



POLICY REPORT

Report Date: November 20, 2018
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Meeting Date: December 18, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Miscellaneous Amendments - Parking By-law, Protection of Trees By-law and Zoning and Development Policies and Guidelines

RECOMMENDATION

- A. THAT the the Director of Legal Services bring forward changes to the Parking By-law, generally as presented in Appendix A, to:
 - (i) amend Section 4.2 to correct an error in spelling;
 - (ii) amend Section 4.2.1.4 to correct an error in grammar;
 - (iii) amend Section 4.14 to fix an error in numbering.
- B. THAT the Director of Legal Services bring forward changes to the Protection of Trees By-law, generally as presented in Appendix B, to:
 - (i) amend Section 6.3 to correct an error in grammar.
- C. THAT Council amend the Rezoning Policy for the Downtown Eastside, generally as presented in Appendix C, to:
 - (i) amend Section 4.9 to include a reference note.
- D. THAT Council amend the Community Amenity Contributions – Through Rezoning (CAC Policy), generally as presented in Appendix D, to:
 - (i) exempt rezonings to District Schedules with amenity share contributions as identified in Schedule F of the Zoning and Development By-law;

- (ii) remove the Cambie Corridor: Townhouse CAC Target of \$55.00 per sq. ft.;
 - (iii) implement recommendations D (i) and D (ii) to be effective upon Council approval.
- E. THAT Council amend the Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone, generally as presented in Appendix E, to:
 - (i) amend Section 10 to correct a calculation error.
- F. THAT Council amend the RM-8 and RM-8N Guidelines, generally as presented in Appendix F, to:
 - (i) amend the Guidelines to update all references to the RM-8 and RM-8N Districts Schedule to reflect the updated Districts Schedule title, RM-8, RM-8N, RM-8A, RM-8AN.
- G. THAT Council amend the RM-11 and RM11-N Guidelines, generally as presented in Appendix G, to:
 - (i) amend Table 1: RM-11 Development Scenarios to update the minimum frontage to match what is listed in the RM-11 and RM-11N Guidelines and District Schedule;
 - (ii) amend Sections 4.4 and 4.6 to clarify that new development will have shallower front and rear yards than existing development.
- H. THAT Council amend the Strata Title Policies for RS, RT and RM Zones, generally as presented in Appendix H, to:
 - (i) amend Section 4 to clarify that the Strata Title Policies apply to all lock off units.

REPORT SUMMARY

This report recommends miscellaneous amendments to the Parking By-law, Protection of Trees By-law, the Rezoning Policy for the Downtown Eastside, the Community Amenity Contributions - Through Rezoning (CAC Policy), the Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone, the RM-8 and RM-8N Guidelines, the RM-11 and RM-11N Guidelines and the Strata Title Policies for RS, RT and RM Zones. The proposed amendments are intended to correct errors, provide clarity and improve the administration of these By-laws, Policies and Guidelines.

The recommended amendments in this report do not require referral to a Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

On May 1, 2018, Council approved the Cambie Corridor Plan.

On July 10, 2018, Council approved updates to the Rezoning Policy for the Downtown Eastside.

On July 11, 2018, Council approved the Utilities Servicing Plan for the Cambie Corridor and the City-wide Utilities Financing Growth Strategy.

On September 18, 2018, Council enacted the new RM-8A and RM-8AN townhouse zoning districts in Grandview-Woodland and the Cambie Corridor.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

From time to time, miscellaneous amendments to By-laws, Policies and Guidelines are required in order to improve clarity, update terminology or address inadvertent errors or omissions and to streamline the development review process. In general, one or two miscellaneous amendment reports per year are reported to Council. Amendments that are substantive in nature are not included in these packages, are reported to Council separately.

This report is a companion report to the report titled “Miscellaneous Amendments -Zoning and Development By-law, Downtown Eastside/Oppenheimer Official Development Plan and Sign By-laws”. The amendments in this report are differentiated because they do not require a Public Hearing.

Strategic Analysis

This report proposes various amendments to existing By-laws, Policies and Guidelines. Below is a summary of the proposed amendments to the Parking By-law, Protection of Trees By-law, the Rezoning Policy for the Downtown Eastside, the Community Amenity Contributions - Through Rezonings (CAC Policy), the Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone, the RM-8 and RM-8N Guidelines, RM-11 and RM-11N Guidelines and the Strata Title Policies for RS, RT and RM Zones. Below is a summary of the proposed amendments.

Parking By-law (No. 6059)

The report proposes the following miscellaneous amendments:

- correct an error in spelling in the table in Section 4.2 that currently says “Classification”
- correct an error in grammar in Section 4.2.1.4 by deleting repetitive wording;
- fix an error in numbering in Section 4.14 by renumbering 4.14 Transportation Demand Management Plan to 4.15 Transportation Demand Management Plan, to come into force and take effect January 1, 2019.

Protection of Trees By-law (No. 9958)

The report proposes the following miscellaneous amendments:

- correct a grammatical error in Section 6.3 as follows:
“the owner may plant one replacement tree set out in Part 2 of Schedule D.” .

Rezoning Policy for the Downtown Eastside

On July 10, 2018, Section 4.9 of the Rezoning Policy for the Downtown Eastside was amended to indicate that the Rezoning Policy for Chinatown South had been repealed. The amendment inadvertently omitted a reference to Map 1 to indicate which sites were affected.

It is therefore recommended that “In Area ‘H’, of Map 1,” be added to the beginning of Section 4.9 to clarify that rezoning applications that had previously been considered for Area H would no longer be considered as the Rezoning Policy for Chinatown South was repealed on July 10, 2018.

