



POLICY REPORT

Report Date: May 6, 2019
Contact: Marco D'Agostini
Contact No.: 604.873.7172
RTS No.: 13017
VanRIMS No.: 08-2000-20
Meeting Date: May 15, 2019

TO: Standing Committee on Policy and Strategic Priorities

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Regulation Redesign - Amendments to the Zoning and Development By-law, Various Official Development Plans, Parking By-law and Various Land Use and Development Policies and Guidelines

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 presented in Appendix A to:
- (i) restructure section 2 Definitions, section 10 General Regulations and section 11 Additional Regulations into a consistent and user-friendly format;
 - (ii) subject to approval of A(i), update all references to sections 10 and 11 throughout the by-law to reflect the revised numbering in sections 10 and 11;
 - (iii) remove the definition for Head of Household, a term no longer used in the Zoning and Development By-law;
 - (iv) remove gendered terminology ('he' and 'his') throughout the by-law;
 - (v) clarify the height regulations in section 4.4.3 of the I-3 District Schedule; and
 - (vi) clarify how requirements for social housing and secured market rental housing are applied to floor area increases achieved through heritage density transfers or heritage amenity share purchases in the C-5A and C-6 districts.
- and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at Public Hearing.

- B. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the False Creek Official and Area Development Plan to remove gendered terminology and update a reference to section 11 to reflect the revised numbering in section 11, generally in accordance with Appendix B;

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix B for consideration at Public Hearing.

- C. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Downtown Official Development Plan to update references to section 11 to reflect the revised numbering in section 11 and to correct references to Section 6 - Parking, generally in accordance with Appendix C;

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix C for consideration at Public Hearing.

- D. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Coal Harbour Official Development Plan to update a reference to section 11 to reflect the revised numbering in section 11, generally in accordance with Appendix D;

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix D for consideration at Public Hearing.

- E. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Downtown-Eastside/Oppenheimer Official Development Plan to update references to section 11 to reflect the revised numbering in section 11, generally in accordance with Appendix E;

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix E for consideration at Public Hearing.

- F. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the False Creek North Official Development Plan to update a reference to section 11 to reflect the revised numbering in section 11, generally in accordance with Appendix F;

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix F for consideration at Public Hearing.

- G. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Southeast False Creek Official Development Plan to update a reference to section 11 to reflect the revised numbering in section 11, generally in accordance with Appendix G;

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix G for consideration at Public Hearing.

- H. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Southeast Granville Slopes Official Development Plan to update a reference to section 11 to reflect the revised numbering in section 11, generally in accordance with Appendix H;

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix H for consideration at Public Hearing;

- I. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Parking By-law to update a reference to section 10 to reflect the revised numbering in section 10, generally in accordance with Appendix I;

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix I for consideration at Public Hearing;

- J. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to:

- (i) repeal several outdated or superseded policies and guidelines; and
- (ii) subject to approval of A(i), amend several land use documents to correct the references to sections 10 and 11, generally in accordance with Appendix J.

and that the application be referred to a Public Hearing.

REPORT SUMMARY

This report recommends amendments to the Zoning and Development By-law (“the By-law”) to:

- simplify and update the regulations by reformatting Sections 2, 10 and 11 of the By-law;
- update references sections 10 and 11 throughout the By-law (and in various Official Development Plans and policies and guidelines);
- replace gendered terminology with gender neutral language;
- clarify the height regulations in the I-3 District Schedule; and
- clarify the applicability of housing requirements for floor area increases achieved through heritage transfer or heritage amenity shares in the C-5A and C-6 districts.

The report also recommends repealing various land use and development policy and guideline documents that are outdated or have been superseded and were not repealed when the new policies or guidelines were adopted.

These amendments are being proposed as part of the work of Regulation Redesign to create a more user-friendly and up-to-date Zoning and Development By-law, and to make it easier to find land use information.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

On May 17, 1956, Council enacted Zoning and Development By-law No. 3575.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

Regulation Redesign is a project to simplify the land use regulatory framework to improve permit processing. It is a corporate priority in the City's 2019 Corporate Plan (Goal 1C - Excellent Service) and a key action item in the Housing Vancouver strategy.

The key objectives of Regulation Redesign are to:

- simplify regulations;
- reconcile competing objectives;
- improve consistency between by-laws and policies;
- ensure land use policies and regulations advance City priorities; and
- improve external and internal communication.

The outcome of the project will be a simpler, more consistent and user-friendly Zoning and Development By-law, improved online tools that make finding and understanding land use documents easier, and more clarity on the implementation of amendments to those documents.

The work will focus primarily on improving the regulatory framework by addressing issues that relate specifically to simplifying land use regulations and improving access to information. Simpler, clearer regulations and zoning-related information will provide more certainty, improve decision-making and accelerate permit review. This work is being coordinated with Development, Buildings and Licensing service improvement initiatives which are addressing process-specific issues. Broader land use policy work will be addressed through other priority projects (e.g. City Plan, Housing Vancouver implementation, and Employment Lands and Economy Review). Regulation Redesign will provide a simpler format and framework within which to implement the policies and directions developed through these projects and ensure staff and the public are educated and informed of these improvements.

The goals of the project are in keeping with work being done in other North American cities. A best practices review of the zoning by-laws in several cities indicates that many are updating their by-laws to make them more user-friendly by formatting the regulations in tables, using graphics to explain complex concepts and introducing user guides to explain how to find information in the by-law. In addition, many cities are improving how zoning information is provided online by structuring web-based information so that it is interactive, intuitive and easy to access. A summary of the best practices research is attached in Appendix K.

Engagement

Simplifying regulations and improving access to land use documents and information will respond to the key issues identified through consultation. In 2018 and early 2019 staff coordinated several events to consult with a variety of zoning by-law users, including those involved in various types of development in the city, members of the public and other City staff to gather input on key issues with the City's land use regulations and policies and ideas for improvements. Over 350 members of the public and over 420 City staff participated and provided input. These events included:

- a stakeholder round table event¹
- five pop-up events (mini-open houses)²
- two public open houses
- meetings with various target groups³
- meetings with land use advisory committees⁴
- a 'roadshow' to several City work groups and departments.

¹ 68 participants from a variety of sectors including architects, designers and builders, developers and space operators including commercial, public and non-profit

² two were held in the Services Centre at City Hall, two at local lumber stores and one at a local paint store

³ including Urban Development Institute, Vancouver Economic Commission, Business Improvement Association Executive Directors, Social Purpose Real Estate Collaborative, South Asian Home Builders, Arts and Culture Policy Council's Spaces Subcommittee

⁴ including Urban Design Panel, Chinatown Historic Area Planning Committee, Gastown Historic Area Planning Committee, Vancouver City Planning Commission, Vancouver Heritage Commission, Development Permit Board Advisory Panel, First Shaughnessy Advisory Design Panel

A technical advisory group, the Regulation Redesign External Group (RREG), has also been established. It is a panel of 16 members representing small and large scale builders/developers, architects, designers and non-profit development organizations (a list of members is included in Appendix M). This group has extensive experience with the City's land use regulations. They provide guidance on identifying key issues; work with the staff team to problem solve and develop options and directions for a revised land use regulation framework/implementation strategy; and participate in engagement and information sharing through members' affiliations and networks.

Four common themes emerged from consultation:

- users can't find the information they need;
- even when they find what they're looking for, they can't understand it;
- information conflicts within by-laws and across regulations and policies; and
- the rules are being inconsistently interpreted and applied.

Applicants, community members and staff all reported that there is too much information to wade through, that it's hard to know which rules apply, and that the various document types (e.g. regulations, policies, guidelines, and bulletins) are confusing and disorganized. Many noted that the language in the By-law is too technical/hard to understand and that it's difficult to know when the regulations have been updated and how they have changed. Other common issues were the lack of consistency between zoning, building and licensing regulations and the lack of consistency in the interpretation and application of those regulations. It was also noted that the City's land use definitions and categories in the By-law are outdated and too narrow in focus and that they need to be reviewed to with respect to whether they are permitted as outright or conditional uses⁵. The summaries of feedback from the stakeholder roundtable event, RREG, pop-ups/open houses, meetings with various target groups and staff consultation are attached in Appendices L and M.

Work Underway

In addition to the amendments being proposed in this report, the Regulation Redesign team created a new landing web page for finding zoning and development related documents: vancouver.ca/zoning. The web page includes a new video providing an overview of what zoning is and instructions on how to find information in the By-law. It also provides a link to the new 'land use document library', which is a comprehensive collection of all zoning and development related documents.

The City of Vancouver has hundreds of regulatory documents that set out the rules and expectations for developing in Vancouver. These include zoning district schedules, community plans, policies, design guidelines, and bulletins explaining how rules are applied. The City's regulatory documents were previously located on over 60 different web pages, making them hard to find. To address this, staff compiled a comprehensive inventory of regulatory documents and organized them by type (e.g. regulations, policies, etc.) and category (e.g. location-specific, use-specific). A brief description of the function of each document type is also provided. This inventory will make up the land use document library. The library is built on the following four key principles:

⁵ Outright uses are intended to exist within a particular district schedule and are permitted provided they meet all applicable regulations. Conditional uses are those that may have an impact on surrounding sites and, therefore, may be approved with conditions to mitigate impacts or refused.

- be intentional - encourage users to think about the kind of document they want to access
- be educational - provide information to help users understand the tools and how they work together
- be easy to navigate - documents are organized into types and categories to make it easier and more intuitive to find them
- enable a variety of ways to access documents - e.g. alphabetically or by zone.

Also, a new naming convention has been introduced to make finding the documents online more intuitive, and related documents have been combined under one link where possible, so that related information is easier to find.

In time, the web page will also allow users to find the zone and policies for an address through an interactive mapping application.

A third web page has also been created to better communicate information about amendments to the various documents. This page similarly brings together information that was previously contained on multiple pages, onto one page. Summaries of changes are grouped by document type and listed in date order. As this web page evolves, users will be able to access more detailed information by being quickly directed to the amending by-law or relevant Council report.

A user guide was also created to explain how to navigate the By-law more easily. It is intended to make the By-law easier to use by explaining its structure, and outlining how to find basic zoning information in clear, progressive steps. A link to the guide is located on the zoning webpage. The guide does not form an official part of the By-law and can be updated as needed.

Next Steps and Timeline

For the remainder of 2019, Regulation Redesign will focus on simplifying regulations to enable reformatting the administrative sections of the By-law and its district schedules in order to deliver a user-friendly, up-to-date and streamlined by-law (see Table 1 below). This includes reviewing how the building envelope is measured (floor area, exclusions, height, etc.) to simplify the regulations and improve consistency with other by-laws, updating various land use definitions and categories, reviewing outright and conditional uses, and clarifying and updating regulations on relaxations and authorities. The project will also look at options for a framework to clarify priorities, to provide more certainty for applicants.

Other work will include working with the various land use advisory committees to update their terms of reference, creating criteria and a guide for the development of policies and guidelines and implementation of amendments, and continuing to work on zoning-related website improvements.

Throughout this period the team will work with the RREG and consult with stakeholders and the broader community to support the development of options and amendments to land use regulations, which will be reported to Council in late 2019 for referral to public hearing.

