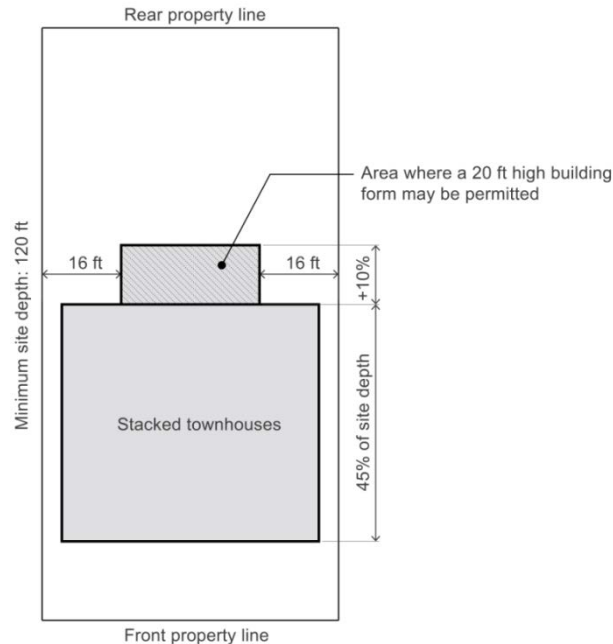
4.16 Building Depth and Building Width

4.16.1 Building Depth

- (a) For all housing types permitted, the maximum building depth is 40% of the depth of the site, as specified in the RM-8A and RM-8AN Districts Schedule.
- (b) For stacked townhouses or back-to-back townhouses, the building depth can be increased to 45% of the site depth, provided all units meet livability guidelines for light and ventilation.
- (c) For stacked townhouses or back-to-back townhouses on sites that have a minimum depth of 36.6 m (120 ft.), the building depth can be increased to 55% for any portion of the building located at least 4.9 m (16 ft.) from any side property line (See Figure 5). This would allow the middle section of a building to extend further into the back yard, thereby

giving more options for window placement and achieve better livability for the units in the centre of the development. The portion of the building that extends beyond 45% building depth cannot be more than 6 m (20 ft.) high. While the increase in building depth improves the internal layout, it will be achieved at the expense of ground level rear yard space. Therefore, an adequate amount of outdoor space should be provided in the form of a generous porch or balcony.

Figure 5: Increased building depth for middle section of a stacked townhouse building



4.16.2 Building Width

The housing types permitted in the RM-8A and RM-8AN Districts are larger than the existing single-family dwellings in the neighbourhood. To ensure that new forms of development are compatible in massing with the existing streetscapes, building width should be limited. Limiting the building width allows more windows on the sides and allows for better cross-ventilation and access to natural light.

- (a) Building width over 27 m (90 ft.) should be avoided.
- (b) On sites with frontages of 40 m (132 ft.) or more, particular care should be taken to avoid monotony in building massing and design. Buildings may be broken up in sections to fit with the variety of the existing streetscape. Other forms of architectural articulation can also be used to reduce the massing of long rowhouse developments.

4.17 External Design

4.17.1 Separation between infill and other dwellings

- (a) The minimum separation between an infill located in the rear yard and any other dwelling uses on the site is 4.9 m (16 ft.). This distance can be reduced to assist in the retention of

a pre-1940 building, provided all building code and fire separation regulations can be met.

4.17.2 Separation between adjacent multiple dwelling buildings

- (a) Where a development includes two or more townhouse buildings, the minimum distance between the exterior side walls of the adjacent buildings should be 3.1 m (10 ft.). This does not apply to the courtyard between the front and rear buildings which must meet the separation requirements in section 2.6.3.

4.19 Number of Buildings on Site

- (a) On a lot that backs or flanks onto a school or park, on a corner lot or on a lot that is more than 45.7 m (150 ft.) deep, a second principal building may be permitted. Development scenarios include:
 - i. one duplex and one one-family dwelling;
 - ii. two one-family dwellings; and
 - iii. on sites of sufficient width to accommodate the required parking, two duplexes.
- (b) On sites over 445 m² (4,790 sq. ft.), a second principal building in combination with a multiple dwelling can be considered.

5 Architectural Components

Developments are not required to emulate any particular architectural style. Regardless of style, a high level of design excellence is expected to participate in the enrichment of the streetscape. All walls or portions thereof that are visible from the street should include a cohesive and well-scaled composition of cladding materials, trim, fenestration and relief elements such as bays, recesses, porches, balconies which provide shadow play, wall texture, rain protection and human scale.

5.1 Roof and Massing

5.1.1 Roofs

The orientation, form and massing of the roof is limited by the desire to locate livable space within and the requirement to limit the amount of the building mass as seen from the street. The following guidelines are intended to assist with a neighbourly transition between new development and existing one-family dwellings:

- (a) The maximum allowable roof height as specified in the District Schedule may only be attained as a localized point within the development, rather than as a continuous height around the perimeter of the building.
- (b) For pitched roofs, the main roof should spring from the upper floor level. It is expected that some of the allowable floor space will be between 1.2 m (4 ft.) and 2.4 m (8 ft.) in height in most developments. In general, the eave height of a sloped roof or the second-storey cornice line on flat roof buildings should not be higher than 7.9 m (26 ft.).
- (c) Secondary roof forms and dormers should be clearly subordinate to the main form in size and number. They may vary in the pitch of the main roof.
- (d) Roof top terraces should be set back from the edge to minimize the view into adjacent yards.
- (e) Roof top stairwell 'penthouses' should be located to minimize the visual prominence of these elements.

5.1.2 Massing of Rowhouses and Courtyard Rowhouses on the Street

- (a) Rowhouses and courtyard rowhouses should visually emphasize individual units. While many successful rowhouse developments rely on simple repetition of identical or near identical side-by-side units, the boundaries of each unit should be obvious and clearly expressed on the street façade.
- (b) The apparent scale should furthermore be reduced by other aspects, such as floor to floor heights, horizontal elements, changes in material, and the proportion and placement of openings.

5.1.3 Massing of Infill and Courtyard Rowhouses on the Lane

- (a) Courtyard rowhouses at the rear of the site should be designed to reduce apparent massing adjacent to the lane and neighbouring properties.
- (b) The upper floor facing the lane should be stepped back or contained in a roof form. See section 5.1.1. (a).

5.3 Entrances, Stairs and Porches

The intent of these guidelines is to maximize active street life by enlivening the streetscape with residents' use of front entries and porches and front facing yards.

5.3.1 Entrances

- (a) For stacked townhouses, each stacked unit should have one unit entrance facing the street and the other unit in the 'stack' may have their entrance facing the courtyard/rear yard. The location of unit entrances should generally align with adjacent units in the 'row'.
- (b) For back-to-back townhouses, units in the back row can have their entrance facing the courtyard/rear yard.
- (c) For courtyard configurations, units in the rear building should have main entrances facing to the internal courtyard and secondary entrances facing the lane.
- (d) Pedestrian pathways to units facing the courtyard should be clearly visible for wayfinding purposes (such as through lighting, addressing and arbours/trellises).

5.3.2 Porches

- (a) For stacked townhouses, each stacked unit should be designed with a major private outdoor space on the principal street-facing facade in the form of a front porch, a front patio, a balcony or a roof deck.
- (b) Entrance porches can range from a small stoop area to a large, more usable porch.

5.3.3 Stairs

- (a) Exterior porch landings and stairs ("stoops") may access the first storey above grade and play a role as places for informal social interaction. It is recommended that landings are generally no more than 1.5 m (5 ft.) above grade or a courtyard.
- (b) Stairs to upper levels above the main floor either within a unit or to provide access to an upper level stacked unit can be accommodated within the internal space of the house or partially externally.
- (c) Steps are allowed in required side yards where they are designed to facilitate grade changes from the front to the rear of the site.

5.4 Windows and Skylights

Window placement and design play important roles in the overall visual composition of a building. Windows are also significant for the liveability of a unit because they let in natural light and air.

- (a) When a window or skylight is the only source for natural light for a room, it should also be possible to open it to guarantee natural ventilation throughout the dwelling.

5.5 Balconies and Decks

- (a) Balconies and decks should be designed as integral parts of the building massing and façade composition.
- (b) In order to minimize overlook of neighbouring properties, projection of balconies located above the first floor are discouraged.
- (c) Privacy screens on roof top decks should be set back from the roof edge and not exceed 1.8 m (6 ft.) in height so that their visibility from the street and adjacent properties is minimized.

5.6 Exterior Walls and Finishing

The finishing materials of new development should be durable. High-quality materials that last longer are more sustainable and create less waste. Materials that perform well over a long period of time also increase the affordability of the dwelling.

In addition to durability, the following guidelines should be considered when choosing exterior materials:

- (a) Materials should be used in a way that is true to their nature. For example, stone facing should be used as a foundation element, and as the base of columns, but should not be used as a facing on upper levels with no clear means of support below.
- (b) In general, the same materials should be used in consistent proportions on all facades and not just on the street face. Materials should carry around corners and terminate at logical points to avoid appearing as a thin veneer or ‘false front’.
- (c) All sides of a building that extend in front of an adjacent building are visible from the public realm and warrant appropriate design. For corner buildings, the side façade should be articulated and have sufficient windows and detailing, comparable to the front façade.
- (d) Large blank walls should be avoided whenever possible. Window openings, detailing, materials, colour, wall articulation and landscaping should be used to enliven them and reduce their scale.
- (e) Exposed foundations should be limited to 30 cm (12 in.).
- (f) Garage doors should be single width.

5.7 Relationship to Finished Grade and Public Realm

The establishment of floor elevations should be considered carefully to respond to existing site topography. Conspicuous retaining walls should be avoided. Wherever possible, protrusions of the underground parking garage should not be evident above the natural grade, particularly in front and side yards.

6 Lane Frontage

For courtyard rowhouse developments, the lane will become a focus of development, and in effect, an exposure that is as important the streetscape. The “lanescape” should be a visually

interesting experience for passersby and a pleasant outlook for residences near the lane, while at the same time accommodating necessary services:

- (a) Entry porches, insets, projections and overhangs should be used to lend interest to the lane façade, and to emphasize the presence of living space;
- (b) Trellises should be provided to screen parkade entries and create places for planting.
- (c) Garbage and recycling storage is provided in the underground parkade, or within a screened enclosure.

7 Open Space

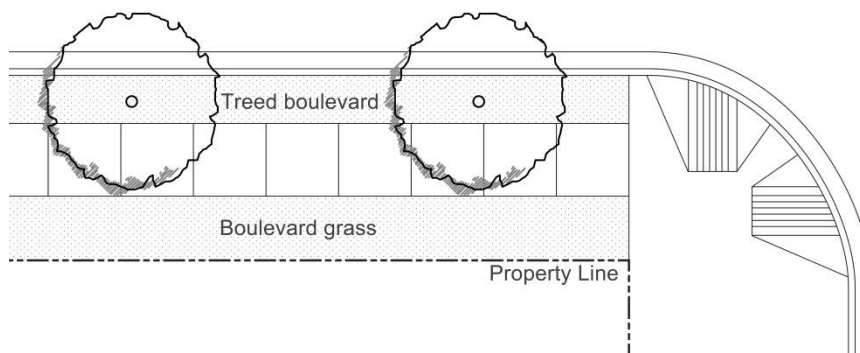
The provision of open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns, including parking, existing landscape features, sun access, privacy and usability.

- (a) In rowhouse developments, open space should be organized in a way that every rowhouse unit has its own front and rear yard.
- (b) For courtyard rowhouse developments, semi-private space or garden/entry courtyards in the centre of the site, should be designed:
 - (i) as a focus of development and an organizing element, not as 'leftover' space.
 - (ii) as a primary outlook and entrance for units in the middle and rear sections of a site.
 - (iii) to provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking the space.
- (c) For stacked townhouses:
 - (i) a ground-level yard is preferable, particularly for larger units;
 - (ii) alternatively, a spacious balcony or deck with a minimum depth of 1.8 m (6 ft.) should be provided;
 - (iii) units that could accommodate families with children (2 bedrooms or larger) should provide open space that is suitable for children's play.
- (d) For each lock-off unit, a minimum area of 1.8 m² (19 sq. ft.) should be provided immediately adjacent to and accessible from the unit.
- (e) Roof decks add considerably to the amenity of any unit. Care should be taken to avoid direct sightlines to neighbouring windows, balconies and yards. Roof decks should be well-integrated into the overall form, such as cut into sloped roofs in a way that does not upset roof geometry.

8 Landscaping

- (a) Existing trees should be kept and new trees introduced wherever possible.
- (b) Patio areas in the front yard should be screened with planting.
- (c) Visually undesirable building features, such as exposed foundation or utilities, should be screened with landscaping. Sidewalk and boulevard arrangement should be consistent with the City's **Streetscape Design Guidelines** or, in the case of sites in Cambie Corridor, with the **Cambie Corridor Public Realm Plan**. Typically, a treed boulevard should be provided between the sidewalk and the street (see Figure 6).