Community Amenity Contributions - Through Rezonings (CAC Policy)

On May 1, 2018, Council approved the *Cambie Corridor Plan*. Council subsequently approved several initiatives to assist with implementation of the Plan including: Utilities Servicing Plan and Financing Growth Strategy (July 2018); and new RM-8A and RM-8AN townhouse zones with a density bonus rate of \$55 per sq. ft. for developments between 0.75 and 1.2 FSR in the Cambie Corridor (September 2018).

Implementation of the *Cambie Corridor Plan* will be done in part through City-initiated rezonings; however, a staged approach to implementation must be taken due to utilities infrastructure upgrade requirements along the Cambie Corridor. In September, Council approved the City-initiated rezoning of townhouse areas in Stage 1 of utility upgrades, as identified in the Utilities Servicing Plan. Development of properties designated in the *Cambie Corridor Plan* for townhouses outside of Stage 1 can be considered through a developer-initiated rezoning process rather than waiting for a City-initiated rezoning at a later stage. The Financing Growth Strategy accordingly included a new CAC target rate of \$55 per sq. ft. for townhouses in Cambie Corridor.

In order to simplify processing of these developer-initiated rezonings for townhouses in the Cambie Corridor, the City will consider applications to rezone to RM-8A and RM-8AN, instead of a site-specific CD-1. This simplified rezoning process does not require drawings, an open house, or presentation to the Urban Design Panel, but does allow for a case-by-case analysis of required off-site utility upgrades and minor transportation improvements. The more detailed form of development will be addressed at the development permit stage, consistent with townhouse developments in the areas that have been rezoned through the City-initiated rezoning.

At present, a rezoning to RM-8A or RM-8AN would result in applicants contributing twice because they would be subject to both the CAC Policy and the density bonus provisions built into the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule. Both of these Financing Growth tools are intended to achieve the same objectives; the only difference is in how the project itself is processed.

In order to align with City processes and to prevent the unintentional over-contribution from townhouse rezonings in Cambie Corridor, it is necessary to exempt these applications from

paying a CAC at the rezoning stage. Therefore, staff recommend that Council add a new exemption to the CAC Policy for rezonings to District Schedules with amenity share contributions as identified in Schedule F of the Zoning and Development By-law, and remove the Cambie Corridor: Townhouse CAC Target of \$55 per sq. ft.

Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone

The report proposes the following miscellaneous amendments:

- correct a calculation error in *Section 10 Dwelling Unit Density* as 20.1 meters converts to 66 feet not 69 feet as the Guidelines currently state.

RM-8 and RM-8N Guidelines

The report proposes the following miscellaneous amendments:

- update all references to the Districts Schedule to reflect the updated Districts Schedule title to say “RM-8, RM-8A, RM-8N and RM-8AN”, as presented in Appendix F.

RM-11 and RM-11N Guidelines

The report proposes the following miscellaneous amendments:

- in Section 2 update the minimum frontage listed in the first column of **Table 1: RM-11 Development Scenarios** from Min. 90' to Min. 120' to reflect the stated minimum frontage in the District Schedule as well as what is stated in Section 2.2 of the Guidelines.
- amend Sections 4.4 and 4.6 to clarify that new development will have shallower front and rear yards than existing development by adding the following text:

4.4 Front Yard

The front yards of existing development vary among properties, and may be 7.3 m (24 ft.). New development will have shallower front yards **down to a minimum of 3.7 m**. To better assist with this transition the sidewalls of these new buildings should be treated with materials and fenestration that avoid the appearance of a “blank wall”. Inset balconies should be located at corners to soften the transition between properties.

4.6 Rear Yard

The rear yards of existing development vary among properties, and may be 10.6 m (35 ft.). The Districts Schedule prescribes a shallower rear yard **down to a minimum of 6.1 m** to enable the “T” form, noting that larger rear setbacks are provided at the courtyards on either side of the “T”.

Strata Title Policies for RS, RT and RM Zones

The report proposes the following miscellaneous amendments to improve clarity:

- amend Section 4 and 4.6 to clarify that the Strata Title Policies apply to all lock off units by removing the reference to Principal Dwelling as follows:

4 ~~Principal Dwelling Unit with~~ Lock-off Unit

In certain R zones, a ~~principal dwelling unit with~~ lock-off unit may be conditionally permitted.

For new construction, as a condition of development permit approval, the registered owner shall execute a covenant which must be registered against the title of the property prior to issuance of the Development Permit. The covenant is to ensure that the number of strata lots created upon registration of a strata plan is consistent with the number of approved principal dwelling units (i.e. the lock-off unit cannot be defined as a separate strata lot).

Implications/Related Issues/Risk

Financial

There are no financial implications.

CONCLUSION

This report proposes miscellaneous amendments that, if approved, correct errors and improve clarity, update regulations, and provide more certainty for both staff and applicants. These minor amendments ensure continuous improvements and modernization of our By-laws, Policies and Guidelines.

* * * * *

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
Parking By-law No. 6059
Regarding Miscellaneous Housekeeping Amendments**

1. This By-law amends the indicated provisions of the Parking By-law 6059.
2. In the title of Column 1 in section 4.2, Council strikes out “Building Classification” wherever it appears and substitutes “Building Classification”.
3. In 4.2.1.4, under COLUMN 1 – BUILDING CLASSIFICATION, Council strikes out “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, RM-9BN, RM-8N, RM-9, RM-9A, RM-9N, RM-9AN, RM-10, RM-10N, RM-11, RM-11N, and RM-12N” and substitutes “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, RM-9BN, RM-10, RM-10N, RM-11, RM-11N, and RM-12N”.