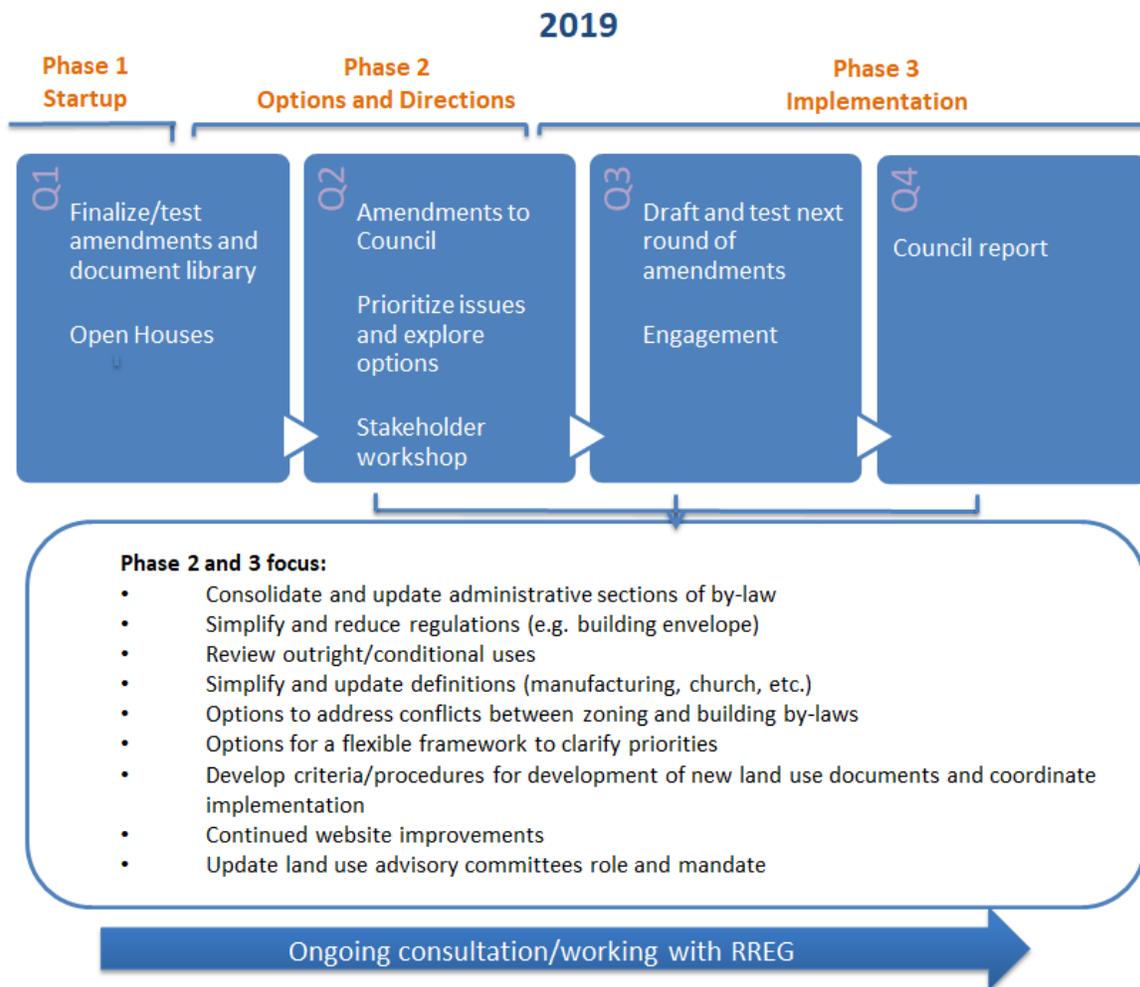


Table 1. 2019 Regulation Redesign Timeline

Strategic Analysis

Proposed Amendments to the Zoning and Development By-law:

1) Reformat Sections 2, 10 and 11

Amendments are proposed to update and reformat three sections of the By-law:

- Section 2 - Definitions
- Section 10 - General Regulations
- Section 11 - Additional Regulations for Specific Land Uses

Based on the best practices review and feedback received during engagement, the new format involves organizing the definitions and regulations into tables and adding a margin or extra column to include graphics to explain complex concepts or references to related regulations (see Appendix A). Each section also has a pre-amble to explain the intent of the section and how to find information. The pre-amble and margin/extra column do not form an official part of the By-law.

The proposed format of these sections was reviewed by the RREG, stakeholders, staff, and the general public, and revised based on feedback received. The RREG supports moving forward with these amendments.

A new template was developed as part of the reformatting work and will be applied to the other sections of the By-law when they are updated. There may be minor changes to the format of these sections in the future as work on other sections of the By-law progresses and new ideas are incorporated.

The proposed amendments to Sections 2, 10 and 11 are generally to format and not content, other than as noted below.

(i) Section 2 Definitions

As shown in Appendix A, the proposed new Section 2 is organized into a table with three columns. The first column identifies the term and the second column contains the definition. The purpose of the third column is described below.

In addition to the new table format, the organization of the definitions is revised. The section in the existing By-law includes definitions for both general zoning terms (e.g. service bay) and land use terms (e.g. animal clinic). While the section is organized alphabetically, land use terms that belong to one of the twelve land use categories are listed under those respective subheadings. This requires users to know how land use terms are categorized in order to find the land use term. In the example below “Service Uses” is the land use category and the uses listed under that heading (e.g. “Animal Clinic”, etc.), are the specific land uses in that category.

Service Bay means an automotive mechanical service and repair facility which is completely enclosed within a building, offers services and repairs such as carburetor and ignition servicing, muffler installing, brake relining, wheel balancing, front-end alignment and similar services, and is maintained in an operable condition.

Service Uses means and includes all of the following uses, and any one of them, but no other:

Animal Clinic, which means the use of premises for the care of birds, fish, or animals except horses, including veterinary treatment, grooming, training, breeding or boarding;

Auction Hall, which means the use of premises for the sale of goods where the purchasers are invited to make competitive bids for the goods offered for sale;

Barber Shop or Beauty Salon, which means the use of premises for the styling, cutting, or chemical treatment of hair;

Beauty and Wellness Centre, which means the use of premises to improve beauty and wellness through styling, cutting, or chemical treatment of hair and through skin and body treatments, including pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, stone therapy massage, and relaxation massage, but which excludes **Fitness Centre**;

Bed and Breakfast Accommodation which means the use of one or two bedrooms in a dwelling unit as temporary accommodation where the room rate includes breakfast provided on the premises, but does not include **Short Term Rental Accommodation**;

Body-rub Parlour, which means the use of premises for the practice of manipulating, touching or stimulating by any means of a person's body or part thereof but does not include:

Table 2. Example - Section 2 Definitions of existing By-law, p. 15

To simplify the section and make it more intuitive to use, the proposed amendments organize all the specific land uses alphabetically instead of by land use category. The broad categories are listed at the beginning of the section, in the pre-amble, and assigned a coloured icon, as shown in the example below. This icon is included in the third column beside the land uses it pertains to so that it is easy to determine which broad land use category a specific use belongs to.

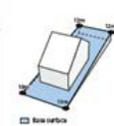
Section 2		Section 2																		
<h2>Section 2</h2> <h3>Definitions</h3> <p>In this By-law, unless the context otherwise requires, the term in the left column of the table below has the meaning provided in the adjacent right column of the table below.</p> <p>[Note: Individual land uses that fall within one of the twelve defined general land use categories, which are in bold below, are indicated with the corresponding letter and colour as follows:</p> <table border="0"> <tr> <td>A Agricultural Uses</td> <td>P Parking Uses</td> </tr> <tr> <td>C Cultural and Recreational Uses</td> <td>R Retail Uses</td> </tr> <tr> <td>D Dwelling Uses</td> <td>S Service Uses</td> </tr> <tr> <td>I Institutional Uses</td> <td>T Transportation and Storage Uses</td> </tr> <tr> <td>H Manufacturing Uses</td> <td>U Utility and Communication Uses</td> </tr> <tr> <td>O Office Uses</td> <td>W Wholesale Uses</td> </tr> </table> <p>The letter and colour markers are for information purposes only and do not form part of this By-law. Any individual land use that is included in a general land use category and not separately defined will have the ordinary dictionary definition.]</p> <p>[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]</p> <table border="1"> <thead> <tr> <th>Term</th> <th>Definition</th> </tr> </thead> <tbody> <tr> <td colspan="2">A</td> </tr> <tr> <td>Accessory Building</td> <td>A building: <ul style="list-style-type: none"> (a) the use or intended use of which is ancillary to that of the principal building situated on the same site, but does not include an additional dwelling unit to a dwelling unit already existing; or (b) which is ancillary to the principal use being made of the site on which such accessory use is located. </td> </tr> </tbody> </table>			A Agricultural Uses	P Parking Uses	C Cultural and Recreational Uses	R Retail Uses	D Dwelling Uses	S Service Uses	I Institutional Uses	T Transportation and Storage Uses	H Manufacturing Uses	U Utility and Communication Uses	O Office Uses	W Wholesale Uses	Term	Definition	A		Accessory Building	A building: <ul style="list-style-type: none"> (a) the use or intended use of which is ancillary to that of the principal building situated on the same site, but does not include an additional dwelling unit to a dwelling unit already existing; or (b) which is ancillary to the principal use being made of the site on which such accessory use is located.
A Agricultural Uses	P Parking Uses																			
C Cultural and Recreational Uses	R Retail Uses																			
D Dwelling Uses	S Service Uses																			
I Institutional Uses	T Transportation and Storage Uses																			
H Manufacturing Uses	U Utility and Communication Uses																			
O Office Uses	W Wholesale Uses																			
Term	Definition																			
A																				
Accessory Building	A building: <ul style="list-style-type: none"> (a) the use or intended use of which is ancillary to that of the principal building situated on the same site, but does not include an additional dwelling unit to a dwelling unit already existing; or (b) which is ancillary to the principal use being made of the site on which such accessory use is located. 																			
Animal Products Processing	The use of premises for the processing of hides, skins, tankage, feathers, bristles, human hair, or other crude, inedible animal products, or for the tanning, curing, or dressing of furs, hides or skins.	H																		
Arcade	The use of premises for four or more machines on which games are played for amusement or entertainment and for which a coin or token must be inserted or a fee is charged for use.	C																		
Artist Studio	Where used without a qualifier, both an artist studio - class A and an artist studio - class B.	C																		
Artist Studio - Class A	The use of premises for the production of dance, live music, creative writing, painting, drawings, pottery or sculpture, video, moving or still photography, none of which involves amplified sound or one or more of the materials or processes specified under artist studio - class B.	C																		
Artist Studio - Class B	The use of premises for the production of: <ul style="list-style-type: none"> (a) dance or live music involving electronically amplified sound; (b) moving or still photography (excluding video) involving on-site film processing; or (c) paintings, drawings, pottery or sculpture involving the use of fibreglass, epoxy and other toxic or hazardous materials or one or more of the following processes: welding, woodworking, spray painting, silk screening or fired ceramics. 	C																		
Arts and Culture Indoor Event	An event of an artistic or cultural nature, including but not limited to visual, performing, media, literary, craft or interdisciplinary arts, for a maximum of 250 persons, which occurs not more than three days per month in a building.	C																		
Auction Hall	The use of premises for the sale of goods where the purchasers are invited to make competitive bids for the goods offered for sale.	S																		
B																				
Barber Shop or Beauty Salon	The use of premises for the styling, cutting, or chemical treatment of hair.	S																		
Base Surface	That hypothetical surface determined by joining the official established building grades at all corners of the site, provided however that where official established building grades cannot be obtained through application to the City Engineer, existing <div style="text-align: right;">  </div>																			
[continued on the next page...]																				

Table 3. Proposed format for Section 2 Definitions

The margin on the right side of the table will be used to include graphics to help explain complex concepts (e.g. base surface). The markers in the third column and the margin do not form an official part of the By-law, which means they can be updated and revised without the need for a Council approval through a public hearing⁶.

The proposed new section 2 also includes the following updates to the definitions:

- land uses without definitions are removed from the section as the common dictionary definition is applicable;
- replace “Official Established Building Grade” with “Grade, Official Established Building” and replace “Half-storey” with “Storey, Half-storey” in order to be consistent with the section’s existing naming convention and enable related terms to be listed together alphabetically; and
- the definition for ‘Head of Household’ has been removed as the term is no longer used anywhere in the By-law.

The next phase of Regulation Redesign will involve a review of various land use categories and specific uses to update and simplify them. Comments were received through consultation that several of the current land uses do not reflect current practices and are too narrow in scope.

(ii) Section 10 General Regulations and Section 11 Additional Regulations for Specific Land Uses

⁶ The Vancouver Charter requires that Council hold a public hearing in order to amend the Zoning and Development By-law.

Section 10 includes land use regulations that generally apply across all districts, rather than to a specific district (e.g. regulations about erecting antennae). Section 11 includes regulations that apply to specific land uses (e.g. Bed and Breakfast and Laneway House). As shown in Appendix A and in the example below, the new format for both sections organizes the regulations into a table with two columns and a right margin. The first column identifies the section number and the second column lists the topic area or land use and the regulations. The right margin can be used to provide user-friendly information. It is not an official part of the By-law and can be updated as needed.