Figure 6: Typical sidewalk and boulevard arrangement



- (d) The front and back boulevard should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intense planting is encouraged. The space between the sidewalk and the front property line should receive similar treatment.
- (e) In general, the Zoning & Development By-law fencing height limit of 1.2 m (4 ft.) in front yards, and 1.8 m (6 ft.) in rear and side yards should be respected. However, exceptions may be made for entry arbours, and trellises or screening elements immediately adjacent to patio or deck areas. Over height elements in the front yard should assist with the definition of outdoor space but should not prevent all views or glimpses of the outdoor space from the street. Any over height element should be largely transparent and limited in extent.
- (f) Where walls or fences are provided, they should be combined with soft landscape to provide visual depth, screening and layering.
- (g) Landscaping in semi-private common spaces in courtyard rowhouse developments should be designed to provide screening and filtering of views. Planting larger caliper trees is particularly necessary in these locations.
- (h) Where courtyard rowhouses are located at the lane, every opportunity to enhance the lanescape with landscaping should be taken. This includes:
 - (i) Entry gates and arbors over pedestrian entrances.
 - (ii) Arbors over driveway entrances.
 - (iii) Planted areas or planter boxes between garage doors.
 - (iv) Trellised areas along the lane façade, between and above garage entries, to enable “vertical greening” with vines.
 - (v) Planters overhanging the lane on balconies and outside the windows of dwellings on upper levels.
 - (vi) Planting of trees near the lane where possible.

9 Garbage and Recycling

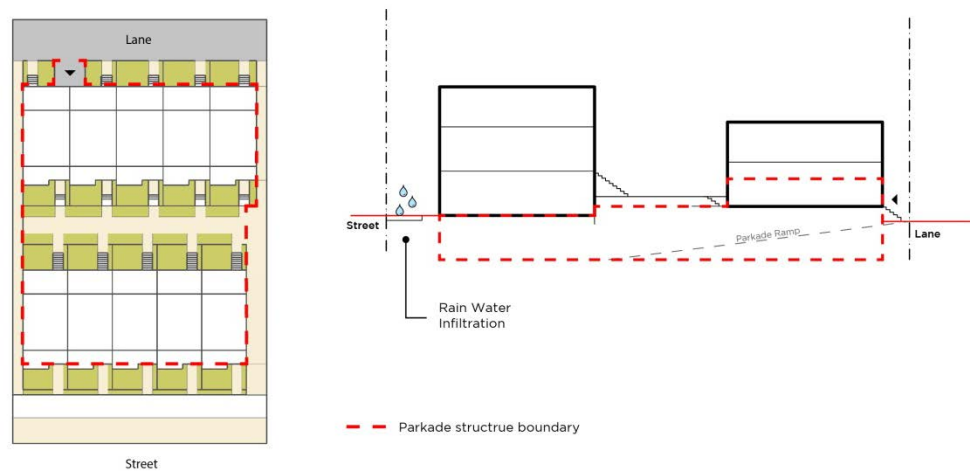
For multiple dwelling developments, garbage and recycling will be collected by private contractors. Measures should be taken to ensure that waste bins are not left in the lane. Appropriate areas for garbage and recycling bins should be provided to ensure convenient pick up – either in the underground parkade or directly off the lane. The document, **Garbage and Recycling Storage Facility Supplement**, provides detailed information on the number of containers required and dimensions and specifications of commonly used storage containers.

10 Rainwater and Groundwater Management

Underground parking structures should be absolutely minimized, and held back from site edges to allow for tree planting and rain water infiltration. The parking structure should not project into front or side yards (See Figure 7).

For sites in Cambie Corridor, specific rainwater and groundwater management requirements apply. Please refer to the **Rainwater Management Bulletin** ([insert link once document available](#)) and the **Groundwater Management Bulletin** ([insert link once document available](#)) for more detail.

Figure 7: Parkade Structure - Plan and Typical Section



Proposed RM-8 and RM-8A District Schedule - List of Changes

Section		Existing RM-8	Proposed changes	Apply to	
				RM-8	RM-8A
1 Intent			Add "courtyard stacked townhouses" in the intent	Y	Y
			Add the requirement for a certain percentage of smaller units in RM-8A		Y
3.2 Conditional Uses - dwelling	3rd bullet	"Infill One-Family Dwelling, if the maximum number of dwelling units on the site is three..."	Add "Infill Two-Family Dwelling" Remove the requirement for maximum number of units	Y	Y
	3rd bullet (b) (iii)	Allow infills on deeper lots (min 52 m)	Change lot depth to 45.7 m (150 ft)	Y	Y
	5th bullet	"...resulting from the conversion of a building existing as of May 27, 2014..."	Change to the date of enactment of by-law	Y	Y
3.3 Conditions of Use			Add conditions of use for multiple dwellings with 4 or more units: a minimum of 25% of units must be 3-bedrooms		Y
4.1 Site Area	4.1.1 (d)	".... in combination with an infill one-family dwelling or another principal building... is 303 m2"	Add "infill two-family dwelling"	Y	Y
	4.1.2	".... a multiple dwelling containing 4 or more dwelling units, not including lock-off units, or a building containing freehold rowhouses, or for seniors supportive or assisted housing is 445 m2. "	Add the option of triplex with another principal building	Y	Y
4.3 Height	4.3.4		Add 4.3.4 for RM-8A, DOP may permit a height increase in a multiple dwelling containing 4 or more dwelling units to 11.5 m and 3 storeys		Y
	4.3.5		Add for clarification to RM-8: "maximum building height for a multiple dwelling adjacent to the lane at the rear of a site is 7.7m and 2 storeys", and DOP can relax the maximum height	Y	
	4.3.6		Add for RM-8A: "maximum building height for a multiple dwelling adjacent to the lane at the rear of a site is 7.7 m and 2 storeys", and DOP can increase height to 10.1 m and a partial 3rd storey if rear yard setback is 3.0 m		Y
	4.3.7	"...the maximum building height for an infill one-family dwelling or a principal building situated in the rear yard of a site is the lesser of 7.7 m or 1½ storeys..."	Change for clarification to "...the maximum building height for a one-family dwelling, two-family dwelling, infill one-family dwelling, or infill two-family dwelling adjacent to the lane at the rear of a site is the lesser of 7.7 m or 1½ storeys..."	Y	Y

Proposed RM-8 and RM-8A District Schedule - List of Changes

Section		Existing RM-8	Proposed changes	Apply to	
				RM-8	RM-8A
4.4 Front Yard	4.4.1	Front yards must have a minimum depth of 6.1 m.	Reduce to 4.9 m to reflect minimum that is typically achieved on RM-8 sites	Y	Y
	4.4.2	"... on sites less than 27.4 m in depth, front yards must have a minimum depth of 4.9 m"	Remove 4.4.2 - this section is now redundant	Y	Y
	4.4.3	DOP may decrease the front yard requirement for freehold rowhouses on sites less than 27.4 m in depth and for multiple dwellings...	Remove "freehold rowhouses on sites less than 27.4 m in depth and for" (now redundant) Renummer bullets in 4.4	Y	Y
4.6 Rear Yard	4.6.2	"where the rear property line does not abut a lane...."	Remove 4.6.2 and add for RM-8A: a minimum of 1.0 m rear yard setback for 1FD/2FD and infill 1FD/2FD; a minimum of 1.8 m rear yard setback for other dwelling uses		Y
4.7 Floor Area and Density	4.7.1	... except that FSR cannot exceed 0.9 for the retention of pre-1940 buildings; a maximum of 0.2 FSR can be allocated to an infill one-family dwelling or another second principal building at the rear	Increase maximum FSR for infills to 0.25 - consistent with recent City-wide changes for character home retention Replace "another second principal building" with "infill two-family dwelling"	Y	Y
	4.7.3 (b)		Add unit size requirement for RM-8A: "for multiple dwelling, freehold rowhouse or seniors supportive or assisted housing on sites that are 445 m2 and larger, with a minimum frontage of 12.8 m, the permitted floor area may be increased by one m2 per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 1.20, provided that a minimum of 45% of dwelling units have floor areas between 83 m2 and 112 m2. "		Y
	4.7.3 (d)	"...for all other dwelling uses....to a maximum of 0.85"	Add for clarification "except that no more than 0.25 floor space ratio may be allocated to an infill one-family dwelling or infill two-family dwelling, or to another second principal buildings at the rear of the site."	Y	Y
	4.7.8 (e)		Add "accessory buildings, ancillary to multiple dwellings and freehold rowhouses, except accessory buildings solely designed and constructed for the purpose of bicycle storage"		Y

Proposed RM-8 and RM-8A District Schedule - List of Changes

Section		Existing RM-8	Proposed changes	Apply to	
				RM-8	RM-8A
4.11 Dedication	4.11.2		Add for consistency with other districts "Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio."	Y	Y
	4.14.2		Add requirements for dedication along W King Edward Avenue		Y
4.14 Dedication	4.14.3		Add for consistency with other districts "Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio."	Y	Y
	4.15.1		Replace to reflect updated language with "persons trained in acoustics and current techniques of noise measurements" with "a licensed professional acoustical engineer"	Y	Y
4.15 Acoustics					
4.18 Dwelling Unit Density	4.18.1 (b)		Change maximum DUD to 145	Y	Y
4.19 Number of Buildings on Site	4.19.1 (a)(iii)	Allow infills on deeper lots (52 m)	Change lot depth to 45.7 m (150 ft)	Y	Y
	4.19.1 (b)	"the principal building situated in the rear yard of the site contains no more than one dwelling unit; "	Increase to two dwelling units	Y	Y
	4.19.1 (c)	"the total number of dwelling units on the site does not exceed 3"	Increase to 4	Y	Y
	4.19.2	"the Director of Planning may permit more than one multiple dwelling or freehold rowhouse building on a site, if: (a) the site has a minimum site area of 703 m2..."	Change to "the Director of Planning may permit a second principal building in conjunction with a multiple dwelling or freehold rowhouse building on a site, if: (a) the site has a minimum site area of 445 m2..."	Y	Y
5 Relaxation	5.1	"...if the lot was on record in the Land Title Office prior to May 27, 2014..."	Change to the date of enactment of by-law	Y	Y
	5.1 (c)	"infill one-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940..."	Add "or infill two-family dwelling"	Y	Y
	5.2		Add that DOP can relax unit size requirement		Y
	5.3		Add for consistency with other district that DOP can relax this district schedule if a house listed on the Vancouver Heritage Register is retained	Y	Y

For ease of reference, provided below is the draft Districts Schedule. Actual by-law changes are located in Appendix A.

RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule

1 Intent

The intent of this schedule is to encourage development of ground-oriented stacked townhouses or rowhouses, including courtyard stacked townhouses and rowhouses, while continuing to permit lower intensity development. In the RM-8A and RM-8AN, a certain percentage of smaller units is required to increase the supply of smaller townhouses. Siting and massing of new development are intended to be compatible with, but not the same as, pre-existing single-family development. Secondary suites and lock-off units are permitted to provide flexible housing choices. Retention of character buildings and high quality design and liveability standards are encouraged for new development. The RM-8N and RM-8AN Districts differ from the RM-8 and RM-8A Districts, because they require noise mitigation for dwelling units close to arterial streets.

Individual one-family dwellings and one-family dwellings with a secondary suite (with or without a laneway house) are permitted uses; however, if developed as the only principal building on a site, these uses are regulated by the RS-1 District Schedule. In all other cases, this schedule will apply.

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, except for accessory buildings ancillary to multiple dwelling and freehold rowhouse use, if:
 - (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; and
 - (f) 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) no additions are permitted;
 - (b) no housekeeping or sleeping units are created;
 - (c) there are no more than 2 dwelling units;
 - (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.
- One-Family Dwelling which complies with the current RS-1 District Schedule, if the one-family dwelling is the only principal building on the site.
- Two-Family Dwelling.

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, provided that for multiple dwelling and freehold rowhouse:
 - (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, except that:
 - (i) the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² for each dwelling unit, not including lock-off units, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines;

- (d) not more than 30% of the width of the site at the rear property line is occupied by accessory buildings, except that the Director of Planning may increase the amount of the width of the site at the rear property line that may be occupied by accessory buildings to a maximum of 80%, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) no accessory building is closer than 3.7 m to any residential dwelling; and
- (f) 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.

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]

- Club.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

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.
- Freehold rowhouse, subject to section 11.25 of this by-law.
- Infill One-Family Dwelling and Infill Two-Family Dwelling if:
 - (a) it is in conjunction with the retention of a building existing on the site prior to January 1, 1940; or
 - (b) the site meets the following criteria:
 - (i) the rear or side property line of the site must abut a park or school site, with or without the intervention of a lane, or
 - (ii) the site must be a corner site, or
 - (iii) the lot depth must be more than 45.7 m.
- Laneway House, subject to section 11.24 of this by-law and the RS-1 District Schedule.
- Multiple Conversion Dwelling not provided for in section 2.2.DW of this schedule, resulting from the conversion of a building existing as of [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;
 - (b) additions are not permitted for buildings constructed on or after January 1, 1940, except additions up to a maximum of 5 m² used as exits;

- (c) no housekeeping or sleeping units are created; and
- (d) there are no more than three dwelling units.