4. In Section 4.14, Council strikes out:

“4.14 Transportation Demand Management Plan

All development sites involving a land parcel or parcels having a total site size of 8,000 m² or more, or containing 45,000 m² or more of new development floor area, must provide a Traffic Demand Management Plan satisfactory to the Director of Planning.”;

and substitutes:

“4.15 Transportation Demand Management Plan

4.15.1 All development sites involving a land parcel or parcels having a total site size of 8,000 m² or more, or containing 45,000 m² or more of new development floor area, must provide a Traffic Demand Management Plan satisfactory to the Director of Planning.”.

* * * * *

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
Protection of Trees By-law No. 9958
Regarding a Housekeeping amendment**

1. This By-law amends the indicated provisions of the Protection of Trees By-law 9958.
2. In Section 6.3, Council strikes out “except that in the case of a sloping site, the owner may plant one replacement tree set out Part 2 of Schedule D.” and substitutes “except that in the case of a sloping site, the owner may plant one replacement tree set out in Part 2 of Schedule D.”.

* * * * *

Draft Amendments to the Rezoning Policy for the Downtown Eastside

1. Council deletes Section 4.9 and replaces it with “4.9 In Area ‘H’, of Map 1, The Rezoning Policy for Chinatown South (HA-1A) is no longer in effect.”.

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COMMUNITY AMENITY CONTRIBUTIONS - THROUGH REZONINGS

Adopted by City Council on January 20, 1999

Amended June 24, 2003, February 12, 2004, June 15, 2006, May 9, 2011, May 29, 2013, June 17, 2013, September 24, 2013, April 29, 2014, September 23, 2014, May 31, 2016, July 26, 2016, July 28, 2016, November 28, 2017, April 16, 2018, July 11, 2018, July 25, 2018, and December 18, 2018

UPDATES:

Removal of Cambie Corridor Townhouse CAC Target and New CAC Exemption for Rezoning to District Schedules with Amenity Share Contributions

On July 11, 2018, Council approved a staged approach to implementation of the Cambie Corridor Plan due to utilities infrastructure limitations along the Corridor. In order to simplify processing for out-of-sequence townhouse projects, the City will consider developer-initiated rezoning applications to the RM-8A and RM-8AN District Schedules. For more information on this process, visit <https://vancouver.ca/docs/rezoning/Townhouse-Rezoning-RM-8A-RM-8AN.pdf>

Cambie Corridor rezoning applications to RM-8A and RM-8AN District Schedules are exempt from CACs. Applicants will be required to pay a density bonus contribution based on net additional density as a condition of Building Permit issuance.

Removal of Grandview-Woodland Lower Density Townhouse/Multifamily CAC Target

On Sept 18, 2018, Council enacted rezonings to RM-8A, RM-8AN, RM-11, RM-12N, and C-2 zones in Grandview-Woodland. All of these zones, except for the C-2 zone, are Density Bonus Zones that enable applicants to achieve additional density under existing zoning in exchange for contributions toward amenities and affordable housing.

The new zoning achieves the intent of the Grandview-Woodland Community Plan for properties within

Grandview-Woodland Lower Density Townhouse/Multifamily CAC Target area. Therefore, this CAC Target has been removed.

New Annual Inflation Adjusted CAC Target Rates took effect Sept 30, 2018

On July 25, 2018, Council approved inflation adjusted CAC Target rates that will to come into effect on September 30, 2018. To view the new rates for each CAC Target area, refer to Table 2: CAC Targets within Area Specific CAC Policies. New CAC Target areas or areas recently recalibrated as per a Public Benefit Strategy update were not adjusted for annual inflation.

Contents

	Page
1 Application and Intent	3
1.1 Rezoning Context	3
1.2 Relationship to Development Cost Levies (DCLs)	3
1.3 Timing.....	3
1.4 CAC Policy Areas.....	3
3 Process for Determining Specific Amenities	7
4 Area-Specific CAC Policies	8

The following information has been extracted from the following sources: *Financing Growth Paying for City Facilities to Serve a Growing Population: The Role of City-wide Charges on New Development* (approved by Council in 2004) and policy for a variety of area specific CAC policies.

For more information visit vancouver.ca/financegrowth or contact the Financing Growth Planner at financegrowth@vancouver.ca.

1 Application and Intent

Community Amenity Contribution (CAC) policies apply to private rezoning applications. Community amenities may be provided through rezonings to help address growth costs, area deficiencies, and/or other community needs and impacts. CACs may be a cash contribution, or an amenity provided in-kind by the development. CACs are generally for capital facilities.

1.1 Rezoning Context

Rezoning applications are evaluated in the context of a wide range of public objectives, including land use, urban design, livability, public benefits, and engineering infrastructure and traffic impacts.

If you are unsure of how the CAC policies will apply to your rezoning, please discuss with the staff handling your rezoning inquiry.

1.2 Relationship to Development Cost Levies (DCLs)

CACs are in addition to Development Cost Levies (DCLs), in areas where DCLs apply. DCLs are specifically for growth costs for the following types of capital projects: parks, daycare, replacement housing (social/non-profit), transportation and utilities, as provided for in each DCL area. If CACs provide for a type of capital project that can also be funded by DCLs, this should be on prior approval of City Council and cannot be in lieu of payment of DCLs. (CACs may also provide for facilities that are not eligible for DCLs and/or they may help bridge the gap between what the DCL pays for and full cost recovery.) For more information on DCLs, see Information Bulletin: Development Cost Levies.