<p>Section 10</p> <h2>Section 10</h2> <h3>General Regulations</h3> <p><i>[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]</i></p> <p>The regulations below apply to all zoning districts, unless otherwise specified.</p> <table border="1"> <thead> <tr> <th>Section</th> <th>Term and General Regulations</th> <th></th> </tr> </thead> <tbody> <tr> <td>10.1</td> <td> <p>Antennae</p> <p>10.1.1 Except as exempted by the provisions of section 5.15, no person shall erect an antenna, including a satellite dish, without first obtaining a development permit from the Director of Planning.</p> <p>10.1.2 The Director of Planning may permit in any district, antennae including satellite dishes used for the transmission or reception of radio, television, satellite, microwave or related communications together with related masts, mechanical equipment and mechanical rooms, whether or not they are ancillary to the principal use on the site, and may permit such antennae at a greater height than otherwise permitted by this By-law provided that:</p> <p>(a) the Director of Planning is satisfied the antennae will not have an unduly detrimental effect on the site or adjacent properties, having particular regard to visual impact; and</p> <p>(b) before granting approval the Director of Planning notifies such adjacent property owners or persons the Director of Planning deems necessary.</p> </td> <td>Formerly 10.27</td> </tr> <tr> <td>10.2</td> <td> <p>Birds and Animals</p> <p>10.2.1 Buildings or runs for the shelter or accommodation of birds or animals in any districts except RA-1 shall be located no closer than 9.1 m from any dwelling and 18.3 m from the front line of the site and, as accessory buildings, shall conform with all other applicable provisions of this By-law.</p> <p>10.2.2 Despite section 10.2.1, a building or other enclosure for keeping one or more hens:</p> <p>(a) must be no more than 9.2 m² in floor area;</p> <p>(b) must be no more than 2 m high;</p> <p style="text-align: right;"><i>[continued on the next page.]</i></p> </td> <td>Formerly 10.18</td> </tr> </tbody> </table> <p>City of Vancouver Zoning and Development By-law</p> <p style="text-align: center;">34</p> <p style="text-align: right;">Section 10 March 2019</p>	Section	Term and General Regulations		10.1	<p>Antennae</p> <p>10.1.1 Except as exempted by the provisions of section 5.15, no person shall erect an antenna, including a satellite dish, without first obtaining a development permit from the Director of Planning.</p> <p>10.1.2 The Director of Planning may permit in any district, antennae including satellite dishes used for the transmission or reception of radio, television, satellite, microwave or related communications together with related masts, mechanical equipment and mechanical rooms, whether or not they are ancillary to the principal use on the site, and may permit such antennae at a greater height than otherwise permitted by this By-law provided that:</p> <p>(a) the Director of Planning is satisfied the antennae will not have an unduly detrimental effect on the site or adjacent properties, having particular regard to visual impact; and</p> <p>(b) before granting approval the Director of Planning notifies such adjacent property owners or persons the Director of Planning deems necessary.</p>	Formerly 10.27	10.2	<p>Birds and Animals</p> <p>10.2.1 Buildings or runs for the shelter or accommodation of birds or animals in any districts except RA-1 shall be located no closer than 9.1 m from any dwelling and 18.3 m from the front line of the site and, as accessory buildings, shall conform with all other applicable provisions of this By-law.</p> <p>10.2.2 Despite section 10.2.1, a building or other enclosure for keeping one or more hens:</p> <p>(a) must be no more than 9.2 m² in floor area;</p> <p>(b) must be no more than 2 m high;</p> <p style="text-align: right;"><i>[continued on the next page.]</i></p>	Formerly 10.18	<p>Section 11</p> <h2>Section 11</h2> <h3>Additional Regulations for Specific Uses</h3> <p><i>[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]</i></p> <p>Whenever any of the following uses are permitted in any district pursuant to any provisions of this By-law, the following additional regulations shall apply unless otherwise specified:</p> <table border="1"> <thead> <tr> <th>Section</th> <th>Term and Regulations</th> <th></th> </tr> </thead> <tbody> <tr> <td>11.1</td> <td> <p>Adult Retail Store</p> <p>11.1.1 Premises used as an adult retail store shall not be issued a permit for an arcade and premises used as an arcade shall not be issued a permit for an adult retail store.</p> <p>11.1.2 Adult retail stores shall be restricted to a maximum floor area of 278 m² and a maximum premise frontage of 7.6 m.</p> <p>11.1.3 Any development permit issued for an adult retail store shall be limited in time to three years.</p> </td> <td>Formerly 10.29</td> </tr> <tr> <td>11.2</td> <td> <p>Artist Studio and Residential Unit Associated with an Artist Studio</p> <p>11.2.1 Where an artist studio is combined with a residential unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio.</p> <p>11.2.2 The total minimum and maximum size of an artist studio when combined with a residential unit associated with and forming an integral part of an artist studio shall be 47 m² and 500 m², respectively.</p> </td> <td>Formerly 11.18 and 11.19</td> </tr> <tr> <td>11.3</td> <td> <p>Arts and Culture Indoor Event</p> <p>11.3.1 An arts and culture indoor event is not a permitted use in a dwelling unit.</p> </td> <td>Formerly 10.37</td> </tr> <tr> <td>11.4</td> <td> <p>Bed and Breakfast Accommodation</p> <p>11.4.1 A maximum of two bedrooms accommodating a maximum of four bed and breakfast guests may be permitted in a dwelling unit.</p> <p style="text-align: right;"><i>[continued on the next page.]</i></p> </td> <td>Formerly 11.4</td> </tr> </tbody> </table> <p>City of Vancouver Zoning and Development By-law</p> <p style="text-align: center;">46</p> <p style="text-align: right;">Section 11 March 2019</p>	Section	Term and Regulations		11.1	<p>Adult Retail Store</p> <p>11.1.1 Premises used as an adult retail store shall not be issued a permit for an arcade and premises used as an arcade shall not be issued a permit for an adult retail store.</p> <p>11.1.2 Adult retail stores shall be restricted to a maximum floor area of 278 m² and a maximum premise frontage of 7.6 m.</p> <p>11.1.3 Any development permit issued for an adult retail store shall be limited in time to three years.</p>	Formerly 10.29	11.2	<p>Artist Studio and Residential Unit Associated with an Artist Studio</p> <p>11.2.1 Where an artist studio is combined with a residential unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio.</p> <p>11.2.2 The total minimum and maximum size of an artist studio when combined with a residential unit associated with and forming an integral part of an artist studio shall be 47 m² and 500 m², respectively.</p>	Formerly 11.18 and 11.19	11.3	<p>Arts and Culture Indoor Event</p> <p>11.3.1 An arts and culture indoor event is not a permitted use in a dwelling unit.</p>	Formerly 10.37	11.4	<p>Bed and Breakfast Accommodation</p> <p>11.4.1 A maximum of two bedrooms accommodating a maximum of four bed and breakfast guests may be permitted in a dwelling unit.</p> <p style="text-align: right;"><i>[continued on the next page.]</i></p>	Formerly 11.4
Section	Term and General Regulations																								
10.1	<p>Antennae</p> <p>10.1.1 Except as exempted by the provisions of section 5.15, no person shall erect an antenna, including a satellite dish, without first obtaining a development permit from the Director of Planning.</p> <p>10.1.2 The Director of Planning may permit in any district, antennae including satellite dishes used for the transmission or reception of radio, television, satellite, microwave or related communications together with related masts, mechanical equipment and mechanical rooms, whether or not they are ancillary to the principal use on the site, and may permit such antennae at a greater height than otherwise permitted by this By-law provided that:</p> <p>(a) the Director of Planning is satisfied the antennae will not have an unduly detrimental effect on the site or adjacent properties, having particular regard to visual impact; and</p> <p>(b) before granting approval the Director of Planning notifies such adjacent property owners or persons the Director of Planning deems necessary.</p>	Formerly 10.27																							
10.2	<p>Birds and Animals</p> <p>10.2.1 Buildings or runs for the shelter or accommodation of birds or animals in any districts except RA-1 shall be located no closer than 9.1 m from any dwelling and 18.3 m from the front line of the site and, as accessory buildings, shall conform with all other applicable provisions of this By-law.</p> <p>10.2.2 Despite section 10.2.1, a building or other enclosure for keeping one or more hens:</p> <p>(a) must be no more than 9.2 m² in floor area;</p> <p>(b) must be no more than 2 m high;</p> <p style="text-align: right;"><i>[continued on the next page.]</i></p>	Formerly 10.18																							
Section	Term and Regulations																								
11.1	<p>Adult Retail Store</p> <p>11.1.1 Premises used as an adult retail store shall not be issued a permit for an arcade and premises used as an arcade shall not be issued a permit for an adult retail store.</p> <p>11.1.2 Adult retail stores shall be restricted to a maximum floor area of 278 m² and a maximum premise frontage of 7.6 m.</p> <p>11.1.3 Any development permit issued for an adult retail store shall be limited in time to three years.</p>	Formerly 10.29																							
11.2	<p>Artist Studio and Residential Unit Associated with an Artist Studio</p> <p>11.2.1 Where an artist studio is combined with a residential unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio.</p> <p>11.2.2 The total minimum and maximum size of an artist studio when combined with a residential unit associated with and forming an integral part of an artist studio shall be 47 m² and 500 m², respectively.</p>	Formerly 11.18 and 11.19																							
11.3	<p>Arts and Culture Indoor Event</p> <p>11.3.1 An arts and culture indoor event is not a permitted use in a dwelling unit.</p>	Formerly 10.37																							
11.4	<p>Bed and Breakfast Accommodation</p> <p>11.4.1 A maximum of two bedrooms accommodating a maximum of four bed and breakfast guests may be permitted in a dwelling unit.</p> <p style="text-align: right;"><i>[continued on the next page.]</i></p>	Formerly 11.4																							

Table 4. Proposed format for Sections 10 and 11

The regulations within each of the sections are currently organized according to when they were adopted (i.e. new regulations are added to the end of the section). In order to make it easier and more intuitive to find regulations, the new format includes reorganizing the regulations into alphabetical order by topic or land use, and assigning a new section number. It is proposed that the right margin be used for diagrams to help explain regulations and to note the previous section numbers to help with the transition to the new format.

The proposed reformatting includes moving a few regulations that were previously included in Section 10 to Section 11, and vice versa. For example, regulations on “Landscape Setbacks in an M or I (Industrial) District or a CD-1 (Comprehensive District)” were previously included in Section 11, and have been moved to Section 10 as they are regulations that apply to these districts across the city rather than to a specific use. Likewise, regulations for “Arts and Culture Indoor Event” have been moved from Section 10 to Section 11 as they apply to a specific land use. Gendered terms are also replaced with gender-neutral terminology.

Consequential amendments (see Appendices A to I) are required to update references to regulations in Sections 10 and 11 throughout the By-law, various Official Development Plans, the Parking By-law, and to related land use policies and guidelines (see Appendix J).

2) Remove gendered terminology

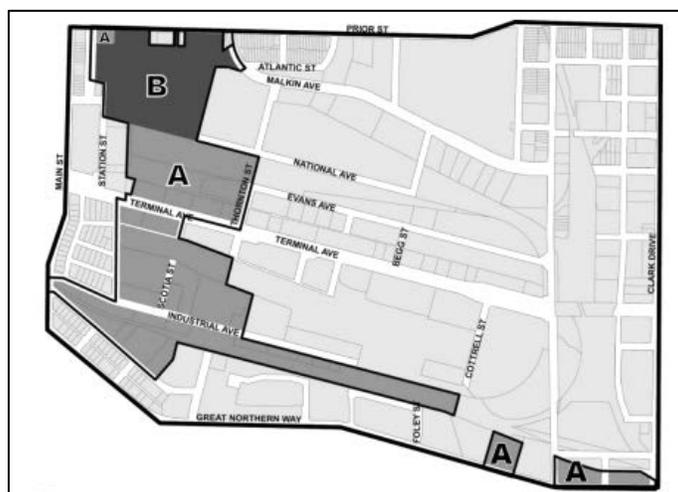
Updates to the By-law (see Appendix A) and to the False Creek Official Development Plan (see Appendix B) are proposed to replace gendered terminology (he and his) with gender neutral terms. The pronouns are replaced with “Director of Planning”, as shown in Appendix A and the example below:

“4.1.3 ...The Director of Planning may require additional information to identify development within the immediate surroundings and may, if ~~he~~ *the Director of Planning* deems it necessary, require the applicant to furnish a plan of survey of the site verified by a British Columbia Land Surveyor.”

3) Amendment to I-3 District Height Regulations

An amendment to the height regulations in the I-3 District in the False Creek Flats is proposed to clarify the regulations. The intent of the I-3 District is to intensify employment opportunities in well located transit locations, while retaining and supporting the innovation economy, local production and product design.

Currently the Director of Planning or Development Permit Board may permit an increase in height to 45.7 m in sub-area A of the I-3 District (see map below). When the zoning amendments were brought forward to enact the policies of the False Creek Flats Plan, they included a provision that linked the height increase to the uses approved for the building. However, the list of uses was not as inclusive as intended.



Map 1. I-3 District

Rather than expanding the list of uses, it is proposed that the regulations linking the additional height to specific uses [4.3.3 (a)] be removed as they are redundant. Applications seeking an increased height would also be seeking increased density through the payment of amenity

shares. The increased density is available for specific uses, which are broader in scope and reflect the original intent of the plan.

4) Amendments to the C-5A and C-6 Districts

The proposed amendment to the C-5A and C-6 districts would clarify how floor area increases achieved either through heritage density transfers or heritage amenity share purchases are applied to calculations for social housing and secured market rental housing.

The C-5A and C-6 districts include provisions for the Development Permit Board to increase the allowable floor space ratio by a maximum of 10 percent through a heritage density transfer (section 4.7.8) or through the purchase of amenity shares when no heritage density is available for transfer (section 4.7.1.1 (b)). Section 5.2 of the districts schedule includes provisions for the Director of Planning or the Development Permit Board to relax the regulations for the permitted floor area for dwelling units up to 7.0 FSR in the C-5A district and up to 8.75 FSR in the C-6 district subject to a number of conditions, including the requirement that either 20 percent of the floor area be used for social housing or all dwelling units be secured market rental housing. The regulations further state these requirements apply to the floor space ratio inclusive of any increase through heritage density transfer or heritage amenity shares.

While acknowledging the creation of affordable housing is important, the existing regulation limits the ability to support heritage conservation objectives. Applying the housing requirement to the heritage density transfer or heritage amenity share would be a disincentive to heritage. The proposed amendment would specify that the housing requirements would not apply to the portion of floor space increase (up to 10%) attributed to heritage. The existing housing requirements in Section 5.2 of the C-5A and C-6 districts noted above would remain.