- Multiple Dwelling.
- One-Family Dwelling on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- One-Family Dwelling with Secondary Suite on a site with one principal building, which complies with the current RS-1 District Schedule.
- One-Family Dwelling with Secondary Suite on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- Principal Dwelling Unit with Lock-off Unit, provided that:

(a) in multiple dwellings or freehold rowhouses, 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.

- Two-Family Dwelling on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- Two-Family Dwelling with Secondary Suite on a site with two principal buildings, in accordance with sections 4.1.1 and 4.19.1 of this schedule.
- Two-Family Dwelling with Secondary Suite, if there is no more than one secondary suite for each dwelling unit.
- 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 section 11.7 of this by-law.
- Community Care Facility – Class B, subject to section 11.17 of this by-law.
- Group Residence, subject to section 11.17 of this by-law.
- Hospital, subject to section 11.9 of this by-law.
- Public Authority Use essential in this district.
- School - Elementary or Secondary, subject to section 11.8 of this by-law.
- Social Service Centre.

3.2.R [Retail]

- Farmers' Market, subject to 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.
- Grocery Store or Drug Store, in conjunction with a multiple dwelling.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.
- Public Bike Share.
- Retail Store, in conjunction with a multiple dwelling.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to section 11.4 of this by-law.

3.2.U [Utilities and Communication]

- Public Utility.

3.3 Conditions of Use

3.3.1 In the RM-8A and RM-8AN districts, in multiple dwellings consisting of four or more dwelling units, a minimum of 25% of the total dwelling units must be three-bedroom units.

3.3.2 Notwithstanding section 3.3.1, the Director of Planning may reduce the minimum percentage of three-bedroom units, 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:

- (a) One-Family Dwelling and One-Family Dwelling with Secondary Suite, as the only principal building on the site, which are regulated by the RS-1 District Schedule; and
- (b) Laneway House, which is only permitted in combination with 4(a), and is regulated by section 11.24 of this by-law.

4.1 Site Area

4.1.1 The minimum site area for:

- (a) a two-family dwelling;
- (b) a two-family dwelling with secondary suite;
- (c) a multiple conversion dwelling with more than two dwelling units;
- (d) any of the above noted uses or a one-family dwelling or one-family dwelling with secondary suite, in combination with an infill one-family dwelling, infill two-family dwelling, or another principal building; or
- (e) a multiple dwelling containing no more than 3 dwelling units, not including lock-off units,

is 303 m².

4.1.2 The minimum site area for:

- (a) a multiple dwelling containing 4 or more dwelling units, not including lock-off units;
- (b) a multiple dwelling containing no more than 3 dwelling units, not including lock-off units, in combination with another principal building;
- (c) a building containing freehold rowhouses; or
- (d) seniors supportive or assisted housing,

is 445 m².

4.1.3 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit a freehold rowhouse or a multiple

dwelling containing 4 or more dwelling units, not including lock-off units, on a site smaller than 445 m².

4.2 Frontage

- 4.2.1 The minimum frontage for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, is 12.8 m.

4.3 Height

- 4.3.1 A building must not exceed 9.5 m and 2 storeys in height.
- 4.3.2 Notwithstanding section 4.3.1 of this schedule, a two-family dwelling, a two-family dwelling with secondary suite, a multiple dwelling containing no more than three units, not including lock-off units, and a freehold rowhouse must not exceed 10.7 m and 2½ storeys in height.
- 4.3.3 Notwithstanding section 4.3.1 of this schedule, in the RM-8 and RM-8N districts, the Director of Planning may permit a height increase in a multiple dwelling containing 4 or more dwelling units, not including lock-off units, to 11.5 m and a partial 3rd storey, if:
- (a) the 3rd storey, meaning the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below; and
 - (b) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.3.4 Notwithstanding section 4.3.1 of this schedule, in the RM-8A and RM-8AN districts, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit a height increase in a multiple dwelling containing 4 or more dwelling units, not including lock-off units, to 11.5 m and 3 storeys.
- 4.3.5 Notwithstanding sections 4.3.1, 4.3.2 and 4.3.3 of this schedule, in the RM-8 and RM-8N districts, the maximum building height for a multiple dwelling adjacent to the lane at the rear of a site is 7.7 m and 2 storeys, except that the Director of Planning may increase the maximum height if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.3.6 Notwithstanding sections 4.3.1, 4.3.2 and 4.3.4 of this schedule, in the RM-8A and RM-8AN districts, the maximum building height for a multiple dwelling adjacent to the lane at the rear of a site is 7.7 m and 2 storeys, except that the Director of Planning may increase the maximum height to 10.1 m and a partial 3rd storey, if:
- (a) the 3rd storey, meaning the uppermost level of a building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below;
 - (b) a minimum rear yard setback of 3.0 m is provided; and
 - (c) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

- 4.3.7 Notwithstanding sections 4.3.1 and 4.3.2 of this schedule, the maximum building height for a one-family dwelling, two-family dwelling, infill one-family dwelling, or infill two-family dwelling adjacent to the lane at the rear of a site is the lesser of 7.7 m or 1½ storeys, except that the Director of Planning may increase the maximum height 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 4.9 m.
- 4.4.2 Notwithstanding sections 4.4.1 of this schedule, the Director of Planning may decrease the front yard requirement 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 4.7.9 (h) of this schedule, may project up to 1.8 m into the required front yard.
- 4.4.4 For multiple dwellings, portions of basement floor area directly below covered porches may project up to 1.8 m into the required front yard.
- 4.4.5 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 front yard to a maximum of 1.0 m measured horizontally.

4.5 Side Yards

- 4.5.1 Side yards must have a minimum width of 1.2 m.
- 4.5.2 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 up to a maximum of 1.0 m measured horizontally, except that they must not be closer than 0.7 m to a side property line.

4.6 Rear Yard

- 4.6.1 For all dwelling uses in the RM-8 and RM-8N districts, a rear yard with a minimum depth of 1.0 m must be provided.
- 4.6.2 In the RM-8A and RM-8AN districts:
- (a) for a one-family dwelling, two-family dwelling, infill one-family dwelling, or infill two-family dwelling located at the rear of the site, a rear yard with a minimum depth of 1.0 m must be provided; and
 - (b) for all other dwelling uses, a rear yard with a minimum depth of 1.8 m must be provided.
- 4.6.3 Where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard must be measured from the ultimate rear property line.

- 4.6.4 Notwithstanding the provisions of section 10.7.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a 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 and 4.7.3 of this schedule, the floor space ratio must not exceed 0.75 for all uses, except that the floor space ratio must not exceed 0.90 for sites where a building existing prior to January 1, 1940 is retained, except that no more than 0.25 floor space ratio may be allocated to an infill one-family dwelling or infill two-family dwelling in the rear yard of the site.
- 4.7.2. Notwithstanding section 4.7.1 of this schedule, 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) for multiple dwelling, freehold rowhouse or seniors supportive or assisted housing developed as secured market rental housing or social housing on sites that are 445 m² and larger, with a minimum frontage of 12.8 m, to a maximum floor space ratio of 1.20; and
 - (b) for multiple dwelling or seniors supportive or assisted housing developed as secured market rental housing or social housing on sites that are less than 445 m² in size or with a frontage less than 12.8 m, to a maximum floor space ratio of 0.90.
- 4.7.3 Notwithstanding section 4.7.1 of this schedule, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, the overall design of the development and the effect of the development on neighbouring sites, the Director of Planning may permit an increase in floor area as follows:
- (a) in the RM-8 and RM-8N districts, for multiple dwelling, freehold rowhouse or seniors supportive or assisted housing on sites that are 445 m² and larger, with a minimum frontage of 12.8 m, the permitted floor area may be increased by one m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 1.20;
 - (b) in the RM-8A and RM-8AN districts, for multiple dwelling, freehold rowhouse or seniors supportive or assisted housing on sites that are 445 m² and larger, with a minimum frontage of 12.8 m, the permitted floor area may be increased by one m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 1.20, provided that a minimum of 45% of dwelling units have floor areas between 83 m² and 112 m².
 - (c) for multiple dwelling or seniors supportive or assisted housing on sites that are less than 445 m² in size or with a frontage less than 12.8 m, the permitted floor area may be increased by one m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 0.90; and

- (d) for all other dwelling uses, except two-family dwelling and two-family dwelling with secondary suite, the permitted floor area may be increased by one m² per amenity share or per affordable housing share provided to the city at no cost to the city, to a maximum of 0.85, except that no more than 0.25 floor space ratio may be allocated to an infill one-family dwelling or infill two-family dwelling, or to another second principal building at the rear of the site.
- 4.7.4 For the purposes of section 4.7.3, the cost of an affordable housing share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule, for the RM-8, RM-8A, RM-8N and RM-8AN Zoning Districts.
- 4.7.5 For the purposes of section 4.7.3, the cost of an amenity share is the amount specified per m² in the Affordable Housing and Amenity Share Cost Schedule, for the RM-8, RM-8A, RM-8N and RM-8AN Zoning Districts.
- 4.7.6 Notwithstanding sections 4.7.3 and 4.7.7, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with the District Schedule and this by-law.
- 4.7.7 For the purposes of this schedule and sections 4.7.3 and 4.7.5, 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) Rink;
 - (f) Swimming Pool;
 - (g) Child Day Care Facility;
 - (h) Public Authority Use; and
 - (i) Social Service Centre.
- 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;
 - (c) where the distance from a floor located no more than 2.0 m above finished grade to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
 - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
 - (ii) the area excluded does not exceed 1% of the permitted floor area;
 - (d) 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; and

- (e) in the RM-8A and RM-8AN district, accessory buildings, ancillary to multiple dwellings and freehold rowhouses, except accessory buildings solely designed and constructed for the purpose of bicycle storage, or otherwise excluded in accordance with section 4.7.9 (c) of this schedule.

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 floor area for multiple dwelling and freehold rowhouse and 8% of the permitted floor area for all other uses;
- (b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
- (c) for multiple dwelling and freehold rowhouse, 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, and
 - (ii) bicycle storage located underground, or, if located at or above base surface are contained in an accessory building which complies with section 3.2.A of this schedule;
 - (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 dwelling uses other than multiple dwelling and freehold rowhouse, 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 one-family dwelling up to a maximum area that the Director of Planning may determine, provided the 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) 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;
- (g) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (h) covered verandas or porches, if:

- (i) the portion facing the street, rear property line, common open space, park or school, 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 4.7.9 (a) of this schedule, does not exceed 16% of the permitted floor area for multiple dwellings and 13% of the permitted floor area for all other 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;
-
- (i) for multiple dwelling and freehold rowhouse, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (j) 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 and Impermeability

- 4.8.1 The maximum site coverage for buildings is 45% of the site area, except that, for multiple dwelling and freehold rowhouse, the maximum site coverage for all buildings is 55% of the site area.
- 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 The area of impermeable materials, including site coverage for buildings, must not exceed 70% of the total site area, except that for multiple dwelling, the Director of Planning may increase the area of impermeable materials, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.8.4 For the purposes of section 4.8.3 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 a 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 or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 2.4 m.
- 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.
- 4.11.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.12 (Reserved)

4.13 (Reserved)

4.14 Dedication of Land for Sidewalk and Boulevard Purposes

- 4.14.1 For development sites which front Oak Street, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site of 14.6 m measured at right angles.
- 4.14.2 For development sites that front West King Edward Avenue, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site, measured at right angles, of:
- (a) for sites on the north side of West King Edward Avenue:

- (i) from Manitoba Street to Ontario Street 15.5 m,
- (ii) from Columbia Street to Manitoba Street 15.6 m,
- (iii) from Willow Street to Heather Street 16.9 m, and
- (iv) from Laurel Street to Willow Street 19.2 m; and

(b) for sites on the south side of West King Edward Avenue:

- (i) from Columbia Street to Ontario Street 15.2 m.

4.14.3 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.15 Acoustics

4.15.1 A development permit application for a dwelling use in the RM-8N District requires evidence in the form of a report and recommendations prepared by a licensed professional acoustical engineer, 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	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

4.16 Building Depth and Width

4.16.1 For all dwelling uses, the maximum distance between the required minimum front yard and the rear of a building is 40% of the site depth, measured prior to any required lane dedication.

4.16.2 Notwithstanding section 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.

4.16.3 Projections permitted in front yards pursuant to section 4.4.4 of this schedule must not be included in the calculation of building depth.