<http://vancouver.ca/home-property-development/development-cost-levies.aspx>.

1.3 Timing of Payment

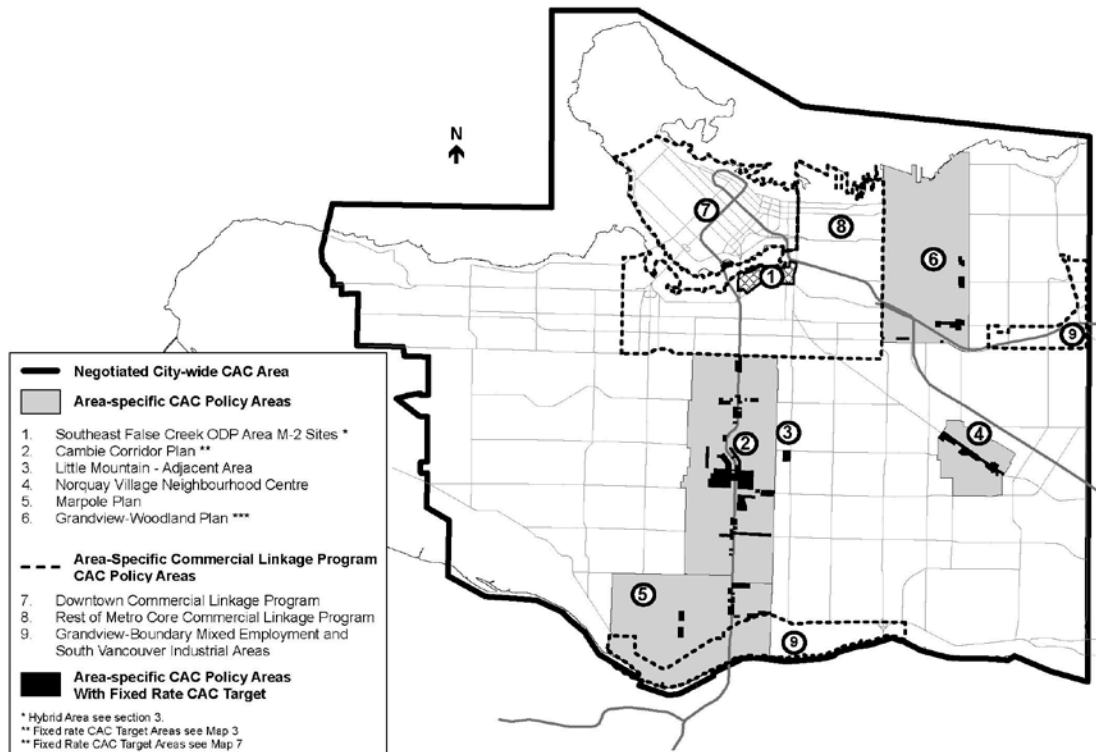
CACs are identified as prior-to conditions of rezoning enactment. Cash CACs are payable prior to rezoning enactment.

1.4 CAC Policy Areas

There are two types of CAC policy areas in Vancouver:

1. **City-Wide CAC Area (Negotiated):** Applies to most of the city, as shown in white on Map 1. For all rezonings in the City-wide CAC area, the CAC is determined through a negotiated approach.
2. **Area-Specific Policies (CAC Target and/or Negotiated):** Applies to areas with area-specific CAC and/or public benefit policies. These areas are numbered 1 through 9 on Map 1. For all rezonings in the Area-Specific CAC Policies, the CAC is determined through a CAC target and/or negotiated approach. The policies are described in Section 4.

Map 1 - CAC Policy Areas



Note: Refer to VanMap for more detailed information on where Fixed Rate CAC Targets apply.

2 Exemptions from CACs

A. **Rezoning where there is no increase in total floor space and there is no residential.**

Note: This is one type of change of use rezoning (i.e., no increase in total floor space). Other types, as described above, do have CACs: commercial to residential rezonings, or for industrial to residential.

B. **Neighbourhood Housing Demonstration Projects** as defined in City policy. (See *Land Use and Development Policies and Guidelines: CityPlan Rezoning Policy - Before and During Neighbourhood Visioning*, <http://former.vancouver.ca/commsvcs/guidelines/C022.pdf> - policy #6.)

C. **Social housing** (subject to meeting DCL By-law definitions).

D. **Heritage:** Floor areas or bonus areas related to heritage preservation. This includes new floor space within a heritage building envelope (e.g., basement areas, mezzanines, etc.), and all heritage bonus space used on-site, transferred, or banked.

E. **Public schools** (K-12).

F. **Community facility** rezoning to the degree that the facility is: providing City-related social and/or cultural services; operated by a non-profit society; open and accessible to all; accepted by City Council as a Community Amenity; and secured through a legal agreement and/or City land ownership.

G. **Places of worship** that are tax exempt (other uses on the property, e.g., residential, are not CAC exempt).

H. **Rezoning to District Schedules with Amenity Share Contributions** as identified in Schedule F of the Zoning and Development By-Law. In these cases, the amenity share contribution is to be collected prior to building permit issuance.*

***Currently, this exemption only applies to RM-8A and RM-8AN rezonings in Cambie Corridor.**

- I. **Routine, lower density secured market rental rezoning applications:** Secured market rental rezonings that meet the criteria below are not subject to a CAC. Eligible rezonings must comply with City of Vancouver's Secured Market Housing Policy (May 2012) and Rental Incentive Guidelines (2017) as well as any other Council approved policies and guidelines that may apply.