Repeal Outdated and Redundant Land Use Documents:

One of the ongoing work items for Regulation Redesign is to identify land use documents that are outdated and/or have been superseded by newer documents to make it easier to find relevant information. The table below lists several plan, policy and guideline documents that staff recommend be repealed and the rationale for repealing them. As additional outdated documents are identified they will be brought forward for Council approval to repeal them.

	Land Use Documents to be Repealed	Date Adopted or Last Amended	Reason for Removal
1.	Grandview Woodland Area Policy Plan Parts 1-3	1979-1983	Superseded by Grandview-Woodland Community Plan (2016).
2.	Marpole Plan	1979	Superseded by Marpole Community Plan (2014).
3.	Marpole Plan Summary	1980	Superseded by Marpole Community Plan (2014).
4.	Central Business District Policies	1997	Superseded by Rezoning Policy for the Central Business District (CBD) and CBD Shoulder: (Areas A, B, C1 & F and Areas C3 & H)(2009)

	Land Use Documents to be Repealed	Date Adopted or Last Amended	Reason for Removal
5.	Downtown South Goals and Policies	1993	Superseded by Downtown South Rezoning Policy.
6.	EcoDensity Charter	2008	Superseded by Greenest City 2020 Action Plan.
7.	False Creek North: Land Use Policy - Special Event, Festival and Entertainment Functions	2005	Superseded by Northeast False Creek Plan.
8.	Hastings-Sunrise Policies and Guidelines	1985	Superseded by Hastings-Sunrise Community Vision (2004).
9.	Heritage Building Rehabilitation Program Policies and Procedures for Gastown, Chinatown, Hastings Street Corridor and Victory Square	2005	Superseded by Heritage Incentive Program Policies and Procedures.
10.	Interim Rezoning Policy during the Preparation of the Downtown Eastside Local Area Planning Program	2012	Superseded by Downtown Eastside Plan and Rezoning Policy for the Downtown Eastside.
11.	Live/Work and Work/Live: Vancouver Overview including Strategic Directions	1996	No longer relevant. Live-work use has been defined and is allowed in various zoning districts.
12.	Mount Pleasant Community Planning Program Rezoning Policy	2007	No longer relevant. Council adopted the Mount Pleasant Community Plan in 2010.
13.	Mount Pleasant Policies and Guidelines	1998	Superseded by Mount Pleasant Community Plan (2010).
14.	Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements During Cambie Corridor Phase 3 Planning Process	2015	No longer relevant. Council approved the Cambie Corridor Plan in 2018.
15.	Truck Routes and Residential Rezoning Policy	1982	Replaced by acoustic regulations within district schedules.
16.	Cambie Corridor Plan - Rezoning Policy and Application	2011	Redundant. Information contained in Cambie Corridor Plan (2018).
17.	Downtown Eastside Interim Development Management Guidelines	2012	Superseded by Downtown Eastside Plan and Rezoning Policy for the Downtown Eastside.
18.	Farmers' Markets Interim Guidelines	2010	Superseded by Farmers Market Guidelines.
19.	First Shaughnessy Design Guidelines	2001	Superseded by First Shaughnessy Heritage

	Land Use Documents to be Repealed	Date Adopted or Last Amended	Reason for Removal
			Conservation Area Design Guidelines.
20.	I-3 District Guidelines: False Creek Flats	2002	Superseded by False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3.
21.	Joyce Station Area CD-1 Guidelines (Boundary Road and Vanness Avenue Site) (By-law No. 6362)	1988	These sites have been rezoned to CD-1 (545).
22.	Rate of Change Guidelines for Certain RM, FM, and CD-1 Districts	2007	Superseded by Tenant Relocation and Protection Guidelines.
23.	Northeast False Creek Directions for the Future	2009	Superseded by Northeast False Creek Plan
24.	MC-2 Site-Specific Rezoning Policy North Side of East Hastings Street (Clark to Semlin)	2002	Superseded by Grandview-Woodland Community Plan (2016)

In addition to these documents, 20 bulletins, which are explanatory documents (not Council approved) that provide information on the application of regulations in plain language, were removed from the website as they were no longer relevant.

Financial Implications

The proposed amendments will clarify and simplify review processes and will not result in any financial impact to the City or to development.

CONCLUSION

This report recommends various regulatory amendments and the repeal of outdated or superseded policy and guideline documents. If approved, these changes will help to update regulations, make the Zoning and Development By-law more user-friendly and improve clarity for staff and applicants. The Regulation Redesign project will continue to advance improvements to the land use regulatory framework through continued work on formatting the By-law, simplifying regulations, updating land use definitions and improving access to information online.

* * * * *

**DRAFT By-law to Amend Zoning and Development By-law No. 3575
regarding removal of a definition, updated format for sections 2, 10 and 11,
consequential updates to sections 10 and 11 references, removal of gendered
references, an amendment to the C-5, C-5A, and C-6 Districts Schedule to clarify a
relaxation provision, and an amendment to the I-3 District Schedule to clarify height
regulations**

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

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.
2. In section 2, Council strikes out the definition “Head of Household”.
3. Council strikes out sections 2, 10, and 11, and substitutes sections 2, 10, and 11 as set out in Schedule A attached to this By-law.
4. In subsection 3.2.1(a), Council strikes out “section 11” and substitutes “section 10”.
5. In paragraph 5.7(c)(i), Council strikes out “section 10.12.3” and substitutes “section 10.8.3”.
6. In section 5.13, Council strikes out “subsection 11.6 of”.
7. In the following sections, Council strikes out “10.1” and substitutes “10.5”:
 - (a) section 3.2.AG of the RA-1 District Schedule;
 - (b) sections 4.1.2 and 4.2.1 of the RT-10 and RT-10N Districts Schedule;
 - (c) sections 4.1.3 and 4.1.4 of the RT-11 and RT-11N Districts Schedule;
 - (d) section 4.1.2 of the RM-1 and RM-1N Districts Schedule;
 - (e) section 4.19.2 of the RM-7, RM-7N, and RM-7AN Districts Schedule;
 - (f) sections 4.19.1 and 4.19.2 of the RM-8, RM-8A, RM-8N, and RM-8AN Districts Schedule;
 - (g) section 4.19.1 of the RM-9, RM-9A, RM-9N, RM-9AN, and RM-9BN Districts Schedule;
 - (h) section 4.19.1 of the RM-10 and RM-10N Districts Schedule;
 - (i) section 4.19.1 of the RM-11 and RM-11N Districts Schedule; and
 - (j) section 4.19.1 of the RM-12N District Schedule.
8. In section 2.3 of CD-1(400), Council strikes out “10.4” and substitutes “10.24”.
9. In the following sections, Council strikes out “10.7” and substitutes “10.32”:
 - (a) sections 4.5.5 and 4.5.6 of the RT-10 and RT-10N Districts Schedule;
 - (b) sections 4.5.5 and 4.5.6 of the RT-11 and RT-11N Districts Schedule;
 - (c) section 4.5.5 of the RM-1 and RM-1N Districts Schedule;
 - (d) section 5.2 of CD-1(256);
 - (e) section 5.2 of CD-1(257); and

- (f) section 6.2 of CD-1(445).
10. In the following sections, Council strikes out “10.7.1(b)” and substitutes “10.32.1(b)”:
- (a) sections 4.4.6, 4.5.6, and 4.6.3 of the RS-5 District Schedule;
 - (b) sections 4.4.2, 4.5.3, and 4.6.2 of the RS-6 District Schedule;
 - (c) sections 4.4.1(e), 4.5.4, and 4.6.3 of the RS-7 District Schedule;
 - (d) sections 4.4.5 and 4.6.3 of the RT-10 and RT-10N Districts Schedule;
 - (e) sections 4.4.5 and 4.6.3 of the RT-11 and RT-11N Districts Schedule;
 - (f) sections 4.4.5, 4.5.7, and 4.6.3 of the RM-1 and RM-1N Districts Schedule;
 - (g) sections 4.4.6, 4.5.2, and 4.6.2 of the RM-7, RM-7N, and RM-7AN Districts Schedule;
 - (h) sections 4.4.5, 4.5.2, and 4.6.4 of the RM-8, RM-8A, RM-8N, and RM-8AN Districts Schedule;
 - (i) sections 4.4.5, 4.5.4, and 4.6.3 of the RM-9, RM-9A, RM-9N, RM-9AN, and RM-9BN Districts Schedule;
 - (j) sections 4.4.4, 4.5.4, and 4.6.5 of the RM-10 and RM-10N Districts Schedule;
 - (k) sections 4.4.4, 4.5.3, and 4.6.2 of the RM-11 and RM-11N Districts Schedule;
 - (l) sections 4.4.4, 4.5.2, and 4.6.2 of the RM-12N District Schedule; and
 - (m) sections 4.4.2, 4.5.2, and 4.6.2 of the First Shaughnessy District Schedule.
11. In the following sections, Council strikes out “10.7.1(e)” and substitutes “10.32.1(e)”
- (a) section 4.17.11 of the RS-6 District Schedule; and
 - (b) section 4.17.11 of the RS-7 District Schedule.
12. In section 5.4.1 of CD-1(156), Council strikes out “Section 10.10 and 10.11” and substitutes “Section 10.18”.
13. In section 5.1 of CD-1(277), Council strikes out “10.10.2 and 10.10.3” and substitutes “10.18.2 and 10.18.3”.
14. In the following sections, Council strikes out “section 10.11” and substitutes “sections 10.18.5 and 10.18.6”:
- (a) section 4 of CD-1(275);
 - (b) section 5.2 of CD-1(435);
 - (c) sections 5.2 and 5.4 of CD-1(445);
 - (d) section 6.2 of CD-1(446);
 - (e) section 4.2 of CD-1(489);
 - (f) section 5.2 of CD-1(629); and
 - (g) section 5.2 of CD-1(633).
15. In the following sections, Council strikes out “Section 10.11” and substitutes “Sections 10.18.5 and 10.18.6”:
- (a) section 4.2 of CD-1(539); and
 - (b) section 6.2 of CD-1(580).

16. In the following sections, Council strikes out “Section 10.11, entitled Relaxation of Limitations on Building Height, of the Zoning and Development By-law, does not apply to this By-law.” and substitutes “Sections 10.18.5 and 10.18.6 of the Zoning and Development by-law do not apply to this By-law.”:

- (a) section 7.6 of CD-1(363);
- (b) section 4.3 of CD-1(413);
- (c) section 4.2 of CD-1(414);
- (d) section 4.2 of CD-1(416);
- (e) section 7.2 of CD-1(418);
- (f) section 6.2 of CD-1(422);
- (g) section 6.2 of CD-1(426);
- (h) section 4.2 of CD-1(427);
- (i) section 6.2 of CD-1(442);
- (j) section 6.2 of CD-1(443); and
- (k) section 6.2 of CD-1(444).

17. In the following sections, Council strikes out “Section 10.11 of the Zoning and Development By-law applies to this site” and substitutes “Sections 10.18.5 and 10.18.6 of the Zoning and Development By-law apply to this site”:

- (a) section 7.3 of CD-1(311); and
- (b) section 5.2 of CD-1(607).

18. In the following sections, Council strikes out “Section 10.11 of the Zoning and Development By-law is to apply to this By-law” and substitutes “Sections 10.18.5 and 10.18.6 of the Zoning and Development By-law are to apply to this By-law”:

- (a) section 4.2 of CD-1(374);
- (b) section 5.2 of CD-1(482);
- (c) section 4.2 of CD-1(493); and
- (d) section 5.2 of CD-1(502).

19. In section 6.2 of CD-1(419), Council strikes out “Section 10.11 – Relaxation of Limitations on Building Height - of the Zoning and Development By-law does not apply” and substitutes “Sections 10.18.5 and 10.18.6 of the Zoning and Development By-law do not apply”.

20. In section 6.2 of CD-1(423), Council strikes out “Section 10.11 Relaxation of Limitations on Building Height of the Zoning and Development By-law does not apply” and substitutes “Sections 10.18.5 and 10.18.6 of the Zoning and Development By-law do not apply”.

21. In the following sections, Council strikes out “Section 10.11 of the Zoning and Development By-law does” and substitutes “Sections 10.18.5 and 10.18.6 of the Zoning and Development By-law do”:

- (a) section 5.2 of CD-1(428); and
- (b) section 4.2 of CD-1(455).

22. In section 5.2 of CD-1(510), Council strikes out “Section 10.11 of the Zoning and Development By-law is to apply, except that despite section 10.11” and substitutes “Sections

10.18.5 and 10.18.6 of the Zoning and Development By-law are to apply, except that despite sections 10.18.5 and 10.18.6,”.

23. In the following sections, Council strikes out “10.11.1” and substitutes “10.18.5”:

- (a) section 4.17.7 of the RS-6 District Schedule;
- (b) section 4.17.7 of the RS-7 District Schedule;
- (c) section 5.1 of CD-1(55);
- (d) section 4 of CD-1(63);
- (e) section 4.2 of CD-1(686); and
- (f) section 4.2 of CD-1(701).