4.16.4 Notwithstanding section 4.16.1 of this schedule, the Director of Planning may permit an infill one-family dwelling or another principal building in the rear yard if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.16.5 On sites 24 m and wider, the maximum building width for a multiple dwelling is 22 m, except that the Director of Planning may increase the maximum building width, provided 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 one-family dwelling or another principal building located in the rear yard of a site, 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, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.17.2 Where a site has more than one multiple dwelling building, the exterior side wall of each multiple dwelling building must be a minimum of 2.4 m from the closest portion of the exterior side wall of any other multiple dwelling building on the site.
- 4.17.3 Where a site has more than one building containing freehold rowhouses, the exterior side wall of each building must be a minimum distance of 2.4 m from the closest portion of the exterior side wall of any other building containing freehold rowhouses on the site.
- 4.17.4 For the purpose of this section 4.17, a main entrance means a door facing a street not being a lane, which is visible from the street and is located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.
- 4.17.5 In a two-family dwelling or a two-family dwelling with secondary suite on a site with one principal building:
- (a) there must be one main entrance to each principal dwelling unit;
 - (b) there must be a covered verandah or porch at each main entrance, with a minimum width and depth of 1.6 m;
 - (c) all roofs except for dormer roofs must be hip, gable or a combination of both forms, and must have a minimum slope of 7:12;
 - (d) dormer roofs must be gable, hip or shed in form and have a minimum slope of 4:12; and
 - (e) the maximum total width of dormer roofs provided on a half storey above the second storey must comply with the following table:

Dormer Orientation	Maximum total dormer width
Rear yard	40% of width of elevation of storey below
Interior side yard	25% of width of elevation of storey below
Street or flanking lane	30% of width of elevation of storey below

4.17.6 Exterior windows in a secondary suite must have:

- (a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
- (b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms except bathrooms and laundry rooms.

4.18 Dwelling Unit Density

- 4.18.1 For multiple dwelling and freehold rowhouse, the total number of dwelling units, excluding lock-off units, must not exceed:
- (a) for development up to and including 0.90 floor space ratio, 100 units per hectare of site area; or
 - (b) for development over 0.90 and up to and including 1.20 floor space ratio, 145 units per hectare of site area.
- 4.18.2 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.19 Number of Buildings on Site

- 4.19.1 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit a second principal building in conjunction with a one-family dwelling, a one-family dwelling with secondary suite, a two-family dwelling or a two-family dwelling with secondary suite on a site, if:
- (a) the site meets one of the following criteria:
 - (i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,
 - (ii) the site is a corner site, or
 - (iii) the lot depth is more than 45.7 m;
 - (b) the principal building situated in the rear yard of the site contains no more than two dwelling units;
 - (c) the total number of dwelling units on the site does not exceed 4, excluding any secondary suites; and
 - (d) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.19.2 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit a second principal building in conjunction with a multiple dwelling or freehold rowhouse building on a site, if:
- (a) the site has a minimum site area of 445 m²; and
 - (b) 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 relax the minimum site area requirements of section 4.1 of this schedule with respect to any of the following developments, if the lot was on record in the Land Title Office prior to [date of enactment]:
- (a) two-family dwelling;
 - (b) two-family dwelling with secondary suite;
 - (c) infill one-family dwelling or infill two-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940; and

(d) multiple dwelling with no more than three dwelling units,

if the Director of Planning first considers the quality and liveability of the resulting units, the effect on neighbouring properties and all applicable Council policies and guidelines.

- 5.2 The Director of Planning may relax the regulation in subsection 4.7.3(b) of this schedule regarding the minimum percentage of dwelling units with floor areas between 83 m² and 112 m², if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 5.3 The Director of Planning may relax the regulations in sections 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.8, 4.10, 4.15, 4.16, 4.17, 4.18, and 4.19 of this schedule when a house listed on the Vancouver Heritage Register is retained, if consideration is first given to the intent of this schedule and all applicable Council policies and guidelines.

List of Engagement Events, Activities, and Participant Numbers

The following tables provide a list of engagement events, activities, and surveys as part of Phase 3 of the Cambie Corridor Planning Program. A total of 88 events were held with 5,963 participant contacts during Phase 3.²

CAMBIE CORRIDOR PLANNING PROGRAM: ENGAGEMENT SUMMARY		
Phase	Number of Events	Participants
Phase 1	7	853
Phase 2	27	1,825
Phase 3	88	6,065
Total	122	8,743

PHASE 3: LIST OF EVENTS & ACTIVITIES		
Event/Activity	Participants	Date
Step 1: Launch & Early Dialogue		
Focus Group – RPSC, OLAR	10	January 26, 2015
Focus Group – Cambie BIA	1	February 10, 2015
Focus Group – Oakridge Seniors	2	February 13, 2015
Focus Group – Douglas Park Community Centre Association	1	February 16, 2015
Focus Group – Marpole Residents Coalition	4	February 23, 2015
Community Session – Assets, Issues, & Opportunities	475	May 23, 2015
Focus Group – Marpole Residents Coalition	65	May 25, 2015
Community Session – Assets, Issues, & Opportunities	350	May 28, 2015
Community Session – Assets, Issues, & Opportunities	290	June 4, 2015
Meeting – Wesgroup	3	June 8, 2015
Meeting – W. 57 th & Laurel Precinct	1	June 23, 2015
Walking Tour (1) – Balfour Site	14	June 27, 2015
Walking Tour (2) – 100 block King Edward Ave	8	June 27, 2015
Walking Tour (3) – 400 block 23 rd Ave	12	June 27, 2015
Walking Tour (4) – Oak to 26 th Ave & Manitoba	8	July 6, 2015
Walking Tour (5) – 5100 Ash St	10	July 8, 2015
Walking Tour (6) – Shawn Oaks strata complex	8	July 9, 2015
Meeting – Hollyburn Properties	2	July 10, 2015
Walking Tour – Tour with resident groups	8	September 30, 2015
Walking Tour – RPSC (Cambie & 37 th Ave)	10	October 1, 2015
Walking Tour – RPSC (Cambie & 41 st Ave)	10	October 5, 2015
Workshop – Area 1 (1)	49	October 7, 2015
Workshop – Area 1 (2)	58	October 8, 2015

² Note: This is not a count of the total number of individuals who have engaged in the planning process. Some individuals may have participated in more than one event, while others may not have signed in or been recorded when attending an event. This list does not include events held following Council approval of the Plan.

Workshop – Area 2 (1)	47	October 17, 2015
Workshop – Area 2 (2)	49	October 17, 2015
Meeting – Ash Street residents	2	October 22, 2015
Workshop – Area 3 (1)	84	October 26, 2015
Workshop – Area 3 (2)	60	October 29, 2015
Meeting – Wesgroup	2	November 6, 2015
Workshop – Area 4 (1)	52	November 7, 2015
Workshop – Area 4 (2)	42	November 7, 2015
Meeting – Hollyburn Properties	7	November 9, 2015
Workshop – Area 5 (1)	48	November 21, 2015
Workshop – Area 5 (2)	41	November 21, 2015
Workshop – Area 6	43	November 30, 2015
Workshop – (make-up session)	33	December 2, 2015
Meeting – Salvation Army Homestead Site	2	December 8, 2015
Step 2: Policy Development		
Meeting – Hollyburn Properties	1	February 24, 2016
Open House (1) – 2016 Spring Expo	580	June 2, 2016
Open House (2) – 2016 Spring Expo	490	June 4, 2016
Coffee Chat (1) – Focus Areas	10	June 6, 2016
Coffee Chat (2) – Focus Areas	15	June 8, 2016
Coffee Chat (3) – Focus Areas	6	June 9, 2016
Coffee Chat (4) – Focus Areas	8	June 13, 2016
Coffee Chat (5) – Focus Areas	14	June 14, 2016
Coffee Chat (6) – Focus Areas	13	June 16, 2016
Meeting – Polygon	1	June 28, 2016
Meeting – Stakeholders for Salvation Army site	5	June 28, 2016
Meeting – Holy Name Church	3	July 8, 2016
Meeting – Easter Seals Society	1	July 15, 2016
Meeting – Prospero	2	July 27, 2016
Meeting – Salvation Army Homestead site	3	July 28, 2016
Meeting – Polygon	2	July 28, 2016
Meeting – Coromandel	2	July 28, 2016
Meeting – Hollyburn Properties	2	September 13, 2016
Meeting – 3476 Oak St & 977 19 th Ave	2	September 16, 2016
Coffee Chat – Hospital Adjacent Area	95	September 21, 2016
Walking Tour – Hospital Adjacent Area	71	September 21, 2016
Meeting – Louis Brier site	6	October 14, 2016
Meeting – Grace Estates	2	October 31, 2016
Meeting – Louis Brier/Jewish Community Centre	5	November 21, 2016
Meeting – Crombie REIT	2	November 29, 2016
Meeting – Wesgroup	1	November 30, 2016
Meeting – 3 corners (Cambie St & 41 st Ave)	5	December 1, 2016
Step 3: Draft Plan		
Meeting – Wesgroup	1	April 11, 2017

Meeting – RPSC	25	April 19, 2017
Meeting – Hollyburn Properties	2	May 16, 2017
Meeting – RPSC	9	May 17, 2017
Meeting – RPSC	3	May 23, 2017
Meeting – Marpole Residents Coalition	2	May 29, 2017
Walking Tour - RPSC	2	June 8, 2017
Meeting – Louis Brier site	5	June 8, 2017
Open House – 2017 Spring Open House (1)	595	June 15, 2017
Open House – 2017 Spring Open House (2)	564	June 17, 2017
Meeting – RPSC	20	June 21, 2017
Coffee Chat (1) – Draft Plan	55	June 27, 2017
Coffee Chat (2) – Draft Plan	35	June 29, 2017
Coffee Chat (3) – Draft Plan	17	July 5, 2017
Coffee Chat (4) – Draft Plan	62	July 6, 2017
Meeting - UDI (Cambie Corridor Phase 3)	23	July 24, 2017
Meeting – Residents from King Edward area	8	July 27, 2017
Meeting – Urban Design Panel	11	August 9, 2017
Meeting – Louis Brier site	5	August 21, 2017
Meeting – Wesgroup	4	August 24, 2017
Meeting - Colliers (Oakridge MTC office approach)	30	September 07, 2017
Workshop - COV Advisory Groups	16	September 19, 2017
RPSC Visions Group Meeting	12	September 20, 2017
Workshop (1) - Oakridge MTC workshop with area residents	117	October 3, 2017
Workshop (2) - Oakridge MTC workshop with area residents	45	October 4, 2017
Meeting – Wesgroup	4	October 4, 2017
Meeting - Avison Young (Oakridge MTC office approach)	50	October 4, 2017
Meeting – Wesgroup	2	October 17, 2017
Meeting – Salvation Army Homestead site	2	October 23, 2017
Meeting – Hollyburn Properties	2	October 24, 2017
Meeting - Local Area Residents	7	October 27, 2017
Meeting – Crombie REIT	1	November 2, 2017
Meeting – Prospero	2	December 12, 2017
Meeting – Wesgroup	3	December 13, 2017
Step 4: Final Plan		
Meeting - Vancouver Heritage Commission	12	January 15, 2018
Meeting - Heritage Boulevard Society	2	January 18, 2018
Meeting – Hollyburn Properties	3	January 19, 2018
Meeting – King Edward area residents	20	February 6, 2018
Meeting – Hollyburn Properties	2	February 9, 2018
Meeting – OLAR	120	February 19, 2018
Meeting – RPSC	12	February 21, 2018
Meeting – Renters Advisory Committee	8	February 21, 2018

Meeting – Vancouver City Planning Commission	7	February 28, 2018
Meeting – UDI	20	March 5, 2018
Information Session (1) – Proposed Plan	250	March 8, 2018
Information Session (2) – Proposed Plan	200	March 9, 2018
Information Session (3) – Proposed Plan	150	March 10, 2018
Information Session (4) – Proposed Plan	80	March 12, 2018
Information Session (5) – Proposed Plan	90	March 13, 2018
Information Session (6) – Proposed Plan	75	March 14, 2018
Meeting – UDI	14	March 15, 2018
Meeting – Wesgroup	1	March 22, 2018
Total	6,065	

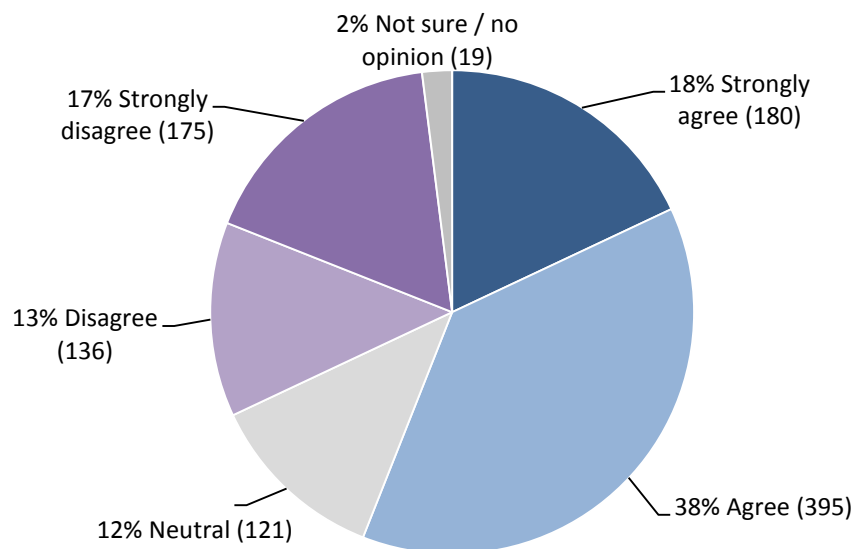
PHASE 3: LIST OF SURVEYS		
Feedback Form/Survey	Participants	Date
Questionnaire – Launch & Early Dialogue (“Help the City” card)	84	May 23, 2015
Questionnaire – Launch & Early Dialogue (“Help the City” card)	58	May 28, 2015
Survey – Early Ideas (“Passport”)	407	June 2 – June 30, 2016
Survey – Areas Proposed for Change	637	May 24 – July 10, 2017
Survey – Draft Plan Directions	774	June 15 – July 10, 2017
Survey – Post-occupancy survey of Cambie Corridor residents	103	September 11 – October 1, 2017
Questionnaire – Oakridge Municipal Town Centre	32	October 3 – October 4, 2017
Survey – Proposed Plan	1,043	March 8 – March 28, 2018
Total	3,138	

Comments from community feedback on the proposed Cambie Corridor Plan

As part of the March 7, 2018 public release of the proposed Cambie Corridor Plan, a feedback survey was made available online. The survey was available in hardcopy at the information sessions held between March 8 and March 14, 2018, and available online from March 8 to March 28, 2018. A total of 1043 respondents completed the survey.