Table 1: Exemptions for Routine, Lower Density Secured Market Rental Rezoning Applications

Areas	Zoning District (Base Zoning)	Rezoning to Specific Height	Requirement for CAC
Mixed-Use Commercial /Residential Areas	C-1	<= 4 storeys	X
	C-2 zones	<= 6 storeys	X
	C-3A	Refer to local height maximums in C-3A guidelines	X
	MC-1	<= 6 storeys	X
Residential Areas	RS zones (applicable to Affordable Housing Choices Interim Rezoning Policy applications)	<= 4 storeys	X
	RT zones	<= 4 storeys	X
	RS/RT zones (in community plan areas) (applicable to Community plans: Cambie Corridor, Marpole, Grandview-Woodland, Joyce Station Precinct)	<= 6 storeys	X
	RM zones (applicable to infill projects where existing rental units are not demolished)	<= 6 storeys	X

Notes:

- (1) This table provides guidelines around the requirement for CAC review. For direction on land use, refer to *Secured Market Housing Policy (May 2012)* and *Rental Incentive Guidelines (2017)* and other Council approved policies and guidelines.
- (2) Excludes the Oakridge Municipal Town Centre area in the Cambie Corridor

3 Process for Determining Specific Amenities

The specific amenity to be provided, which must be approved by City Council, is determined by staff based the following guidelines. The CAC should be:

1. located in the community in which the rezoning takes place and/or serve the site;
2. growth-related, or meet past deficiencies or other community priorities;
3. operationally viable - i.e. long-term operating and maintenance costs are supportable;
4. within City servicing standards - i.e. a type of service normally provided or supported by the City and at a service level supported by City policy;
5. identified through an assessment of:
 - (a) the full range of City services and of the adequacy of existing City amenities in the area;
 - (b) opportunities to meet needs;
 - (c) City plans and policies;
 - (d) the cost to provide the amenities;
 - (e) community input obtained during the rezoning and through community plans or Visions, and/or city-wide plans and policies; and,
 - (f) for negotiated rezonings, the development economics of the donor project.

If there is unallocated CAC cash, it is set aside in the CAC reserve account to be spent at a later date. This spending is also subject to the guidelines above, including Council approval.

More Information: The policies on City-wide CACs reflect Council decisions following consideration of options in *Financing Growth - Paying for City Facilities to Serve a Growing Population: The Role of City-wide Charges on New Development*.
<https://vancouver.ca/files/cov/fqchoices-financing-growth-dcl-cac-report.pdf>

4 Area-Specific CAC Policies

Area-specific CAC policies with a CAC Target (black areas shown on Map 1) as well as Commercial Linkage Targets are shown in Table 2. New inflation adjusted CAC targets were approved by Council on July 25, 2018 and took effect on September 30, 2018. In order to ensure fairness to rezoning applications that have been submitted prior to the adoption of new inflation adjusted CAC targets, in-stream rezoning applications are exempt from CAC target increases provided that a rezoning application has been submitted to the City and a rezoning application fee has been paid.

Table 2: CAC Targets within Area Specific CAC Policies

Refer to Map 1 and Area Specific CAC policies in Table 3

CAC Target Area	CAC Targets (effective Sept. 30, 2018) (\$/sf, applied on net additional density)
Southeast False Creek	\$180.66/m ² (\$16.78/sf)
Cambie Corridor: Townhouse ^a	See RM-8A and RM-8AN District Schedules for Density Bonus Contributions
Cambie Corridor: 4-storey residential ^a	\$775.00/m ² (\$72.00/sf)
Cambie Corridor: 4-storey mixed-use ^a	\$215.28/m ² (\$20.00/sf)
Cambie Corridor: 6-storey residential ^a	\$1,108.68/m ² (\$103.00/sf)
Cambie Corridor: 6-10 storey mixed-use ^a	\$1,205.56/m ² (\$112.00/sf)
Little Mountain Adjacent	\$321.61/m ² (\$29.88/sf)
Norquay (Kingsway C-2)	\$139.83/m ² (\$12.99/sf)
Marpole ^a	\$871.88/m ² (\$81.00/sf)
Grandview-Woodland: Nanaimo St/East 12th Ave shopping nodes	\$757.19/m ² (\$70.35/sf)
Grandview-Woodland: Mid-rise Multi-family sub-areas	\$252.40/m ² (\$23.45/sf)
Downtown Commercial Linkage Target (target rate applicable to 100% commercial projects)	\$161.46/m ² (\$15.00/sf)
Rest of Metro Core Commercial Linkage Target (target rate applicable to 100% commercial projects)	\$107.64/m ² (\$10.00/sf)

^a New CAC target rates for Cambie Corridor and Marpole were approved by Council and took effect on July 11, 2018.

Notes: CAC targets are applied on the net additional density permitted through rezoning. Rezoning applications proposing stratified commercial space and rezonings deemed large site developments as per the Rezoning Policy for Sustainable Large Developments (2014) will be processed under the negotiated CAC approach.

Area-specific CAC policies (grey areas on Map 1) as well as Commercial Linkage Areas (dotted line in Map 1) are shown in Table 3. These areas have their own area-specific CAC policies.

If there are future rezoning applications that depart from what was anticipated by these area-specific plans and policies, an appropriate CAC will be determined as part of the rezoning process.