24. In section 4 of CD-1(279), Council strikes out “10.11.1 and 10.11.2” and substitutes “10.18.5 and 10.18.6”.

25. In section 3 of CD-1(143), Council:

- (a) strikes out “10.15.1” and substitutes “10.21.1”; and
- (b) strikes out “10.15.2” and substitutes “10.21.2”.

26. In section 7 of CD-1(54), Council strikes out “10.16” and substitutes “10.9”.

27. In section 4.5(b)(ii) of CD-1(415), Council strikes out “10.21.2” and substitutes “11.10.2”.

28. In the following sections, Council strikes out “11.1” and substitutes “10.27”:

- (a) sections 2.2.A(b)(ii), 3.2.1.DW(b)(iii), and 4.5.2 of the RS-1 District Schedule;
- (b) sections 2.2.A(b) and 4.5.2 of the RS-1A District Schedule;
- (c) sections 2.2.A(b) and 4.5.3 of the RS-1B District Schedule;
- (d) sections 2.2.A(b) and 4.5.2 of the RS-2 District Schedule;
- (e) sections 2.2.A(b)(ii) and 4.5.2 of the RS-3 and RS-3A Districts Schedule;
- (f) sections 2.2.A(b)(ii), 3.2.1.DW(b)(iii), 4.5.4, and 4.5.5 of the RS-5 District Schedule;
- (g) sections 2.2.A(b)(ii), 3.2.DW(b)(iii), 4.5.2, and 4.16.3 of the RS-6 District Schedule;
- (h) sections 2.2.A(b)(ii) and 4.5.3 of the RS-7 District Schedule;
- (i) sections 2.2.A(b) and 4.5.2 of the RT-1 District Schedule;
- (j) sections 2.2.A(b) and 4.5.2 of the RT-2 District Schedule;
- (k) sections 2.2.A(b) and 4.5.2 of the RT-3 District Schedule;
- (l) sections 2.2.1.A(b) and 4.5.2 of the RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule;
- (m) sections 2.2.1.A(b) and 4.5.2 of the RT-5 and RT-5N Districts Schedule;
- (n) sections 2.2.A(b) and 4.5.2 of the RT-6 District Schedule;
- (o) sections 2.2.A(c)(ii) and 4.5.2 of the RT-7 District Schedule;
- (p) sections 2.2.A(c)(ii) and 4.5.2 of the RT-8 District Schedule;
- (q) sections 2.2.A(b)(ii) and 4.5.2 of the RT-9 District Schedule;
- (r) section 2.2.A(b)(ii) of the RT-10 and RT-10N Districts Schedule;
- (s) sections 2.2.A(b)(iii) and 4.5.2 of the RT-11 and RT-11N Districts Schedule;
- (t) section 2.2.A(b)(ii) of the RM-1 and RM-1N Districts Schedule;
- (u) section 2.2.A(b) of the RM-4 and RM-4N Districts Schedule;

- (v) section 4.5.4 of the C-1 District Schedule; and
- (w) section 2(b)(ii) of CD-1(192).

29. In the following sections, Council strikes out “11.2” and substitutes “10.29”:

- (a) sections 4.4.2 and 4.6.2 of the RS-1A District Schedule;
- (b) sections 4.4.2 and 4.6.2 of the RS-1B District Schedule;
- (c) sections 4.4.2 and 4.6.2 of the RS-2 District Schedule;
- (d) section 4.6.2 of the RS-3 and RS-3A Districts Schedule;
- (e) sections 4.4.2 and 4.6.2 of the RT-1 District Schedule;
- (f) sections 4.4.2 and 4.6.2 of the RT-2 District Schedule;
- (g) section 4.6.2 of the RT-3 District Schedule;
- (h) sections 4.4.2 and 4.6.2 of the RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule;
- (i) sections 4.4.2 and 4.6.2 of the RT-5 and RT-5N Districts Schedule;
- (j) sections 4.4.2 and 4.6.2 of the RT-6 District Schedule; and
- (k) section 4.6.2 of the C-1 District Schedule.

30. In the following sections, Council strikes out “11.3” and substitutes “10.20”:

- (a) section 3.2.AG of the C-2C District Schedule;
- (b) sections 2.1 and 3.1 of the M-1 District Schedule;
- (c) sections 2.1 and 3.1 of the M-1A District Schedule;
- (d) sections 2.1, 3.1, 4.4.2, and 4.6.2 of the M-1B District Schedule;
- (e) sections 2.1 and 3.1 of the M-2 District Schedule;
- (f) sections 2.1 and 3.1 of the IC-1 and IC-2 Districts Schedule;
- (g) sections 2.1 and 3.1 of the IC-3 District Schedule;
- (h) sections 2.1 and 3.1 of the I-1 District Schedule;
- (i) section 3.1 of the I-1A District Schedule;
- (j) section 3.1 of the I-1B District Schedule;
- (k) sections 2.1 and 3.1 of the I-2 District Schedule;
- (l) sections 2.1 and 3.1 of the I-3 District Schedule;
- (m) section 3.1 of the I-4 District Schedule;
- (n) section 3.2.AG of the HA-2 District Schedule;
- (o) section 3(g) of the Downtown District Schedule; and
- (p) section 2.1(i) of the B.C. Place/Expo District Schedule.

31. In section 7 of CD-1(198), Council strikes out “Sections 11.3.2, 11.3.3 and 11.3.4” and substitutes “subsections 10.20.1(b), (c) and (d)”.

32. In the following sections, Council strikes out “11.10.2” and substitutes “11.13.2”:

- (a) section 3.3.1(b) of the C-1 District Schedule;
- (b) section 3.3.1(b) of the C-2 District Schedule;
- (c) section 3.3.1(b) of the C-2B District Schedule;
- (d) section 3.3.1(b) of the C-2C District Schedule;
- (e) section 3.3.1(b) of the C-2C1 District Schedule;
- (f) section 3.3.1(b) of the C-3A District Schedule;
- (g) section 3.3.1(b) of the C-5, C-5A, and C-6 Districts Schedule;
- (h) section 3.3.1(b) of the C-7 and C-8 Districts Schedule;

- (i) section 3.3.1(b) of the FC-1 District Schedule; and
 - (j) section 3.3.1(e) of the HA-1 and HA-1A Districts Schedule.
33. In section 2(a)(iii) of CD-1(186), Council strikes out “11.17” and substitutes “11.9”.
34. In section 2.1 of CD-1(354), Council:
- (a) in subsection (a), strikes out “11.18” and substitutes “11.2”; and
 - (b) in subsection (b), strikes out “11.19” and substitutes “11.2”.
35. In section 2.1 of CD-1(361), Council:
- (a) in subsection (a), strikes out “11.18” and substitutes “11.2”; and
 - (b) in subsection (b), strikes out “11.19” and substitutes “11.2”.
36. Council strikes out all references in the district schedules, including the comprehensive development district schedules, to any of the following, wherever they appear:
- (a) “, subject to Section 11 of the Zoning & Development By-law”;
 - (b) “, subject to section 11.4 of this By-law”;
 - (c) “, subject to section 11.4 of this by-law”;
 - (d) “, subject to Section 11.4 of this By-law”;
 - (e) “, subject to the provisions of section 11.4 of this By-law”;
 - (f) “, subject to the provisions fo section 11.4 of this By-law”;
 - (g) “, subject to the provisions of section 11.4 of this by-law”;
 - (h) “, subject to the provisions of section 11.5 of this By-law”;
 - (i) “, subject to section 11.7 of this By-law”;
 - (j) “, subject to section 11.7 of this by-law”;
 - (k) “, subject to Section 11.7 of this By-law”;
 - (l) “, subject to the provisions of section 11.7 of this By-law”;
 - (m) “, subject to section 11.8 of this By-law”;
 - (n) “, subject to section 11.8 of this by-law”;
 - (o) “, subject to Section 11.8 of this By-law”;
 - (p) “, subject to the provisions of section 11.8 of this By-law”;
 - (q) “, subject to the provisions of Section 11.8 of this By-law”;
 - (r) “, subject to section 11.9 of this By-law”;
 - (s) “, subject to section 11.9 of this by-law”;
 - (t) “, subject to Section 11.9 of this By-law”;
 - (u) “, subject to the provisions of section 11.9 of this By-law”;
 - (v) “, subject to the provisions of section 11.9.3 of this By-law”;
 - (w) “, subject to the provisions of section 11.10 of this By-law”;
 - (x) “, subject to section 11.16 of this By-law”;
 - (y) “, subject to section 11.16 of this by-law”;
 - (z) “, subject to the provisions of section 11.16 of this By-law”;
 - (aa) “, subject to the provisions of Section 11.16 of this By-law”;
 - (bb) “, subject to section 11.17 of this By-law”;
 - (cc) “, subject to section 11.17 of this by-law”;
 - (dd) “, subject to the provisions of section 11.17 of this By-law”;
 - (ee) “, subject to the provisions of section 11.17 of this by-law”;
 - (ff) “, subject to the provisions of Section 11.17 of this By-law”;

- (gg) “, subject to the provision of section 11.18 of this By-law”;
- (hh) “, Subject to section 11.18 of this by-law”;
- (ii) “, subject to section 11.18 of this by-law”;
- (jj) “, subject to the provisions of section 11.18 of this By-law”;
- (kk) “, subject to the provisions of section 11.19 of this By-law”;
- (ll) “, subject to section 11.19 of this By-law”;
- (mm) “, and subject to the provisions of Section 11.18 and 11.19 of this By-law”;
- (nn) “, subject to section 11.20 of this By-law”;
- (oo) “, subject to the provisions of section 11.20 of this By-law”;
- (pp) “, subject to section 11.21 of this By-law”;
- (qq) “, subject to section 11.21 of this by-law”;
- (rr) “, subject to the provisions of section 11.21 of this By-law”;
- (ss) “, subject to the provisions of Section 11.21 of this By-law”;
- (tt) “, subject to the provisions of section 11.22 of this By-law”;
- (uu) “, subject to the provisions of section 11.23 of this By-law”;
- (vv) “, subject to section 11.24 of this By-law”;
- (ww) “, subject to section 11.24 of this by-law”;
- (xx) “, subject to the provisions of section 11.24 of this By-law”;
- (yy) “, subject to section 11.25 of this by-law”;
- (zz) “, subject to section 11.26 of this By-law”;
- (aaa) “, subject to the provisions of section 11.26 of this By-law”;
- (bbb) “, subject to the provisions of section 11.27 of this By-law”;
- (ccc) “, subject to the provisions of section 11.28 of this By-law”;
- (ddd) “, subject to the provisions of section 11.29 of this By-law”;
- (eee) “, subject to the provisions of section 11.30 of this By-law”;
- (fff) “, subject to the provisions of section 11.30 of the Zoning and Development By-law”; and
- (ggg) “, subject to the provisions of section 11.32 of this By-law”.

37. In the following sections, Council strikes out “he” wherever it appears and substitutes “the Director of Planning”:

- (a) section 4.1.3;
- (b) section 4.5.5;
- (c) section 5.1;
- (d) sections 4.3.2(a) and 5.2 of the RA-1 District Schedule;
- (e) sections 4.3.3, 4.3.4, 4.3.5, 4.4.2, 4.5.3, 4.6.5, 4.7.1(c)(i), 4.7.1(c)(ii), 4.8.4, 4.16.3, 5.2(a), 5.4(b), 5.4(c), 5.5(a), and 5.5(b) of the RS-1 District Schedule;
- (f) sections 5.2(b), 5.2(c), 5.3(a), and 5.3(b) of the RS-1A District Schedule;
- (g) sections 5.2, 5.3(b), 5.3(c), 5.4(a), and 5.4(b) of the RS-1B District Schedule;
- (h) sections 5.3(b), 5.3(c), 5.4(a), and 5.4(b) of the RS-2 District Schedule;
- (i) sections 4.3.2, 4.3.3.(b), 4.7.1(c), 5.1(a), 5.3(b), 5.3(c), 5.4(a), and 5.4(b) of the RS-3 and RS-3A Districts Schedule;
- (j) sections 4.3.4, 4.3.5, 4.5.3, 4.7.1(c), 5.2(a), 5.2(b), 5.4(b), 5.4(c), 5.5(a), and 5.5(b), of the RS-5 District Schedule;
- (k) sections 4.3.6, 4.7.1(d)(i), 5.2(a), 5.2(b), 5.4.1(a), 5.4.1(b), 5.4.1(c), 5.4.1(d), 5.4.1(e), 5.5.1(a), 5.5.1(b), 5.5.1(c), 5.5.1(d), 5.5.1(e), 5.5.1(f), 5.5.3(b), 5.5.3(c), 5.6.1(a), and 5.6.1(b) of the RS-6 District Schedule;

- (l) sections 4.7.1(a), 4.7.2, 4.19.1, 5.2(a), 5.4(a), 5.4(b), 5.4(c), 5.4(d), 5.5(a), 5.5(b), 5.5(c), 5.5(d), 5.5(e), 5.7(b), 5.7(c), 5.8(a), 5.8(b), and 5.9(b) of the RS-7 District Schedule;
- (m) sections 4.3.4, 4.7.1, 4.19.1, 5.2, 5.3, and 5.7(c) of the RT-3 District Schedule;
- (n) section 5.2 of the RT-5 and RT-5N Districts Schedule;
- (o) section 5.2 of the RT-6 District Schedule;
- (p) sections 4.3.2, 4.5.3, 4.7.3(c)(ii), 4.16.2, and 4.16.3 of the RT-7 District Schedule;
- (q) sections 4.3.2, 4.5.3, 4.7.3(c)(ii), and 4.16.2 of the RT-8 District Schedule;
- (r) sections 4.4.2, 4.7.1(a), 4.7.1(b)(ii), and 4.16.2 of the RT-9 District Schedule;
- (s) section 4.6.2 of the C-5, C-5A, and C-6 Districts Schedule;
- (t) sections 4.4.1, 4.4.2, 4.6.3, 4.7.1(a), and 4.7.1(b) of the C-7 and C-8 Districts Schedule; and
- (u) section 4.6.2 of the IC-3 District Schedule.