Below is a highlighted summary of feedback received through the survey. Where respondents disagreed or strongly disagreed they were asked to provide further information through comments. Those comments have been summarized for convenience. Note, this does not include feedback received through emails, in-person discussions, or phone calls.

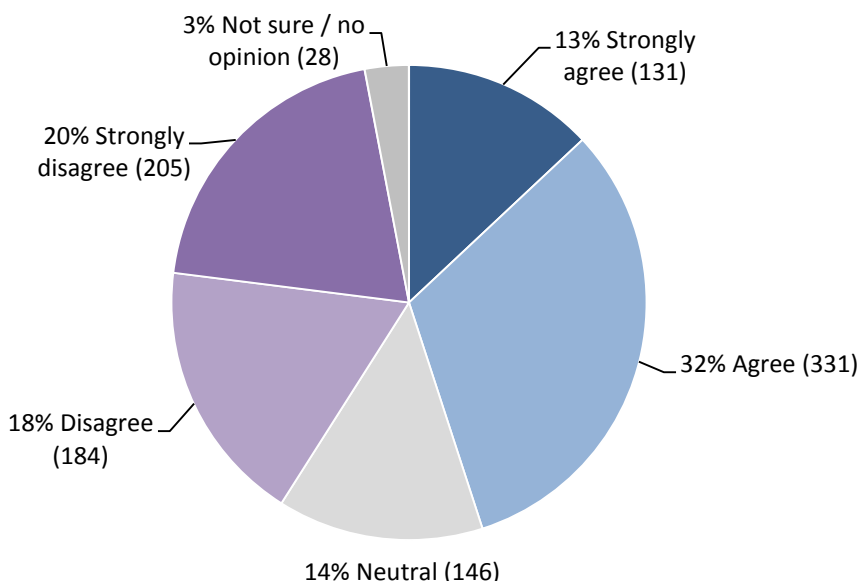
1. In general, do you agree or disagree that these are the right investments and improvements for the Cambie Corridor?



Respondents that disagreed were asked to explain their concerns. Common themes from those that disagreed were:

- Concern that the proposed transportation improvements may be inadequate to service the projected population growth, and that greater focus on multi-modal improvements (e.g. walking, cycling infrastructure) may be necessary.
- Desire to ensure there are adequate services and amenities in the Corridor, with particular concern for the availability of childcare, schools, and recreation facilities.
- Support for the approach for affordable housing in the Corridor, but concern that the requirements may not be delivered or adequate.
- Some local area residents expressed opposition to the affordable housing requirements due to concern it could potentially limit increases in their property value or due to the opinion that the area is not appropriate for affordable housing.

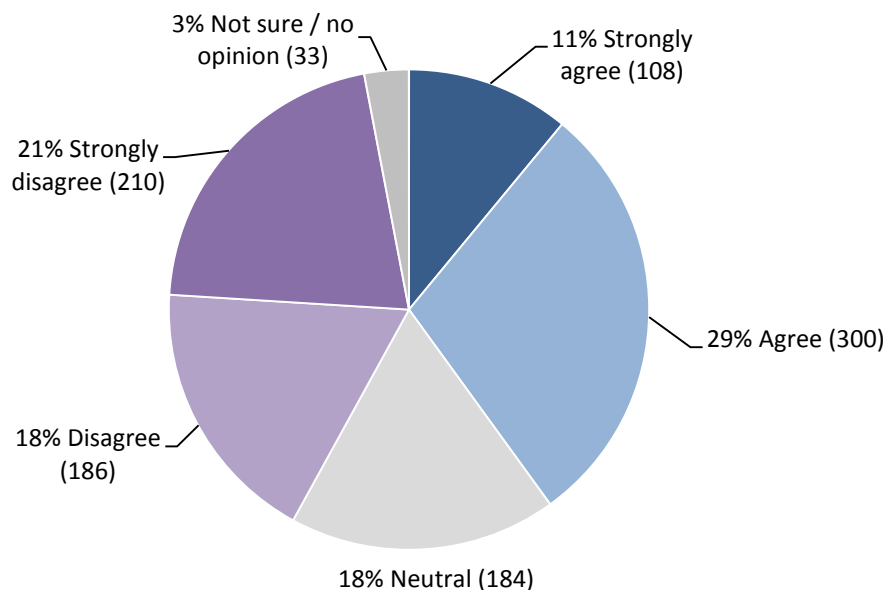
2. In general, do you agree or disagree that the proposed Cambie Corridor Plan balances the specific interests and issues of the neighbourhoods in the Cambie Corridor with broader city-wide goals and aspirations (e.g., housing affordability, Greenest City goals, Healthy City)?



Respondents that disagreed were asked to explain their concerns. Common themes from those that disagreed were:

- Some feel the densities being proposed are not enough to address affordability issues, while others are concerned that the density being proposed will overburden the local area and existing residents.
- Mixed feelings about affordable housing; some respondents feel there should be higher densities and affordable housing requirements in more areas, while some existing homeowners feel the City should not mandate affordable housing due to concern it could potentially limit increases in their property value or that the area is not appropriate for affordable housing.
- General concern that even though new housing supply may be necessary, the area may lose some of its older, more affordable housing stock as a result of redevelopment.

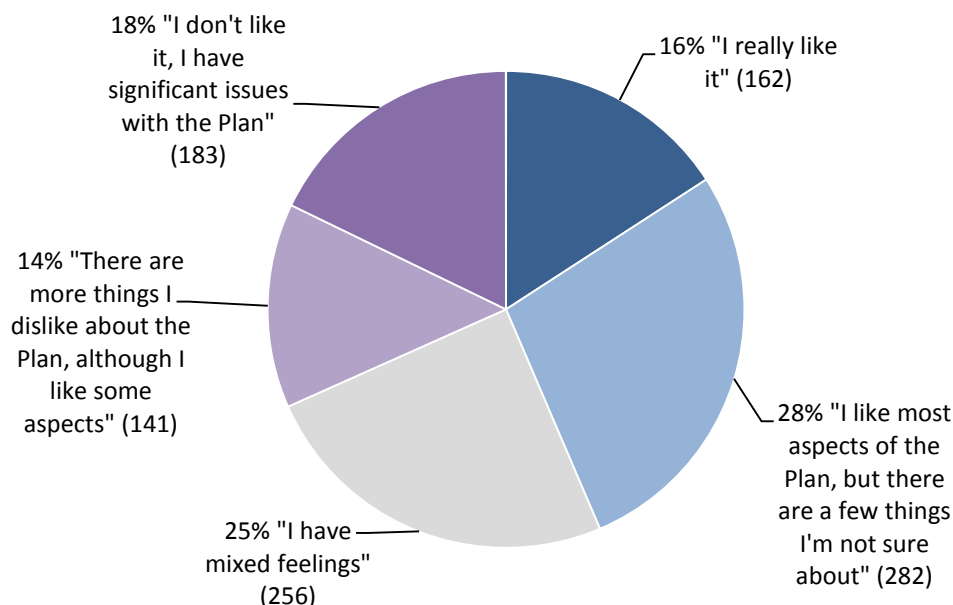
3. Do you agree or disagree that the proposed Cambie Corridor Plan meets the needs of the community today and into the future?



Respondents that disagreed were asked to explain their concerns. Common themes from those that disagreed were:

- Mixed opinions about the amount of density being proposed; while some feel that the proposed changes will not provide enough housing over the life of the Plan, others are concerned the proposed Plan will adversely impact existing residents.
- General concern among current residents about Canada Line capacity and traffic congestion in the short- and long-term, and whether infrastructure improvements will be able to adequately service the population.

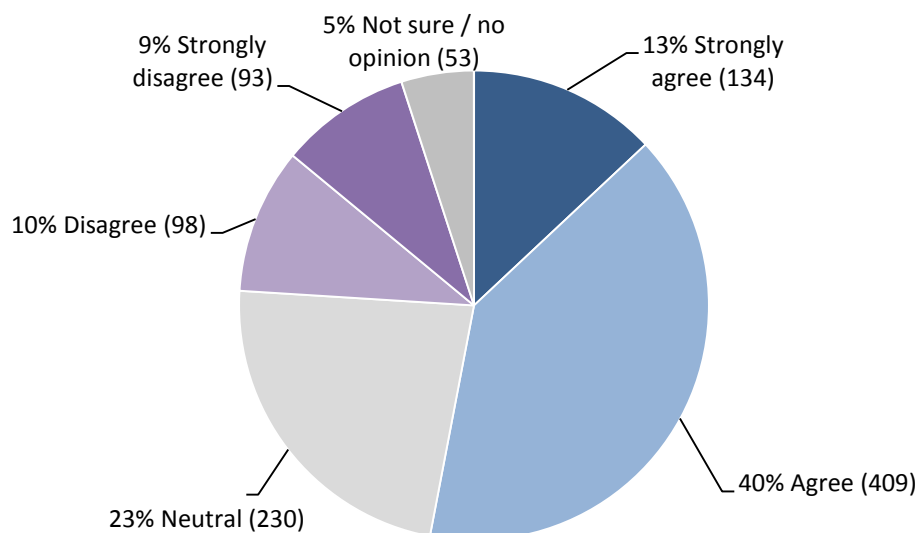
4. Overall, which of these statements best reflects your feelings about the proposed Cambie Corridor Plan?



All respondents, regardless of their level of agreement, were asked to provide additional comments. Common themes were:

- General support for the Plan and the focus on affordable housing.
- Some expressed a desire for higher densities and affordable housing requirements in more areas of the Corridor.
- Some Oakridge MTC residents expressed opposition to providing affordable housing because of potential impacts to their property value, inadequate financial incentive for them to sell, and suggesting that this is a premium location not suitable for affordable housing.
- General concern about the capacity of the transportation system in the Corridor and whether it can handle the proposed densities.
- Some are concerned about the provision of adequate services and amenities as well as the long-term maintenance of public facilities and spaces.
- Several respondents expressed concern about access to schools in the area.

5. In general, do you agree or disagree with the overall approach to the public realm in the Cambie Corridor?



Respondents that disagreed were asked to explain their concerns. Common themes from those that disagreed were:

- Desire to maximize the amount of open space and usable green space throughout the Corridor.
- Some have concerns about the Complete Street design proposed for major streets and how it may impact the flow of traffic and convenience of driving.

Respondent profile:

Total received	1043 surveys
*Relationship to Cambie Corridor	43% live in Corridor 15% work or go to school in the Corridor 47% visit the Corridor for leisure 48% commute/travel through the Corridor
Gender	Male = 49% Female = 43% Other/Prefer not to say = 8%
Age Profile	≤19 = 1% 20-29 = 8% 30-39 = 15% 40-49 = 16% 50-59 = 24% 60-69 = 24% ≥70 = 10%
*Languages spoken at home	English = 91% Cantonese = 10% Mandarin = 6% French = 4% Spanish = 1% Italian = 1% Other = 4%

* Respondents had opportunity to select more than one option.

The following is a consultation and feedback summary for the new zones in Grandview-Woodland:

Rowhouse, Townhouse, 4-Storey Apartment, and 4-Storey Mixed-Use Grandview-Woodland Community Plan Public Engagement Summary

July 2016

Grandview-Woodland Community Plan adopted by Council.

January - April 2018

As part of the Plan's implementation, zoning changes to allow for new housing choices in Grandview-Woodland were proposed. In January 2018, staff held two open house events to share information about the proposed City-initiated zoning changes in Grandview-Woodland. These included options for rowhouses, townhouses, 4-storey apartments, and 4-storey mixed-use buildings in specific locations.

Based on feedback received at the January open houses and via an online survey, staff further refined the proposals. In March 2018, staff held two open house events to share further detail on the refined proposed zoning changes, in conjunction with providing a second opportunity for feedback via an online survey.