Table 3: Area-Specific CAC Policies

Area # (on map)	Area	Area Policy
1	Southeast False Creek	Area-specific CAC target applies. CAC policy for cash or in-kind CAC. CAC target for private M-2 sites. CAC to be used for affordable housing. See <i>South East False Creek Public Benefit Strategy</i> . (Adopted June 15, 2006). See Table 1 for CAC target. http://council.vancouver.ca/20060615/documents/pe7.pdf
2	Cambie Corridor	Four CAC Targets apply: 4-storey residential; 4-storey mixed-use; 6-storey residential; and 6-10 storey mixed-use. See Table 2 for CAC target. See Chapter 4 of <i>Cambie Corridor Plan</i> . https://vancouver.ca/images/web/cambie-corridor/cambie-corridor-plan.pdf (adopted May 1, 2018)
3	Little Mountain Adjacent Area	Area specific CAC target applies. CAC policy for cash or in-kind CAC equivalent for low to mid-rise apartments. See Table 1 for CAC target. For details see http://council.vancouver.ca/20130213/documents/ptec2.pdf (adopted February 13, 2013)
4	Norquay Village Neighbourhood Centre	Area specific CAC target applies. A CAC target for sites within the Kingsway Rezoning Policy Area. CACs for all sites within the Neighbourhood Centre boundaries which are 1.0 acre or more are to be negotiated at the time of rezoning. See Table 1 for CAC target. See <i>Norquay Village Neighbourhood Centre Plan Implementation - Public Benefits Strategy and Apartment Transition Area Rezoning Policy</i> , http://council.vancouver.ca/20130516/documents/cfsc1.pdf (approved by Council on May 16, 2013)

5	Marpole	Area specific CAC target applies. CAC target for 6-storey residential-only rezoning proposals in the Marpole Community Plan area. All other Marpole rezoning proposals will be negotiated on a case-by-case basis as part of rezoning applications. See Table 1 for CAC target. See Chapter 18 of the <i>Marpole Community Plan</i> . http://council.vancouver.ca/20140402/documents/ptec6-optimized.pdf (adopted April 2, 2014)
6	Grandview-Woodland	Two CAC Targets apply: Nanaimo Street/East 12th Avenue shopping nodes; Mid-rise Multi-family sub-areas. See Table 1 for CAC Target rates. See Chapter 17 of <i>Grandview-Woodland Community Plan</i> . http://vancouver.ca/files/cov/grandview-woodland-community-plan.pdf (adopted July 28, 2016)
7	Downtown Commercial Linkage Program	A set \$/sf target rate applied to 100% commercial rezonings in Downtown Vancouver. Linkage program provides a direct correlation between rezoning for additional commercial space and increased need for childcare and affordable housing. Rezoning applications proposing stratified commercial space and rezonings deemed large site developments as per the Rezoning Policy for Sustainable Large Developments (2014) will be processed under the negotiated CAC approach.
8	Rest of Metro Core Commercial Linkage Program	A set \$/sf target rate applied to 100% commercial rezonings in the Rest of Metro Core area. Linkage program provides a direct correlation between rezoning for additional commercial space and increased need for childcare and affordable housing. Rezoning applications proposing stratified commercial space and rezonings deemed large site developments as per the Rezoning Policy for Sustainable Large Developments (2014) will be processed under the negotiated CAC approach.
9	Grandview-Boundary Mixed Employment and South Vancouver Industrial Areas	All commercial-only rezonings that are not deemed large developments are not required to make CAC payments. Large developments will be processed under a negotiated CAC. The City will seek to achieve childcare facilities from large development rezonings, particularly where sufficient demand is created from new employees to warrant a childcare centre. Rezoning applications proposing stratified commercial space will be processed using a negotiated CAC. Rezoning applications proposing stratified commercial space and rezonings deemed large site developments as per the Rezoning Policy for Sustainable Large Developments (2014) will be processed under the negotiated CAC approach.

Detailed boundaries (see Area maps below):

Area 1: Southeast False Creek

Area 2: Cambie Corridor

Area 3: Little Mountain Adjacent Area

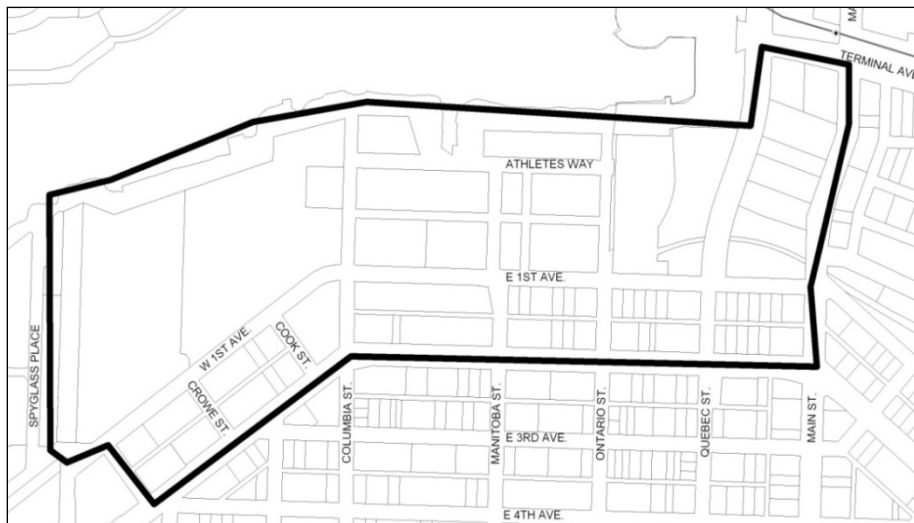
Area 4: Norquay Village Neighbourhood Centre.