38. In the following sections, Council strikes out “his” wherever it appears and substitutes “the Director of Planning’s”:

- (a) section 3.3.3;
- (b) section 3.3.4;
- (c) section 4.1.3;
- (d) section 4.1.5;
- (e) section 4.3.1;
- (f) section 4.3.2;
- (g) section 10.3;
- (h) section 10.6.3;
- (i) section 10.6.4;
- (j) section 10.11.1; and
- (k) section 10.16.6.

39. In section 3.3.3, Council strikes out “require that it be considered by the Board” and substitutes “require that it be considered by the Development Permit Board”.

40. In section 4.2.3, Council strikes out “his” and substitutes “their”.

41. In section 10.36.2, Council strikes out “including such conditions as the Director may decide, provided that the Director first considers” and substitutes “including such conditions as the Director of Planning may decide, provided that the Director of Planning first considers”.

42. In the following sections, Council strikes out “he” and substitutes “the Director of Planning or the Development Permit Board, as the case may be,”:

- (a) section 4.3.2 of the C-1 District Schedule;
- (b) section 4.3.2 of the C-2B District Schedule;
- (c) section 4.3.2 of the C-2C District Schedule;
- (d) section 4.3.2 of the C-2C1 District Schedule; and
- (e) section 4.3.2 of the C-7 and C-8 Districts Schedule.

43. In the MC-1 and MC-2 Districts Schedule, Council:

- (a) in section 5.2, strikes out “as the Director deems necessary” and substitutes “as the Director of Planning deems necessary”; and
- (b) in section 5.3, strikes out “provided that the Director first considers” and substitutes “provided that the Director Planning first considers”.

44. In section 5.2(c) of the C-5, C-5A, and C-6 Districts Schedule, Council adds “, except that this does not apply to any portion of floor area increased pursuant to sections 4.7.1.1(b) or 4.7.8” after “secured market rental housing”.

45. In the I-3 District Schedule, Council:

- (a) strikes out subsection 4.3.3(a); and
- (b) renumbers the first subsection (b) as subsection (a).

Section 2

SCHEDULE A

Section 2

Definitions

In this By-law, unless the context otherwise requires, the term in the left column of the table below has the meaning provided in the adjacent right column of the table below.

[Note: Individual land uses that fall within one of the twelve defined general land use categories, which are in bold below, are indicated with the corresponding letter and colour as follows:

- | | |
|---|--|
| A Agricultural Uses | P Parking Uses |
| C Cultural and Recreational Uses | R Retail Uses |
| D Dwelling Uses | S Service Uses |
| I Institutional Uses | T Transportation and Storage Uses |
| M Manufacturing Uses | U Utility and Communication Uses |
| O Office Uses | W Wholesale Uses |

The letter and colour markers are for information purposes only and do not form part of this By-law. Any individual land use that is included in a general land use category and not separately defined will have the ordinary dictionary definition.]

[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]

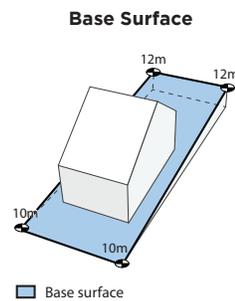
Term	Definition
A	
Accessory Building	<p>A building:</p> <ul style="list-style-type: none"> (a) the use or intended use of which is ancillary to that of the principal building situated on the same site, but does not include an additional dwelling unit to a dwelling unit already existing; or (b) which is ancillary to the principal use being made of the site on which such accessory use is located.

Section 2

Accessory Use	A use which is: (a) ancillary to the principal building, or use of the principal building, situated on the same site; or (b) ancillary to the principal use being made of the site upon which such accessory use is located.	
Adult Magazine	Any pamphlet or magazine which: (a) contains a visual image or representation of the pubic, perineal or perianal areas, the buttocks, or the female breast; (b) depicts sexual conduct or sadomasochistic behaviour.	
Adult Retail Store	The use of premises to display or retail either or both of the following: (a) a sex object; (b) adult magazines using more than 3.0 linear metres of shelving, being a maximum of 0.6 m in depth.	R
Affordable Housing Share	A financial contribution in an amount per share as specified in the Affordable Housing and Amenity Share Schedule to this By-law, that is paid in exchange for a specified increase in the permitted floor area of a development and that is to be used for the provision of social housing.	
Agricultural Uses	Any or all of the following land uses: Greenhouse; Nursery, Field Crop or Fruit Farm; Stable; Urban Farm - Class A; Urban Farm - Class B.	A
Aircraft Landing Place	The use of premises or an open area of water for the taking off or landing of aircraft where any license or permit issued pursuant to the provisions of the <i>Aeronautics Act</i> is conditional upon obtaining the approval of the City, or where the consent of the City is required prior to the issuance of the license or permit.	T
Amenity Share	A financial contribution in an amount per share as specified in the Affordable Housing and Amenity Share Schedule to this By-law, that is paid in exchange for a specified increase in the permitted floor area of a development, and that is to be used towards the conservation or provision of an amenity as specified in the applicable district schedule regulations.	
Animal Clinic	The use of premises for the care of birds, fish, or animals except horses, including veterinary treatment, grooming, training, breeding or boarding.	S

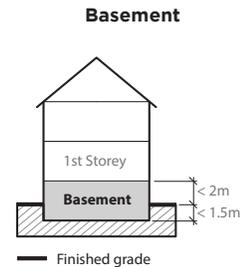
Section 2

Animal Products Processing	The use of premises for the processing of hides, skins, tankage, feathers, bristles, human hair, or other crude, inedible animal products, or for the tanning, curing, or dressing of furs, hides or skins.	M
Arcade	The use of premises for four or more machines on which games are played for amusement or entertainment and for which a coin or token must be inserted or a fee is charged for use.	C
Artist Studio	Where used without a qualifier, both an artist studio - class A and an artist studio - class B.	C
Artist Studio - Class A	The use of premises for the production of dance, live music, creative writing, painting, drawings, pottery or sculpture, video, moving or still photography, none of which involves amplified sound or one or more of the materials or processes specified under artist studio - class B.	C
Artist Studio - Class B	The use of premises for the production of: (a) dance or live music involving electronically amplified sound; (b) moving or still photography (excluding video) involving on-site film processing; or (c) paintings, drawings, pottery or sculpture involving the use of fibreglass, epoxy and other toxic or hazardous materials or one or more of the following processes: welding, woodworking, spray painting, silk screening or fired ceramics.	C
Arts and Culture Indoor Event	An event of an artistic or cultural nature, including but not limited to visual, performing, media, literary, craft or interdisciplinary arts, for a maximum of 250 persons, which occurs not more than three days per month in a building.	C
Auction Hall	The use of premises for the sale of goods where the purchasers are invited to make competitive bids for the goods offered for sale.	S
B		
Barber Shop or Beauty Salon	The use of premises for the styling, cutting, or chemical treatment of hair.	S
Base Surface	That hypothetical surface determined by joining the official established building grades at all corners of the site, provided however that where official established building grades cannot be obtained through application to the City Engineer, existing <i>[continued on the next page...]</i>	



Section 2

	grades shall be used. For the purpose of measuring the height of a building at any point, the elevation at that point on the base surface shall be determined by interpolating from the official established building grades or, where official established building grades cannot be obtained, from existing grades.	
Basement	A space between two floors, with the lower floor located less than 1.5 m below finished grade and the floor surface of the storey above located not more than 2.0 m above finished grade.	
Beauty and Wellness Centre	The use of premises to improve beauty and wellness through styling, cutting, or chemical treatment of hair and through skin and body treatments, including pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, stone therapy massage, and relaxation massage, but which excludes fitness centre.	S
Bed and Breakfast Accommodation	The use of one or two bedrooms in a dwelling unit as temporary accommodation where the room rate includes breakfast provided on the premises, but does not include short term rental accommodation.	S
Bingo Hall	The use of premises for the purpose of playing bingo and where the operation is conducted and managed by, and the proceeds are distributed to, one or more charitable organizations, but does not include bingo where the player is not playing the same game and responding to the same caller as and with other players in the hall or the use of player-oriented video lottery terminals or slot machines.	C
Board of Variance	The Board of Variance appointed pursuant to the provisions of section 572 of the <i>Vancouver Charter</i> (British Columbia).	
Body-rub Parlour	The use of premises for the practice of manipulating, touching or stimulating by any means of a person's body or part thereof but does not include: (a) medical, therapeutic or cosmetic massage treatment given by a person duly licensed or registered under any statute of the Province of British Columbia governing such activities other than the <i>Vancouver Charter</i> (British Columbia); or (b) a health enhancement centre.	S
Booming Ground	The use of premises or an open area of water for the collection, sorting, booming, rafting or storage of logs.	T

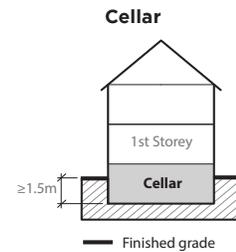


Section 2

Brewing or Distilling	The use of premises for the brewing or distilling of alcoholic beverages or beverage products with alcoholic content exceeding 1% by volume, where the use may involve the milling of grain, rice or malt.	M
Building Envelope Professional	A member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia.	
Bulk Data Storage	The use of a wholly enclosed building, for the storage of information on operating data servers.	T
Bulk Fuel Depot	The use of premises to wholesale gasoline, fuel oil, heating oil, petroleum, propane, kerosene, coal, coke, fuel wood, natural gas or similar fuels.	W
C		
Cabaret	The use of premises for dancing by customers and where entertainment may be provided.	S
Cannabis Store	The use of premises for the sale of cannabis, including any products containing cannabis, for consumption off premises, and includes a compassion club as defined in the License By-law.	R
Cardlock Fuel Station	The use of premises for the sale of motor fuels for vehicles registered as commercial vehicles, where motor fuel is dispensed by the customer who has been supplied with a card, key or other device for the operation of the fuel dispensing equipment.	W
Casino - Class 1	The use of premises for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered and for which authority has been given under the authority of the <i>Gaming Control Act</i> (British Columbia) but does not include player-operated video lottery terminals, slot machines, bingo halls, pari-mutuel betting, non-player-operated video lottery terminals, or casino - class 2.	C
Casino - Class 2	The use of premises for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered and for which authority has been given under the authority of the <i>Gaming Control Act</i> (British Columbia), and may include player-operated video lottery terminals or slot machines, but does not include bingo halls, pari-mutuel betting, and non-player-operated video lottery terminals.	C
Catering Establishment	The use of premises for the preparation of food for consumption off premises but does not include a retail store or restaurant selling food directly to the public.	S

Section 2

Cellar	A space between two floors, with the lower floor located 1.5 m or more below finished grade.	
Character House	An existing building that, in the opinion of the Director of Planning, has sufficient heritage character to justify its conservation.	
Chemicals or Chemical Products Manufacturing - Class A	The use of premises for the manufacturing of chemicals, plastics, paints, fertilizers, synthetic rubber, synthetic resins or related chemical products, but does not include linoleum or coated fabrics manufacturing or plastic products manufacturing.	M
Chemicals or Chemical Products Manufacturing - Class B	The use of premises for the manufacturing of cosmetics, toilet preparations, pharmaceuticals, medicines, disinfectants, deodorants, soaps, cleaning compounds, polishes, inks, adhesives, household tints or dyes, or similar products, but does not include chemicals or chemical products manufacturing - class A.	M
Child Day Care Facility	The use of premises to provide care, supervision, social or educational training to children as defined by the <i>Community Care and Assisted Living Act</i> (British Columbia) and the Child Care Licensing Regulation made pursuant to that Act. It includes but is not limited to group day care, preschool, special needs day care, out of school care, emergency care, child minding or overnight care but does not include the provision of licensed care in premises where up to eight children are cared for.	I
Church	The use of premises for religious worship, including, but not limited to a mosque, synagogue, temple, chapel or religious meeting room.	I
City Building Inspector	The city official appointed as such by Council or the Chief Building Official appointed as such by Council and includes the authorized representatives of the City Building Inspector.	
Clothing Manufacturing	The use of premises for the manufacturing of clothing or garments, including leather clothing, but does not include plastic products manufacturing, rubber products manufacturing, or shoes or boots manufacturing.	M
Club	The use of premises by a non-profit society, association or corporation organized solely for the promotion of some common object and which is operated for club members and their guests only, but does not include church, hospital, social service centre, community care facility and group residence or premises used for residential or administrative purposes.	C