A combined 706 people attended the four open house events in January and March 2018. A further 774 feedback forms and surveys were received. The remainder of the Appendix briefly summarizes the responses received via the feedback forms and online surveys from the January and March open houses.

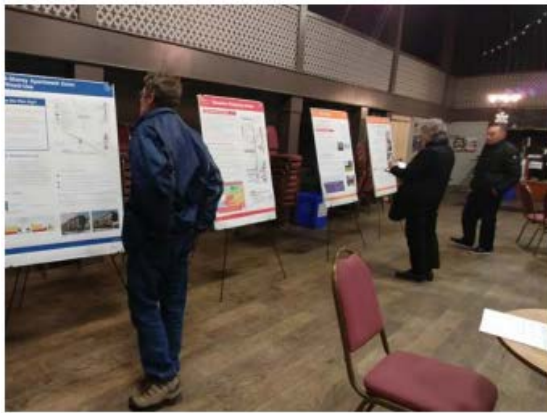


WHAT WE HEARD

Grandview-Woodland Community Plan Implementation



January / February 2018



350+
people attended

400+
forms submitted

In January 2018, staff held two open house events to share information about proposed City-initiated zoning changes to allow new housing choices in parts of Grandview-Woodland. During the consultation period, 420 feedback forms were received, including those completed at the open house events, as well as online through the City's website (survey closed February 22, 2018).



68% either agreed or strongly agreed in general with the proposed zoning changes described in the January open house boards.

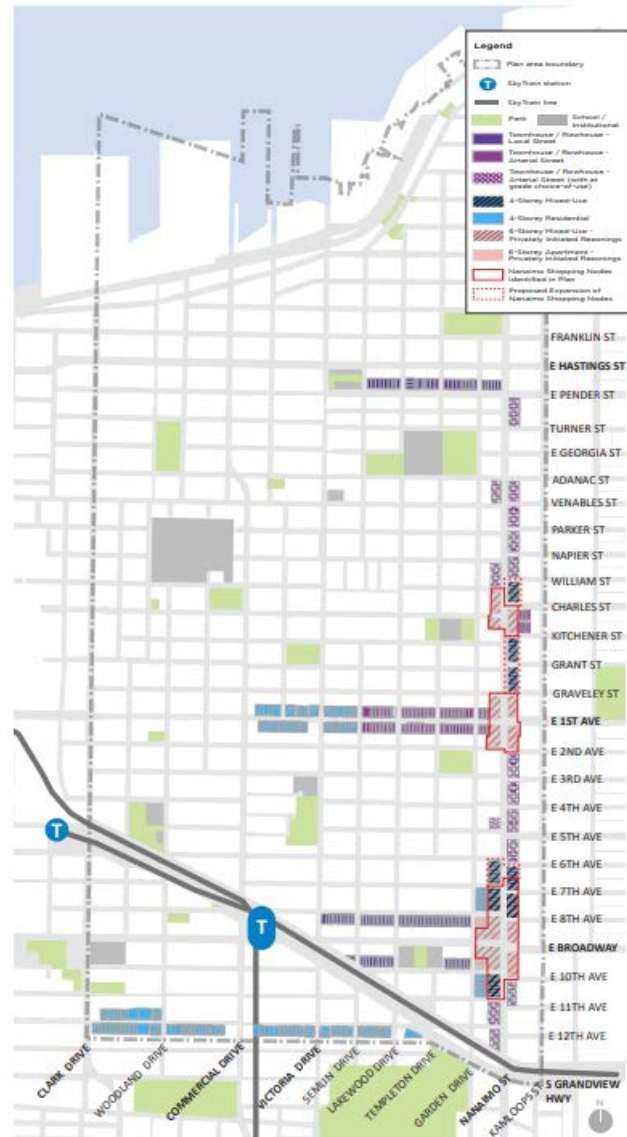
Generally there was a desire for increased density in the proposed zones to address concerns about housing supply and affordability. However, some responses indicated that the proposed density seemed too high, causing concerns related to shadowing, views and privacy for adjacent homes. There was a strong desire for new units to be affordable, especially for renters and families. Opinions on the proposed location of the new zones on arterial streets were split evenly with some in favour and others not.

Support

- For increased density (townhouses and 4-storey apartments)
- For new local-serving commercial at shopping nodes, especially commercial at grade
- For more affordable housing options for renters and families

Concerns

- Density proposed not high enough on arterial streets
- Proposed height too high
- Affordability of new units compared to existing housing in area (displacement of existing residents)
- Adjacency issues for homes located behind proposed buildings on arterials (shadows, privacy, view obstruction)
- Displacement of small, independent businesses
- Overseas interest and speculation



TOWNHOUSE/4-STORY ZONE: ARTERIAL STREETS

Grandview-Woodland Community Plan

Respondents were asked two questions about the new townhouse zone along arterial streets:

- **75%** either agreed or strongly agreed to increase the floor area of the new townhouse zone to 1.5 FSR
- **77%** either agreed or strongly agreed with adding the option for 4-storey apartments on larger sites (sites with a minimum 120' frontage)

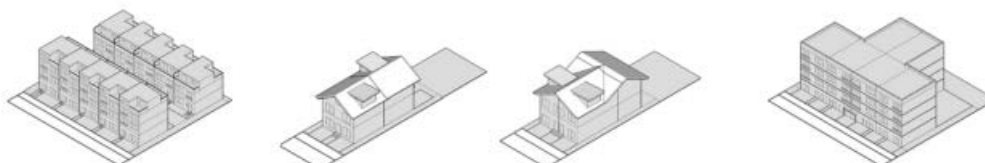
Comments regarding updates to this zone to allow greater floor area for townhomes and 4-story apartments on larger sites were evenly split on support and concerns. A slightly greater number of respondents favoured more density, while others thought the proposed height was too high.

Support

- For increased density, to increase housing supply and provide greater housing choice
- For increased density on arterial streets
- For apartments with commercial at grade

Concerns

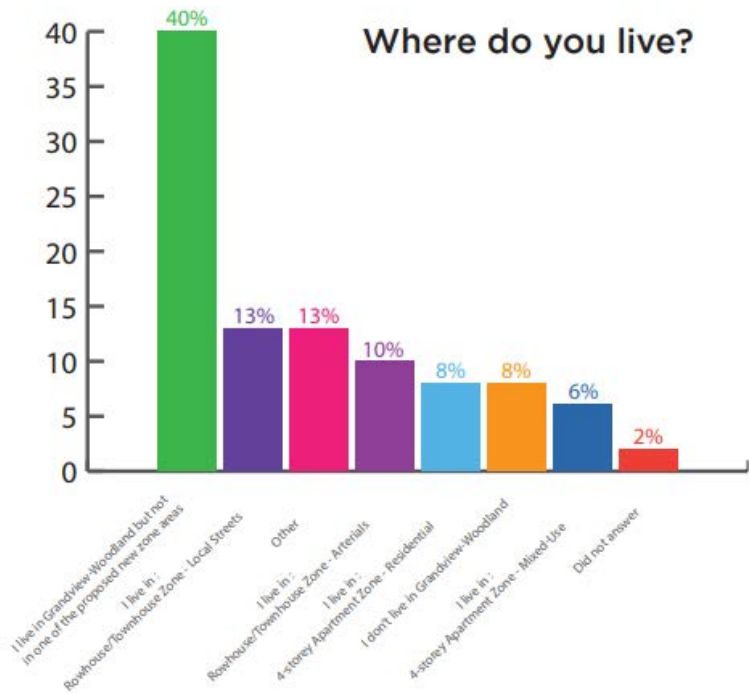
- Density is not high enough (missed opportunity)
- Prefer 3-storey max
- Increased traffic and parking issues
- Housing inappropriately placed on main arterials; pollution and noise will have negative impacts on families
- Allow higher density on local streets
- Adjacency issues for homes located close to arterials (shadowing, privacy, view obstruction)



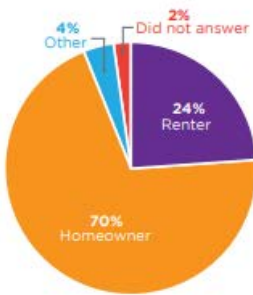
Examples from conceptual testing of development options for this zone (refer to open house boards for more detail).

RESPONDENT PROFILE

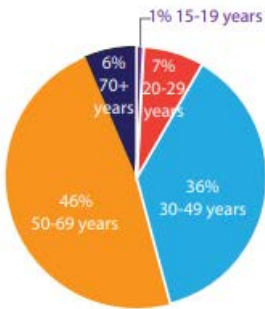
Grandview-Woodland Community Plan



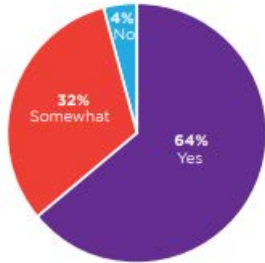
Do you rent or own your home?



How old are you?



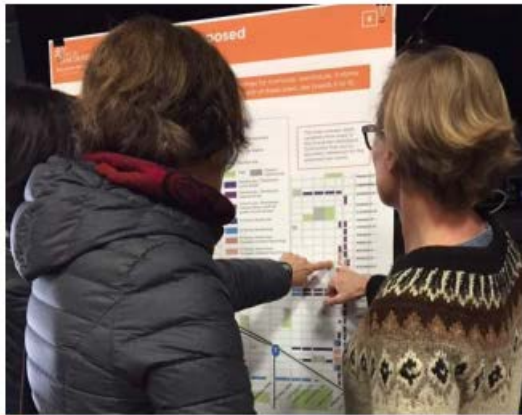
Are you familiar with the Grandview-Woodland Community Plan?



Grandview-Woodland Community Plan Implementation

Grandview-Woodland Community Plan Implementation





350+
people attended

350+
forms submitted



In March 2018, staff held two open houses to show more detailed information on the proposed rowhouse/townhouse, 4-storey apartment, 4-storey mixed-use City-initiated zoning changes in Grandview-Woodland. During the consultation period, 355 people attended the open house events, and 354 feedback forms were received. The feedback forms were either completed at the open houses or online via Talk Vancouver (survey closed April 2, 2018).

The community open houses were held on March 14, 2018 from 5:30PM to 8:30PM at Lord Nelson Elementary School, and March 17, 2018 from 12PM to 3PM at WISE Hall. A total of 8,619 postcard notifications to community members and 605 notification letters to owners were distributed in the Grandview-Woodland area two weeks prior to the March 14 open house. Additionally, this information was made available on the City's website and through an email distribution list to those previously subscribed to receive updates on the Grandview-Woodland Community Plan.

The remainder of this Appendix briefly summarizes responses to the multiple-choice questions of the survey followed by a summary of general comments.

Unless otherwise specified, response categories for all the questions in the multiple-choice section ranged from "strongly agree" to "strongly disagree" with an option of "not sure" for those who were undecided. For the purpose of this summary, positive "agree" answers (strongly agree and agree) have been merged. Similarly, negative "disagree" answers (strongly disagree and disagree) have also been merged.



Familiarity with the Grandview-Woodland Community Plan

Overall, 60% of survey respondents were familiar, and 35% somewhat familiar, with the Grandview-Woodland Community Plan. The remaining 5% had no previous knowledge of the plan.

General Support for the proposed zoning changes

64% of the survey participants either strongly agreed or agreed with the general zoning changes proposed at the March open houses. Conversely 29% of respondents strongly disagreed or disagreed, and the remaining 7% were either unsure or did not answer.

Specific zoning proposals

Respondents were asked to provide their opinion on the four specific zoning changes proposed at the open house. These included a townhouse/rowhouse zone on local streets, a townhouse/rowhouse zone on arterial streets, a 4-storey apartment zone, and a 4-storey mixed-use zone.