Area 5: Marpole

Area 6: Grandview Woodland

Area 7/8/9: Downtown, Rest of Metro Core, Outside Metro Core Commercial Rezoning

1. South East False Creek



2. Cambie Corridor



3. Little Mountain Adjacent Area



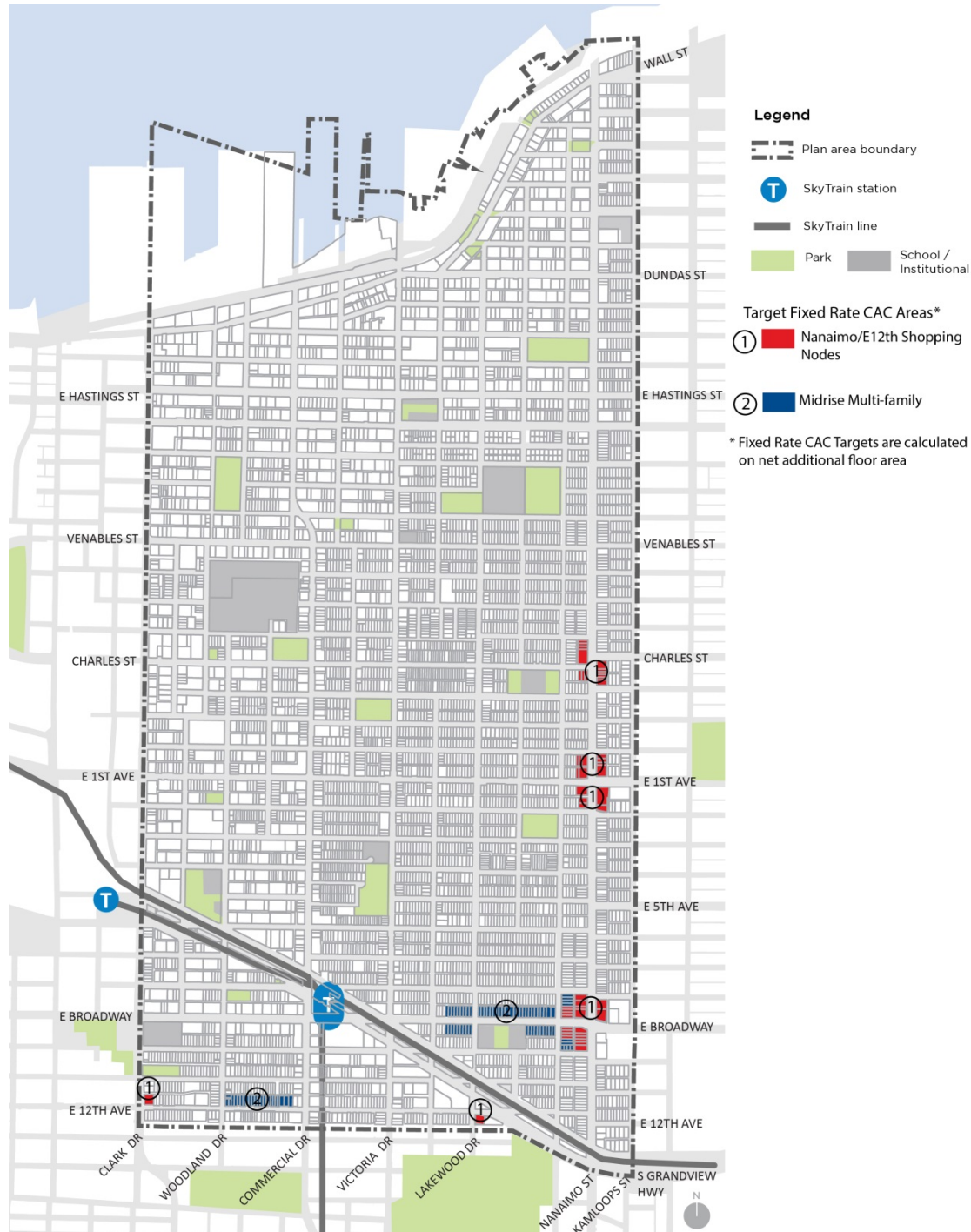
4. Norquay Village Neighbourhood Centre



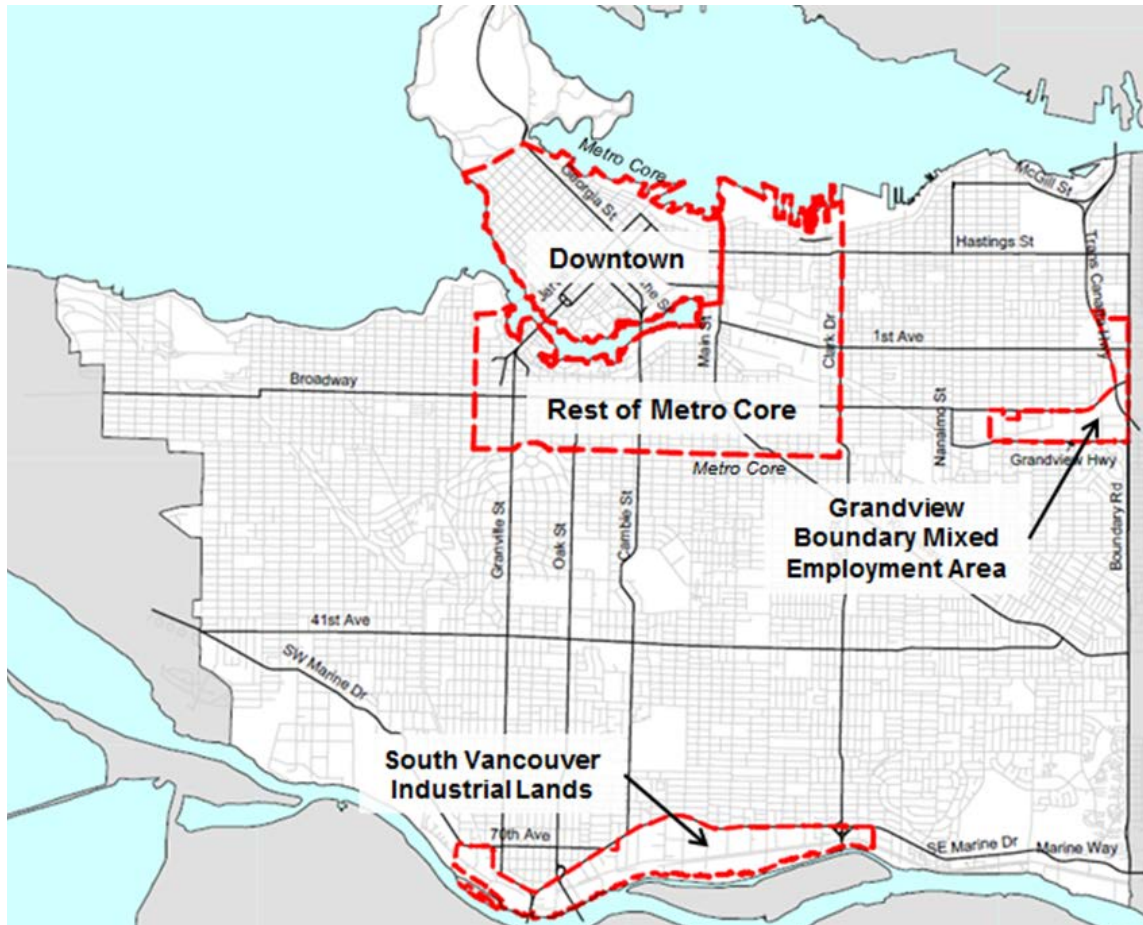
5. Marpole



6. Grandview-Woodland



7/8/9. Downtown, Rest of Metro Core, Grandview Boundary Mixed Employment Area and South Vancouver Industrial Lands*



Note: Rezoning applications proposing stratified commercial space and rezonings deemed large site developments as per the Rezoning Policy for Sustainable Large Developments (2014) will be processed under the negotiated CAC approach.

**Draft Amendments to the
Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the
Retention of a Character House in an RS Zone**

1. In the last paragraph of Section 10 Dwelling Unit Density, Council strikes “69 feet” and replaces it with “66 feet”.

* * * * *

*Proposed amendments are shown in red

RM-8A and RM-8AN GUIDELINES

Adopted by City Council on September 18, 2018

Amended on December 18, 2018

1 Application and Intent

These guidelines are to be used in conjunction with the ~~RM-8A and RM-8AN~~ RM-8, RM-8A, RM-8N 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~~ RM-8, RM-8A, RM-8N 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.

2.2.2 Building Typologies

The ~~RM-8A and RM-8AN~~ RM-8, RM-8A, RM-8N 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~~ RM-8, RM-8A, RM-8N 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).