Section 2

Community Care Facility	Where used without a qualifier, both a community care facility - class A and a community care facility - class B.	I
Community Care Facility - Class A	The use of premises operated as a community care facility by a licensee under the <i>Community Care and Assisted Living Act</i> (British Columbia) to provide residential care to six or fewer persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.	I
Community Care Facility - Class B	The use of premises operated as a community care facility by a licensee under the <i>Community Care and Assisted Living Act</i> (British Columbia) to provide residential care to seven or more persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.	I
Comprehensive Development	A development containing any number of buildings or uses or a combination of sites planned or developed in an integrated fashion and requiring special regulations with the approval of Council.	
Creative Products Manufacturing	The use of premises for the creation, development, prototyping and ancillary marketing of products produced in a physical or digital form that are the result of a customised design process, including but not limited to: clothing design, furniture design, industrial product design, technological equipment design, and similar uses.	M
Cultural and Recreational Uses	Any or all of the following land uses: Arcade; Artist Studio; Artist Studio - Class A; Artist Studio - Class B; Arts and Culture Indoor Event; Billiard Hall; Bingo Hall; Bowling Alley; Casino - Class 1; Casino - Class 2; Club; Community Centre or Neighbourhood House; Fitness Centre; Fitness Centre - Class 1; <i>[continued on the next page...]</i>	C

Section 2

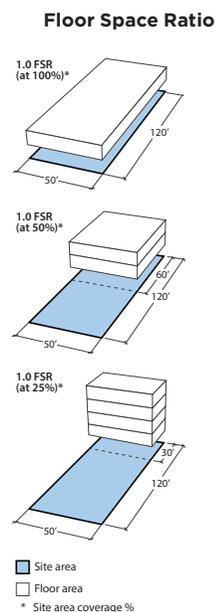
	<p>Fitness Centre – Class 2; Golf Course or Driving Range; Hall; Library; Marina; Museum or Archives; Park or Playground; Plaza; Riding Ring; Rink [Curling, Ice, Roller]; Stadium or Arena; Swimming Pool; Theatre; Zoo or Botanical Garden.</p>	C
D		
Detoxification Centre	The use of premises for drug or alcohol detoxification or rehabilitation.	I
Development Permit Board	The Development Permit Board of the City established under the provisions of the Development Permit Board and Advisory Panel By-law.	
Digital Entertainment and Information Communication Technology	The use, design or development of technology to process digital information and/or deliver a broad range of digital products and services, including but not limited to business applications, data security, data storage, management and processing, entertainment and gaming, interactive educational, communications, e-commerce, social media, software and mobile applications, and may include the use of information technology and telecommunications infrastructure, for hosting, storing and processing digital media, information and applications.	
Director of Planning	The city official appointed as such by Council and includes the authorized representatives of the Director of Planning.	
Director of Licenses and Inspections	The city official appointed as such by Council and includes the authorized representatives of the Director of Licenses and Inspections.	
Drive-through Service	The use of premises where customers order and receive services, food or other goods in their motor vehicles via one or more designated drive-through lanes, but does not include uses which involve the fuelling, service, repair or washing of vehicles.	S
Dwelling Unit	A self-contained housekeeping unit.	D

Section 2

<p>Dwelling Uses</p>	<p>Any or all of the following land uses:</p> <p>Dwelling Unit; Freehold Rowhouse; Infill; Infill Multiple Dwelling; Infill One-Family Dwelling; Infill Two-Family Dwelling; Laneway House; Lock-off Unit; Micro Dwelling; Multiple Conversion Dwelling; Multiple Dwelling; One-Family Dwelling; One-Family Dwelling with Secondary Suite; Principle Dwelling Unit with Lock-off Unit; Rooming House; Secondary Suite; Seniors Supportive or Assisted Housing; Temporary Modular Housing; Two-Family Dwelling; Two-Family Dwelling with Secondary Suite.</p>	<p>D</p>
<p>E</p>		
<p>Electrical Products or Appliances Manufacturing</p>	<p>The use of premises for the manufacturing or remanufacturing of small electrical appliances, both electrical and non-electrical major household appliances, lighting fixtures, table or floor lamps, radios, televisions, small component electrical or electronic equipment, electric wire or cable, or transmission cable, but does not include batteries manufacturing or motor vehicle parts manufacturing.</p>	<p>M</p>
<p>F</p>		
<p>Family</p>	<p>Either:</p> <p>(a) one or more individuals all related to one another by blood, marriage, or adoption; or</p> <p>(b) a maximum of three unrelated individuals living together as a household.</p> <p>For the purposes of this definition, two people living together in a common-law relationship shall be deemed to be in a marriage relationship and each of the blood relatives of the parties to a common-law relationship shall be considered to be related to the partners and to the other blood relatives thereof.</p>	

Section 2

Farmers' Market	An open air or fully or partly covered market, for the sale directly by producers or by their representatives who are involved in production, of: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.	R
Financial Institution	The use of premises by banks, credit unions and trust companies.	O
Fitness Centre	Where used without a qualifier, both a fitness centre - class 1 and a fitness centre - class 2.	C
Fitness Centre - Class 1	The use of premises, which do not exceed 200 m ² of gross floor area, for the development, on a one-to-one basis or in a group session, of physical fitness including health centres, gymnasias, racket and ball courts, reducing salons, yoga, pilates, weight loss, dance, self-defence, and sports.	C
Fitness Centre - Class 2	The use of premises, which exceed 200 m ² of gross floor area, for the development, on a one-to-one basis or in a group session, of physical fitness including health centres, gymnasias, racket and ball courts, reducing salons, yoga, pilates, weight loss, dance, self-defence, and sports.	C
Floor Space Ratio	The figure obtained when the area of the floors of the buildings on a site is divided by the area of the site.	
Food or Beverage Products Manufacturing - Class A	The use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products, but does not include bakery products manufacturing, brewing or distilling, or dairy products manufacturing.	M
Food or Beverage Products Manufacturing - Class B	The use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products, where the use does not involve the milling of grain, rice or malt, the refining of sugar, the canning of meat, fish or poultry, the pickling of fruits or vegetables, the refining of vegetable oil, the processing of fats, bones, hides, skins, offal or animal products of a like nature, the use of fish, or the use of live animals or live poultry, but does not include bakery products manufacturing, brewing or distilling, or dairy products manufacturing.	M
Freehold Rowhouse	A dwelling unit, in a row of at least three side by side dwelling units, which shares a party wall with an adjoining dwelling unit, and is located on its own lot which abuts a street and a lane.	D



Section 2

Furniture or Appliance Store	The use of premises with a floor area greater than 500 m ² to retail household furniture, major household appliances, or household furnishings such as carpets and draperies.	R
Furniture or Fixtures Manufacturing	The use of premises for the manufacturing of furniture, mattresses or related non-electrical fixtures such as mirrors, curtain rods, cabinets, counters or lampshades, but not stone, concrete or marble furniture.	M
G		
Gasoline Station Full Serve	The use of premises for the retail sale of motor fuels and lubricants that are dispensed by an attendant for the customer and where staff are available to provide other services such as checking tire pressure and fluid levels, cleaning windows and doing minor repairs.	R
Gasoline Station - Split Island	The use of premises for the retail sale of motor fuels and lubricants that are dispensed by the customer, and which includes at least one pump island at which all types of gasoline and diesel fuels sold by the station are dispensed by an attendant for the customer at all times the station is open for business, and where staff are available to provide other services such as checking tire pressure and fluid levels, cleaning windows and doing minor repairs.	R
General Office	The use of premises for any office use, including digital entertainment and information communication technology but does not include financial institution, health care office, health enhancement centre, or temporary sales office.	O
Grade	The elevation of the surface of the ground at any point on a site.	
Grade, Existing	The elevation of the surface of the existing undisturbed ground at any point on a site.	
Grade, Finished	The elevation of the surface of the ground at any point on the site of a completed development between the site boundaries and the buildings. For the purpose of determining a basement or cellar, finished grade means the average elevation of the surface of the ground adjoining a building at all exterior walls of a completed development, as determined by the City Building Inspector.	
Grade, Official Established Building	The intended elevations of the street or lane along the property line of the site related to city datum, as established by the City Engineer.	

Section 2

Grocery or Drug Store	The use of premises to retail food or drugs, including food and drugs manufactured on the premises as an integral part of the retail operation but which excludes neighbourhood grocery store or specialty shops such as bakeries, butchers, delicatessens, candy shops, and ice cream parlours which limit sales to a particular type of food.	R
Grocery Store with Liquor Store	A grocery store that has an area of at least 929 m ² , with a liquor store located within it.	R
Groundwater	Water occurring below the surface of the ground within voids in a rock or soil matrix.	
Groundwater Management Plan	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	A system or technique for preventing the discharge of groundwater from a site into the city collection system.	
Group Residence	<p>The use of premises operated as a facility to provide accommodation to six or more persons not related by blood or marriage to the operator of the facility or, if the operator is a corporation, to any director, officer or member of the corporation, where:</p> <ul style="list-style-type: none"> (a) legislation other than the <i>Community Care and Assisted Living Act</i> (British Columbia) requires such persons to reside in the facility, but does not include a facility in a hospital; or (b) the facility provides a rehabilitation program in which all such persons, as a condition of residence, must participate; or (c) the facility provides accommodation for fewer than 30 days, and may provide personal services, but does not include a hotel, rooming house, or boarding house. 	I
H		
Health Care Office	<p>The use of premises by professions in which persons exercise skill or judgement or provide service related to the preservation or improvement of the physical, mental, or emotional health of individuals, or the treatment or care of individuals who are injured, sick, disabled or infirm, including chiropractors, dentists, optometrists, physicians, surgeons, dental hygienists,</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	O

Section 2

	<p>dental technicians, denturists, dietitians, licensed practical nurses, massage therapists, midwives, naturopathic physicians, nurses (registered), nurse practitioners, occupational therapists, opticians, physical therapists, psychologists, registered psychiatric nurses, traditional Chinese medicine practitioners, and acupuncturists, and other health care and social service practitioners including counsellors and herbalists but which excludes beauty and wellness centre, detoxification centre, health enhancement centre, hospital, laboratory, social service centre, and community care facility and group residence.</p>	O
Health Enhancement Centre	<p>The use of premises to enhance health through therapeutic touch techniques including shiatsu, reflexology, bio kinesiology, hellework, polarity, reiki, rolfing, and trager but which excludes fitness centre, beauty and wellness centre.</p>	O
Hen	<p>A domesticated female chicken that is at least four months old.</p>	
Homecraft	<p>A craft or occupation conducted as an accessory use subordinate to the principal residential use of a dwelling unit.</p>	
Hotel	<p>Premises providing temporary accommodation by way of furnished sleeping, housekeeping or dwelling units, but does not include bed and breakfast accommodation or short term rental accommodation.</p>	S
Housekeeping Unit	<p>A sleeping unit containing facilities for cooking.</p>	
Hydrogeological Study	<p>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.</p>	
I		
Impact Assessment	<p>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.</p>	
Infill	<p>When used by itself without reference to any other dwelling term, any one or all of the following uses: infill one-family dwelling, infill two-family dwelling, and infill multiple dwelling.</p>	D

Section 2

Infill Multiple Dwelling	A building containing only three or more dwelling units on a site already containing one or more existing buildings some or all of which are retained, but does not include a community care facility and group residence.	D
Infill One-Family Dwelling	A building consisting of only one dwelling unit on a site already containing one or more existing buildings some or all of which are retained.	D
Infill Two-Family Dwelling	A building consisting of only two dwelling units on a site already containing one or more existing buildings some or all of which are retained.	D
Information Communication Technology Manufacturing	The production of electrical, electronic or communications equipment, including but not limited to computer-enabled devices, computer hardware, infrastructure, semiconductors, fibre cables and telecommunications equipment.	M
Institutional Uses	Any or all of the following land uses: Ambulance Station; Child Day Care Facility; Church; Community Care Facility; Community Care Facility – Class A; Community Care Facility – Class B; Detoxification Centre; Group Residence; Hospital; Public Authority Use; School – Elementary or Secondary; School – University or College; Social Service Centre.	I
J		
Jewellery Manufacturing	The use of premises for the manufacturing of jewellery, metal badges, silverware, or precious metal alloys or products, the cutting or polishing of industrial diamonds, plating with precious metals, lapidary work, or engraving on metals except for printing purposes.	M
Junk Yard or Shop	The use of premises for the sale of scrap or waste materials such as rubber, tires, metal, paper, sacks, wire, ropes, rags, machinery, or motor vehicle parts, including associated wrecking, dismantling, recycling or processing.	W