- Townhouse/rowhouse – local streets: agree merged (71%); disagree merged (21%); not sure/no answer (8%)
- Townhouse/rowhouse – arterial streets: agree merged (70%); disagree merged (22%); not sure/no answer (8%)
- 4-storey residential apartment: agree merged (67%); disagree merged (26%); not sure/no answer (7%)
- 4-storey mixed-use: agree merged (68%); disagree merged (24%); not sure/no answer (8%)

Additional comments on proposed zoning changes

A total of 196 additional written comments were received regarding the proposed zoning changes. The following themes that arose in order of frequency were:

Support

- For the density increases proposed
- For the type and form of buildings permitted through the proposed zoning changes
- For added density along arterial streets

Concerns

- The proposed densities were too low
- Some of the proposed density was ill-suited for specific locations
- Proposed zoning changes were not extensive enough and other locations in the neighbourhood should be considered for higher density
- The densities proposed were too high
- Concerns about pressure the proposed zoning changes will have on parking in the neighbourhood
- Not enough housing options for low income residents
- Higher volume of traffic caused by increased density

General comments

Survey respondents were given the opportunity to leave a general comment on the proposed zoning changes. A total of 155 written comments addressing a variety of topics were received. The following themes that arose in order of frequency were:

Support

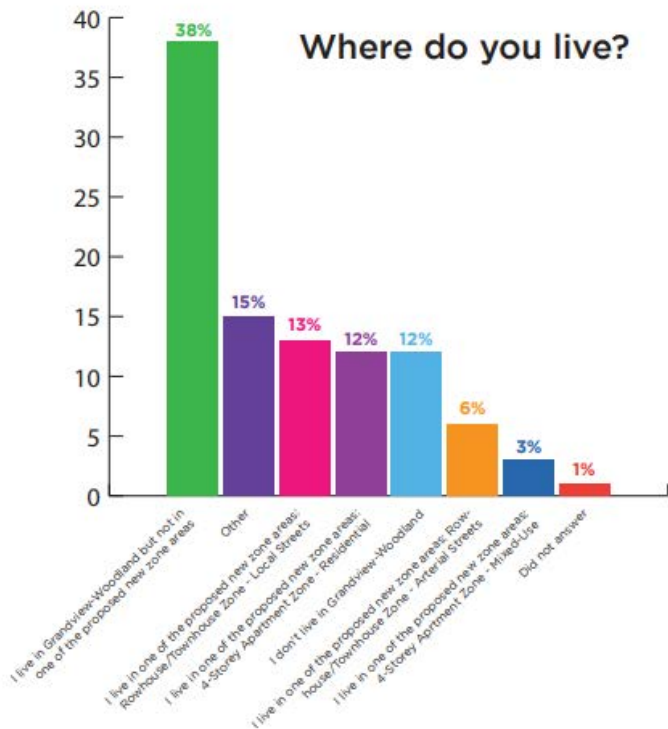
- For the proposed zoning changes general comments of support
- For the density increases proposed

Concerns

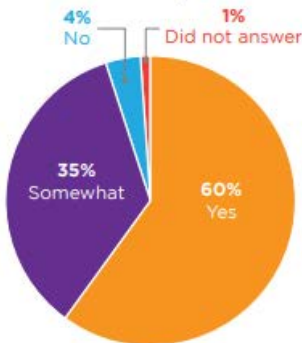
- The proposed densities were too low
- Proposed zoning changes were not extensive enough and other locations in the neighbourhood should be considered for higher density
- Higher volume of traffic caused by increased density
- Some 6-storey areas identified in the Grandview-Woodland Community Plan to be rezoned through privately-initiated rezoning
- Increased pressure on amenities that service the community, including schools and community centres
- Concerns about pressure the proposed zoning changes will have on parking in the neighbourhood

RESPONDENT PROFILE

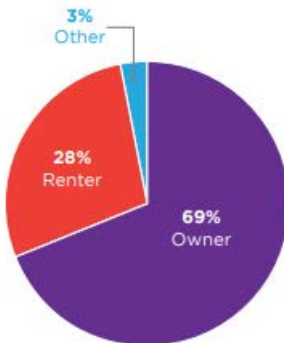
Grandview-Woodland Community Plan



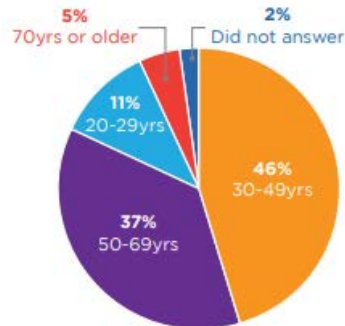
Are you familiar with the Grandview-Woodland Community Plan?



Do you rent or own your home?



How old are you?



Rainwater Management Bulletin

In this Bulletin, the following definitions apply:

“Green infrastructure” means an approach to water management that mimics the natural water cycle by reducing and treating rainwater at its source while delivering environmental, social, and economic benefits.

“Rainwater” means rainfall and other natural precipitation.

“Best management practice” means common best practices to improve rainwater management.

“Rainwater drainage” means runoff that is the result of rainfall or other natural precipitation or from melting snow or ice.

“Rainwater management system” means the system for collecting, retaining, detaining, treating or conveying rainwater, and includes:

- i. the catch basins, sewers and pumps that make up the rainwater drainage collection and conveyance system; and
- i. the rainwater drainage facilities, structures, landscapes, green infrastructure or other best management practices used for storage, management and treatment to reduce runoff or improve the quality of the rainwater

but does not include plumbing or service connections in buildings.

“Rainwater management plan” is the means by which rainwater resource concerns are addressed during development. It will provide the size, location and configuration of all rainwater drainage systems on the site as well as associated methodology, calculations, and plan drawings that demonstrate how the rainwater management criteria will be met.

Introduction

Onsite rainwater management is needed to mitigate the impacts of increased yearly precipitation due to climate change, increased development density, and decreased pervious surfaces that allow rainwater to infiltrate, all of which when combined will increase the occurrence of excess rainwater overwhelming the sewers leading to combined sewer overflows. The use of water sensitive site design and green infrastructure practices or source controls keeps harmful stormwater pollutants from entering our receiving waters and adds resiliency to the City’s drainage system, which is predicted to experience wetter winters, drier summers, and more frequent occurrence of intense storms.

The purpose of this bulletin is to provide applicants within the Cambie Corridor information on the process and required submissions related to onsite rainwater management that meets the City-wide Integrated Rainwater Management Plan (IRMP) requirements for retention, rate control, cleaning, and safe conveyance. Sites having a total site size of 8,000m² or more, or containing 45,000 m² or more of

new development floor area, are to follow the requirements laid out in the Rezoning Policy for Sustainable Large Developments.

Rainwater Management Requirements

Applicants will be required to produce a Rainwater Management Plan (RWMP) that details how the onsite rainwater management system meets the requirements outlined below, prepared, signed and sealed by a subject matter expert (Professional Engineer), subject to review. The applicant is to demonstrate how the proposed system will meet the following:

1. Volume Reduction

- 1.1. Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained and treated on site.
 - 1.1.1. Landscape areas over native subsoils with appropriately sized growing medium meet the 24 mm retention requirement, see Design Resources below for guidance on sizing topsoil for rainwater management.
 - 1.1.2. All proposed landscape areas are to ensure adequate growing medium for both horticultural and rainwater management needs.
- 1.2. The applicant must prioritize methods of retention according to the three tiers below, beginning with Tier 1. Justification must be provided for using the 2nd and 3rd tier options and acceptable exemptions have been outlined below. The tiers are as follows:

Tier 1 Priority: Provide volume reducing green infrastructure practices. For example, rainwater can be kept on site for rainwater harvesting for re-use, green roofs, and soil infiltration.

Tier 2 Priority: Provide treatment and retention in non-infiltrating landscapes. For example, rainwater can be directed to absorbent landscape on slab, closed bottom planter boxes, and lined bioretention systems.

Tier 3 Priority: Provide treatment and detention as per Requirement 2, Release Rate, outlined below.

Acceptable Exemptions

Justifications for not using 1st tier green infrastructure practices will be reviewed at the discretion of the City. Exemptions may be granted, but are not limited to, the following reasons:

Tier 1 Exemptions:

- Low infiltration capacity (e.g. less than 1.5 mm/hr)
- Limited available space for engineered infiltration systems due to onsite tree retention
- Seasonally high groundwater table or bedrock within 0.6m of the bottom of the practice
- Contamination concerns (as supported by a preliminary geotechnical study, see submission requirements below)

- Slope stability concerns (as supported by a preliminary geotechnical study, see submission requirements below)

Tier 2 Exemptions:

- Limited available space for non-infiltrating facilities due to onsite tree retention

2. Release Rate

- 2.1. The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve (IDF curve)(see attached IDF curves). The City of Vancouver's 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City's 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations. Pre-development, in this context, means the site's immediate use preceding development.

3. Water Quality

The water quality improvement requirements are outlined below. These requirements vary depending on the type of pollutant generating surface.

- 3.1. The first 24 mm of rainfall from all pervious and impervious surfaces shall be treated to remove 80% Total Suspended Solids (TSS) by mass prior to discharge from the site. For impervious surfaces with high pollutant loads, including roads, driveways, and parking lots the rainfall depth to be treated increases to the first 48 mm of rainfall. Treatment can be provided by either one green infrastructure practice or structural Best Management Practice (BMP) or by means of a treatment train comprised of multiple green infrastructure practices or structural BMPs that can be demonstrated to meet the 80% TSS reduction target.

3.1.1. Vegetated practices or absorbent landscapes that infiltrate or filter the appropriate water quality volume (based on the type of pollutant generating surface) through a minimum of 450mm of growing medium are assumed to meet the quality requirement. The Metro Vancouver Stormwater Source Control Design Guidelines referenced above outline growing medium specifications.

3.1.2. For proposed proprietary treatment devices:

- 3.1.2.1. Provide product information for all treatment practices.
- 3.1.2.2. Products need to meet the above standard and be certified by either the Washington State Department of Ecology's Technology Assessment Protocol – Ecology Program (TAPE) or the current list of Environmental Technology Verification (ETV) Canada verified technologies. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.

Design Resources

The Metro Vancouver Stormwater Source Control Design Guidelines is available as a design resource to address the above volume reduction and water quality requirements, and also contains information on construction considerations and staging as well as facility maintenance.

<http://www.metrovancouver.org/services/liquid-waste/LiquidWastePublications/StormwaterSourceControlDesignGuidelines2012StormwaterSourceControlDesignGuidelines2012.pdf>

Submission Requirements

At time of an application to rezone a development site: Submissions for an application to rezone must include the following elements:

- A preliminary Rainwater Management Plan, outlining the rainwater management approach to be taken on site and how the project will meet the requirements for volume reduction, rate control, and quality. This approach is to inform a detailed Rainwater Management plan that is to be submitted at the time of Development Permit submission. The Rainwater Management Plan must be coordinated with the open space plan, site plan, landscape plans and all approved policies and guidelines in respect to the project.

RWMP submissions must include the following elements:

- Pre-development site plan showing orthophoto, existing drainage areas , and onsite and downstream offsite drainage appurtenances;
 - A proposed site plan that delineates building location, underground parking extents, and drainage areas and includes the area measurements for pervious/impervious areas. The site plan should also identify appropriately sized green infrastructure practices for each of the drainage areas;
 - Hydrologic and hydraulic analysis prepared by a qualified professional in the area of rainwater management showing how the site will meet the above requirements;
 - Justifications for not using Tier 1 green infrastructure practices must be included in the RWMP;
 - Details on how the rainwater management requirements set out above will be achieved through the development phases and once all development phases are complete; and
 - Supplementary documentation for any proprietary products that clearly demonstrates how they meet the requirements; and
- A preliminary geotechnical study supporting assumptions made in the preliminary RWMP, that includes the following:
 - An evaluation of the potential for and risks of onsite rainwater infiltration, such as slope stability and soil contamination;
 - Results of infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;
 - Soil stratigraphy; and
 - Depth to bedrock and seasonally high groundwater at likely locations for infiltration practices.

Prior to the Enactment of a By-law to rezone a development site: Every applicant will be required to provide a final signed and sealed RWMP completed by a professional Engineer. The content and supporting documentation is to be updated to reflect all material changes to the proposed development and new/refined supporting data, calculations, plans, reports and other materials following submission of the preliminary RWMP.

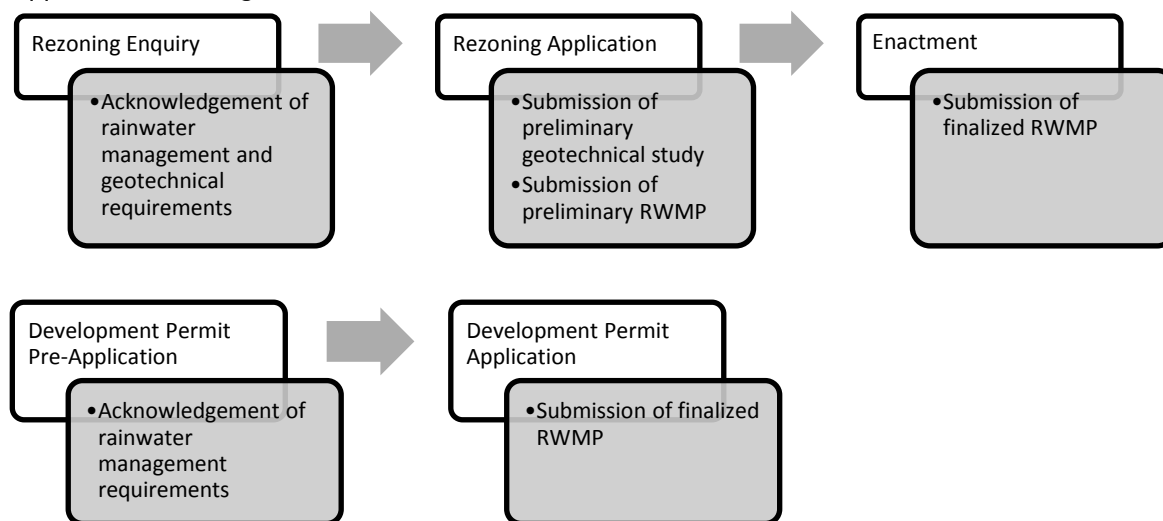
Specifically, the final RWMP shall include:

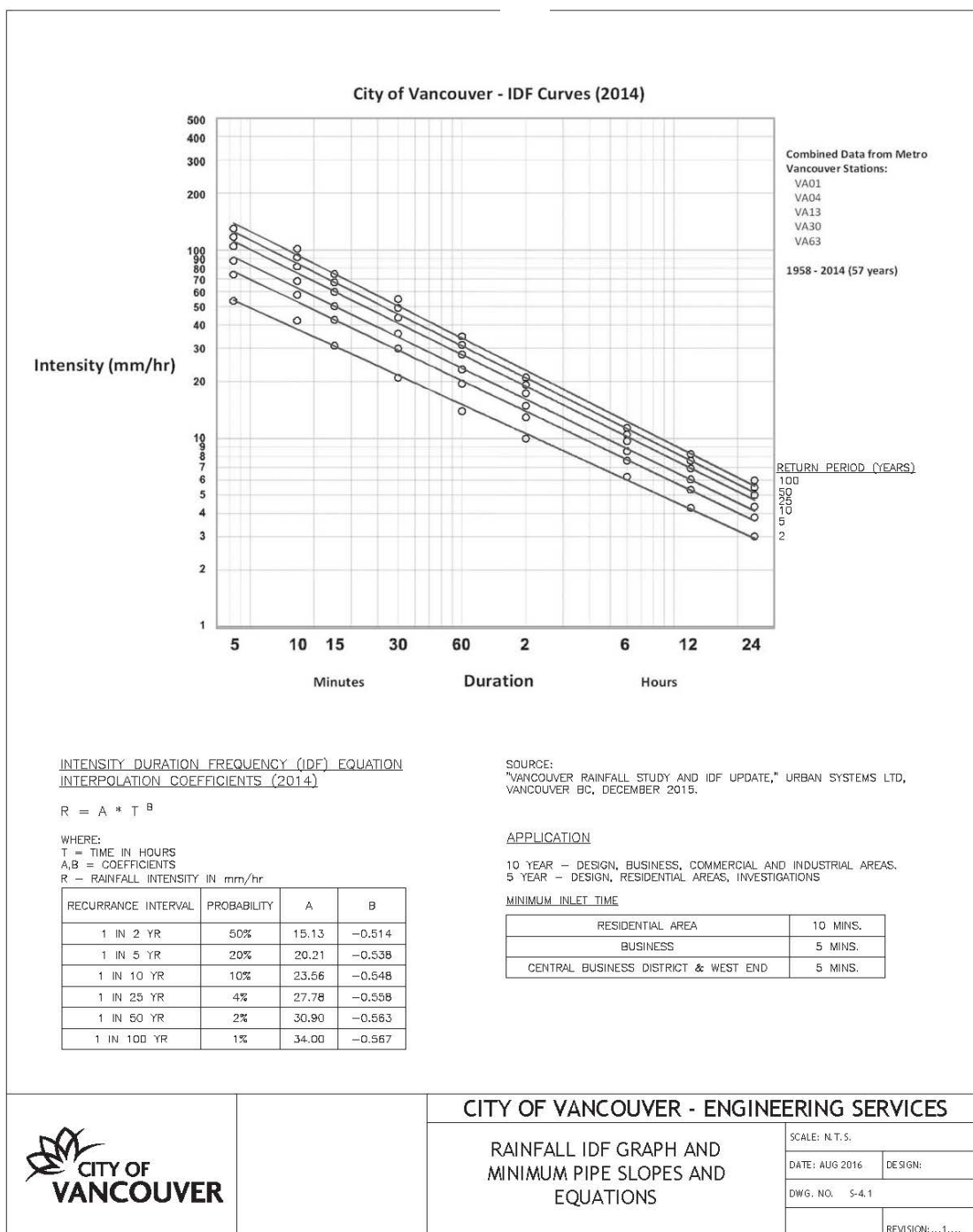
1. Final hydrologic and hydraulic analysis based upon the final design of the rainwater management system;
2. Confirmation that access has been provided for maintaining the rainwater management system, such as providing truck access for pumping out sediment traps; and
3. A maintenance and operation guide for the rainwater management system that is provided to the eventual owner or party responsible for maintenance.

Prior to Development Permit Application:

- For applicants proceeding from a rezoning: no additional reporting on the rainwater management system is required following the submission of the final RWMP at the time of Enactment.
- For applicants applying directly at the development permit stage: a preliminary RWMP is not required and applicants are to submit a finalized RWMP, that includes the same minimum elements described above for the preliminary and final RWMP submissions and has been signed and sealed by a qualified engineer.

Application flow diagram





Groundwater Management Bulletin

In this Bulletin, the following definitions apply:

“Groundwater” means water occurring below the surface of the ground within voids within a soil or rock matrix.

“Water table” means the level below which the ground is saturated with water at a pressure of 1 atmosphere or greater.

“Hydrogeological Study” is a review of the occurrence, distribution and effect of groundwater. The Hydrogeological Study may be brief, or it may incorporate a Groundwater Management Plan and/or an Impact Assessment, depending on the potential impact the development has on the groundwater system.

“Groundwater Management Plan” is a document that outlines a comprehensive approach to the planning, design, implementation, and operation of on-site groundwater management techniques to meet the requirements. It is required for submission as part of the Hydrogeological Study when it is anticipated that the development site will intercept the water table.

“Impact Assessment” is a document that outlines any potential or realized environmental impacts which may or will result from extraction of groundwater on the development site. It is required for submission as part of the Hydrogeological Study when groundwater extraction is proposed at the development site.

Introduction

The purpose of this bulletin is to provide applicants information on the required process and submissions related to on-site groundwater monitoring and management.

In order to preserve sewer capacity, reduce the risk of combined sewer overflows, and maintain wastewater treatment effectiveness, groundwater flows are prohibited from entering the sewer system. This restriction aligns with Strategy 1.1.14 of the Metro Vancouver 2010 Integrated Liquid Waste and Resource Management Plan and the Greater Vancouver Sewage & Drainage District Sewer Use By-law No. 299, 2007 Section 5.1.

The Quadra Sands Aquifer lies beneath the Cambie Corridor (see **Error! Reference source not found.**). Based on ongoing investigations from existing wells and boreholes, the water table lies approximately 10 m below ground surface. The primary source for recharge of the groundwater is infiltration of precipitation.

The aquifer ranges from unconfined to confined, and based on limited provincially registered well records, there are some areas with flowing artesian conditions (under positive pressure). On October 2017, the Province of BC issued a well drilling advisory for Vancouver, Burnaby and New Westminster to alert persons to where flowing artesian conditions may occur and

precautions necessary for preventing complications and unnecessary costs. Refer to British Columbia's website for 'Well Drilling Advisories' for more information.³

Hydrogeological Study Requirements

These requirements apply to all developments on private property within the Cambie Corridor.

Applicants will be required to produce a Hydrogeological Study that details how the onsite groundwater management system meets requirements outlined below, prepared, signed, and sealed by a Certified Professional with experience in hydrogeology, subject to review. The applicant is to demonstrate how they meet the following:

1. Groundwater Discharge to Sewer

No post-construction groundwater discharge is permitted to the City's sewer infrastructure.

2. Groundwater Extraction

If groundwater extraction is required as part of the construction works, it must be proven that there are no significant negative impacts.

Submission Requirements

At time of Rezoning Application: Applicants for rezoning will be required to:

- a. Produce a review of the hydrogeology of the study area, in preparation for the Hydrogeological Study that is to be submitted prior to the enactment of any rezoning by-law, including:
 - i. Underlying stratigraphy,
 - ii. Existing wells;
 - iii. Local groundwater extraction (e.g. construction dewatering) rates and locations;
 - iv. Planned monitoring wells;
 - v. Approximate water levels (historical and current); and
 - vi. Other relevant information, as appropriate.
- b. Acknowledge that a Groundwater Management Plan (as part of the Hydrogeological Study) may be required prior to enactment of the rezoning by-law. The Groundwater Management Plan must be based on extended groundwater monitoring to establish high groundwater table elevations, which could impact building/foundation and site design.

Any applicant for a rezoning should be aware that:

1. The Hydrogeological Study's "Groundwater Management Plan" (if applicable) must provide that no groundwater is discharged to the City's sewer system post-construction.
2. The Hydrogeological Study's "Impact Assessment" (if applicable) must provide that no significant negative impacts result from any proposed groundwater extraction.

Prior to Rezoning Enactment: Every applicant will be required to produce a Hydrogeological Study, signed and sealed by a Certified Professional with experience in hydrogeology, which shall include:

³ Province of BC Well Drilling Advisory: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/groundwater-wells/information-for-well-drillers-well-pump-installers/well-drilling-advisories>)

1. A minimum of 3 months of uninterrupted water table monitoring, capturing the yearly high groundwater table. Monitoring wells are to be located within the development site, and the depths shall generally exceed the anticipated foundation depth by 2 m;
2. Written statement indicating whether the proposed development will intercept the annual high water table;
3. As an alternative to 1 and 2 above, a signed report by a Certified Professional with experience in hydrogeology confirming that the proposed development will not intercept the high water table.
 - If the applicant submits an alternative report, but the water table is intercepted at any time during construction, the Certified Professional must immediately report this to the City of Vancouver, and work shall cease until a Hydrogeological Study can be completed.
 - An alternative report under 3 is not permitted for developments on underlying peat layers or proposed developments greater than 3.7 m (12 ft) below ground surface.
4. If the proposed development will intercept the water table, the following items will be required in the Hydrogeological Study:
 - a) Aquifer characteristics (including water level record, estimated hydraulic conductivity, and estimated hydraulic gradient);
 - b) A plan of elevation contours for the seasonal water table elevation, superimposed on a ground surface elevation plan;
 - c) A site cross-section indicating the elevation of the deepest subsurface works (e.g. elevator shafts, parkades) with the low and high water table elevations;
 - d) A Groundwater Management Plan that outlines how no groundwater is discharged into City sewers post-construction. Every Groundwater Management Plan must include
 - i. An estimate of the groundwater flow rate into the proposed development works, if applicable;
 - ii. A site plan and/or cross sections showing groundwater management solutions; and
 - iii. The anticipated groundwater flow rate to be temporarily discharged during construction, and discharge location (i.e. sanitary, combined, or storm sewer), if applicable.
5. If any groundwater extraction is proposed, an Impact Assessment must be submitted as part of the Hydrogeological Study in order to be considered for City approval. The Impact Assessment must demonstrate that no significant negative impacts result from groundwater extraction, and must include:
 - i. Anticipated flow rates;
 - ii. Ground subsidence;
 - iii. Impact to nearby wells;
 - iv. Evaluation of potential effects on known contaminant plumes; and
 - v. Discharge water quality.

Prior to Development Permit Application:

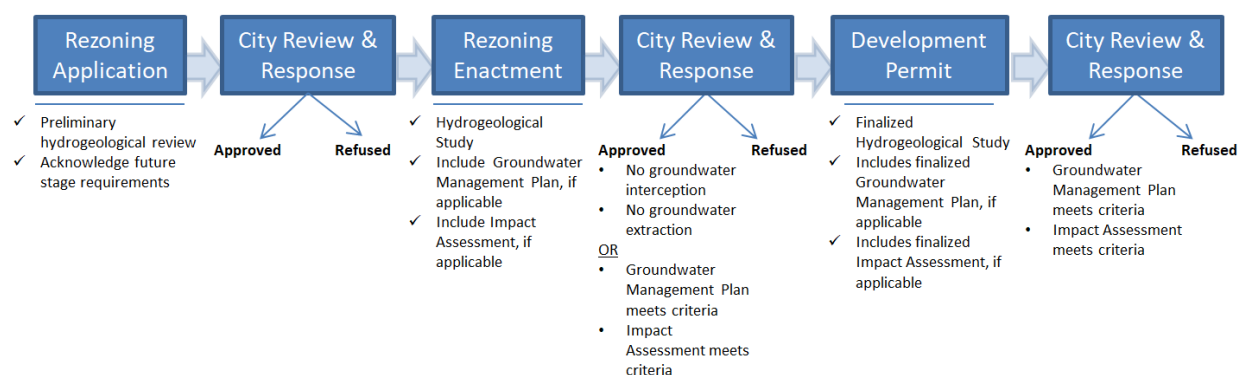
- For applicants proceeding from a rezoning, the City requires a finalized Hydrogeological Study, based on the Hydrogeological Study from the rezoning submission, signed and sealed by a Certified Professional with experience in hydrogeology.

- For applicants applying directly at the development permit stage the City requires a finalized Hydrogeological Study, signed and sealed by a Professional with experience in hydrogeology.

The application for a development permit must include a finalized Hydrogeological Study, which incorporates:

1. Finalized Groundwater Management Plan (if applicable) that provides that no groundwater is to be discharged into City sewers post-development; and
2. Finalized Impact Assessment, (if applicable) that demonstrates that there are no significant negative impacts from groundwater extraction on site.

Application flow diagram



Mapped Aquifers and Registered Ministry of Environment Water Wells (Piteau 2018)