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~~ RM-8, RM-8A, RM-8N 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.

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 RM-8, RM-8A, RM-8N 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~~ RM-8, RM-8A, RM-8N 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~~ RM-8, RM-8A, RM-8N 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

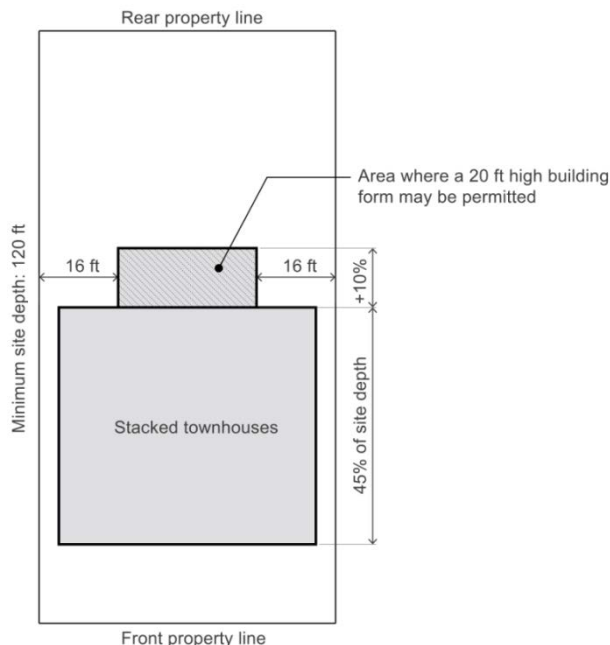
4.16 Building Depth and Building Width

4.16.1 Building Depth

- 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~~ RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule.
- 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.
- 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:
middle section of a

Increased building depth for
stacked townhouse building



4.16.2 Building Width

The housing types permitted in the ~~RM-8A and RM-8AN~~ RM-8, RM-8A, RM-8N 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.

Draft Amendments to the RM-11 and RM-11N Guidelines

1. In the top left box in black of Table 1. Development Scenarios Council strikes “Min. 90’ ” and replaces it with “Min. 120”.
2. In the second sentence in the first paragraph of Section 4.4 Front Yard, Council strikes “New development will have shallower front yards” and replaces it with “New development will have shallower front yards down to a minimum of 3.7 m”.
3. In the second sentence of Section 4.6 Rear Yard, Council inserts “to a minimum of 6.1 m” after “rear yard”.

* * * * *

Draft Amendment to the Strata Title Policies for RS, RT and RM Zones

1. In Section 4, Council strikes out “principal dwelling unit with” wherever it appears.