Section 2

L		
Laboratory	The use of premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies, but does not include photofinishing or photography laboratory.	S
Lane	A public thoroughfare or way not more than 10.1 m in width which affords only a secondary means of access to a site, at the side or rear.	
Laneway House	A detached one-family dwelling constructed in the rear yard of a site on which is situate a one-family dwelling or one-family dwelling with secondary suite.	D
Laundromat or Dry Cleaning Establishment	The use of premises with a maximum floor area of 300 m ² for the laundering or cleaning of clothing, draperies or related small household goods.	S
Laundry or Cleaning Plant	The use of premises for the laundering, cleaning or dyeing of textiles, knit goods, draperies, clothing, garments, or related goods, but does not include laundromat or dry cleaning establishment.	S
Leather Products Manufacturing	The use of premises for the manufacturing of luggage, handbags or small leather goods, but does not include animal products processing, clothing manufacturing, or shoes or boots manufacturing.	M
Linoleum or Coated Fabrics Manufacturing	The use of premises for the manufacturing of linoleum, oil cloth, artificial leather, asphalt-felt-base floor covering, pyroxylin or vinyl-coated fabrics or other similar coated fabrics.	M
Liquor Store	The use of premises for the sale of beer, wine, spirits, or other products that are intended for human consumption, containing more than 1% alcohol by volume, for consumption off premises.	R
Live-Work Use	The use of premises for: <ul style="list-style-type: none"> (a) a dwelling unit; (b) general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio - class A; or (c) any use referred to in subsection (b) in conjunction with a dwelling unit use, <p style="text-align: right;"><i>[continued on the next page...]</i></p>	

Section 2

	<p>but does not include:</p> <p>(d) any dating service, entertainment service, exotic dancer business, social escort business, or other similar business, as determined by the Director of Planning in consultation with the Chief License Inspector; or</p> <p>(e) any tattooing, piercing, branding, or other similar service, as determined by the Director of Planning in consultation with the Vancouver Coastal Health Authority.</p>	
Lock-off Unit	A smaller dwelling unit within a larger principal dwelling unit, which must have separate external access and shared internal access, and which can be locked off from the larger dwelling unit, but does not include a secondary suite.	D
Locked in Lots	A lot or lots that, as a result of development of any adjoining lots, is or are unlikely to be consolidated with an adjoining lot to increase the site size.	
Low Operational Cost Housing	A building that is designed for certification under the passive house standard or the International Living Future Institute's Zero Energy standard in order to lower energy use, reduce greenhouse gas emissions and energy costs, and is therefore considered to be a form of affordable housing under section 565.1(2) (b) of the <i>Vancouver Charter</i> (British Columbia).	
Lumber and Building Materials Establishment	The use of premises to wholesale and retail merchandise consisting primarily of lumber, plywood, millwork and related building materials.	W
M		
Machinery or Equipment Manufacturing	The use of premises for the manufacturing of machinery or equipment primarily intended for industrial or commercial use, including business or office equipment only secondarily intended for household use, but does not include electrical products or appliances manufacturing, motor vehicle parts manufacturing, or transportation equipment manufacturing.	M
Manufacturing Uses	<p>Any or all of the following land uses:</p> <p>Animal Products Processing;</p> <p>Bakery Products Manufacturing;</p> <p>Batteries Manufacturing;</p> <p>Brewing or Distilling;</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	M

Section 2

	<p>Chemicals or Chemical Products Manufacturing – Class A; Chemicals or Chemical Products Manufacturing – Class B; Clothing Manufacturing; Creative Products Manufacturing; Dairy Products Manufacturing; Electrical Products or Appliances Manufacturing; Food or Beverage Products Manufacturing – Class A; Food or Beverage Products Manufacturing – Class B; Furniture or Fixtures Manufacturing; Ice Manufacturing; Information Communication Technology Manufacturing; Jewellery Manufacturing; Leather Products Manufacturing; Linoleum or Coated Fabrics Manufacturing; Machinery or Equipment Manufacturing; Metal Products Manufacturing – Class A; Metal Products Manufacturing – Class B; Miscellaneous Products Manufacturing – Class A; Miscellaneous Products Manufacturing – Class B; Motor Vehicle Parts Manufacturing; Non-metallic Mineral Products Manufacturing – Class A; Non-metallic Mineral Products Manufacturing – Class B; Paper Manufacturing; Paper Products Manufacturing; Petroleum Products or Coal Products Manufacturing; Plastic Products Manufacturing; Printing or Publishing; Pulp Manufacturing; Rubber Manufacturing; Rubber Products Manufacturing; Shoes or Boots Manufacturing; Textiles or Knit Goods Manufacturing; Tobacco Products Manufacturing; Transportation Equipment Manufacturing; Vegetable Oil Manufacturing; Wood Products Manufacturing – Class A; Wood Products Manufacturing – Class B.</p>	M
Marina	The use of premises for the mooring of pleasure craft, but does not include repairing or building boats.	C

Section 2

Marine Terminal or Berth	The use of premises for the mooring of boats, ships, float planes, ferries and other water vessels, but not including pleasure craft, for the land or water transshipment of goods or transfer of passengers, for the operations of a water taxi service, piloting service, boat rental or charter service, or for related marine services including stevedoring, salvaging, dredging or diving.	T
Metal Products Manufacturing - Class A	The use of premises for the manufacturing of metal ingots, shapes, pigs or powders from ore or scrap, for the alloying, extruding, casting or rolling of metals, or for the manufacturing of metal structural shapes or metal castings, but does not include jewellery manufacturing.	M
Metal Products Manufacturing - Class B	The use of premises for the manufacturing of boilers, metal tanks, fabricated structural metal products, non-electrical wire or wire products, hardware, tools, cutlery, heating equipment or other fabricated metal products, or for the machining, stamping, pressing, coating, welding or smithing of metal or metal products, but does not include electrical products or appliances manufacturing, machinery or equipment manufacturing, metal products manufacturing - class A, motor vehicle parts manufacturing, or transportation equipment manufacturing.	M
Micro Dwelling	A self-contained residential unit which measures no less than 23.2 m ² and no more than 29.7 m ² .	D
Mini-storage Warehouse	The use of a wholly enclosed building for the storage of personal property in self-contained, self-storage units, each of which units has separate and exclusive access from either the exterior or interior of the building.	T
Miscellaneous Products Manufacturing - Class A	The use of premises for the manufacturing of any product not included in any other manufacturing uses included in this section 2.	M
Miscellaneous Products Manufacturing - Class B	The use of premises for the manufacturing of toys, games, bicycles, novelties, ornaments, decorations, brooms, brushes, scientific or professional equipment, dentures and dental supplies, eye glasses, contact lenses, orthopaedic and other health care devices, clocks, signs, displays, sporting goods, recreational equipment, musical instruments, office or artists' supplies other than paper products, marking devices, awnings, window shades, blinds, umbrellas, notions, or wax products not involving the manufacturing of wax.	M

Section 2

Motor Vehicle Parts Manufacturing	The use of premises for the manufacturing of parts for motor vehicles, but does not include batteries manufacturing, rubber manufacturing, or rubber products manufacturing.	M
Motor Vehicle Repair Shop	The use of premises for the repairing of motor vehicles or motor vehicle parts including tires, or for the painting or repairing of motor vehicle bodies.	S
Motor Vehicle Wash	The use of premises for the washing of motor vehicles.	S
Multiple Conversion Dwelling	A building converted to contain only two or more residential units, but does not include a community care facility and group residence or a one-family dwelling with secondary suite.	D
Multiple Dwelling	A building containing only three or more dwelling units, but does not include a multiple conversion dwelling or a community care facility, and group residence.	D
Mural	A use of land constituting a work of art or graphic depiction of any kind which is painted, inscribed, inlaid or otherwise placed on, affixed to, or formed as an element of the design of an exterior wall, roof, fence, or hoarding, but does not include a sign as defined in the Sign By-law.	
N		
Neighbourhood Grocery Store	The use of premises in a residential district for the primary purpose of selling groceries and convenience goods, and may include selling and serving prepared food and beverages for consumption on or off the premises, but does not include the sale of beer, wine, spirits, or other products that are intended for human consumption, containing more than 1% alcohol by volume.	R
Non-metallic Mineral Products Manufacturing - Class A	The use of premises for the manufacturing of cement, clay, concrete, gypsum, glass, stone products, clay or concrete bricks, tiles or blocks, or other non-metallic mineral products.	M
Non-metallic Mineral Products Manufacturing - Class B	The use of premises for the manufacturing of china, crockery, porcelain products, stone or concrete furniture or monuments, statuary, glass or glass products other than within glassworks, or abrasives, but does not include non-metallic mineral products manufacturing - class A.	M
Nursery, Field Crop or Fruit Farm	The use of land for the growing of plants, shrubs, trees, vegetables, field crops, berry or bush crops, or orchard crops.	A

Section 2

O		
Office Uses	Any or all of the following land uses: Financial Institution; General Office; Health Care Office; Health Enhancement Centre; Temporary Sales Office.	O
One-Family Dwelling	A building containing only one dwelling unit.	D
One-Family Dwelling with Secondary Suite	A building containing only two dwelling units, a larger principal dwelling unit and a smaller secondary suite, but does not include an infill one-family dwelling, infill two-family dwelling, multiple conversion dwelling, principal dwelling unit with lock-off unit, two-family dwelling, or two-family dwelling with secondary suite.	D
P		
Packaging Plant	The use of premises for the boxing, crating or related packaging of goods or material brought specifically to the premises for that purpose.	T
Paper Manufacturing	The use of premises for the manufacturing of paper.	M
Paper Products Manufacturing	The use of premises for the manufacturing of paper products, but does not include paper manufacturing, pulp manufacturing, petroleum products or coal products manufacturing, or printing or publishing.	M
Parking Area	An open area of land other than a street or lane, used or intended to be used to provide space for the parking or storage of motor vehicles, and includes parking spaces, loading spaces, manoeuvring aisles and other areas providing access to parking or loading spaces, but does not mean an area providing no more than four spaces accessory to a residential use.	P
Parking Garage	A structure or a portion of a structure which is principally used or intended to be used for the parking or storage of motor vehicles, but does not mean a structure providing no more than four spaces accessory to a residential use.	P
Parking Uses	Any or all of the following land uses: Parking Area; Parking Garage.	P
Passive House	A building that has been designed to meet the passive house standard and achieve certification by the Passive House Institute of Darmstadt, Germany, as verified by a passive house building certifier.	

Section 2

Passive House Building Certifier	A person internationally accredited by the Passive House Institute in Darmstadt, Germany for the purpose of certifying buildings as being designed in accordance with its passive house standards.	
Pawnshop	The use of premises for the retailing of goods and chattels in pawn.	R
Petroleum Products or Coal Products Manufacturing	The use of premises for the manufacturing of petroleum products, coal products, tar products or derivatives, tarpaper or asphalt roofing or siding material, and for the recycling or re-refining of oil.	M
Photofinishing or Photography Laboratory	The use of premises for photofinishing or photography but does not include photofinishing or photography studio.	S
Photofinishing or Photography Studio	The use of premises with a maximum floor area of 300 m ² for photofinishing or portrait photography.	S
Plastic Products Manufacturing	The use of premises for the manufacturing of plastic products, including plastic clothing and footwear, but does not include chemicals or chemical products manufacturing – class A.	M
Plaza	An open space for use by the public, generally provided with amenities such as seating, drinking and ornamental fountains, weather-proofing, art, trees, and landscaping. Plazas may support passive or active uses. Plazas may be publicly owned, or privately owned with a secured right-of-access for the public.	C
Principal Dwelling Unit with Lock-off Unit	A larger principal dwelling unit, containing a smaller dwelling unit which must have separate external access and shared internal access, and which can be locked off from the larger principal dwelling unit.	D
Print Shop	The use of premises with a maximum floor area of 300 m ² for printing or lithographing.	S
Printing or Publishing	The use of premises for printing, lithographing, or silkscreen printing; for platemaking or engraving as allied to the printing or publishing industries; for the publishing and printing of newspapers, magazines, periodicals, books, almanacs, maps, guidelines, pamphlets, flyers, or similar matter; or for book binding and associated binding operations as allied to the printing or publishing industries; but does not include print shop.	M

Section 2

Production or Rehearsal Studio	The use of premises for the production of motion pictures, videos, television or radio programs or sound recordings or for the rehearsal of dance, music or drama, but does not involve the presence of an audience and does not include artist studio - class A, artist studio - class B, or theatre.	S
Public Bike Share	A use of premises that provides the general public with an opportunity to rent bicycles through an automated system, on a short-term basis for use within the City as part of a network comprised of no fewer than 50 public bike share stations located on separate sites.	R
Public Bike Share Station	A bicycle sharing facility where bicycles are stored and from which the general public may rent and return bicycles and other objects or equipment necessary for or appurtenant to the operation of a public bike share service.	
Pulp Manufacturing	The use of premises for the manufacturing of pulp, woodfibre, fibreboard or paperboard.	M
R		
Radio-communication Station	The use of premises for the transmitting or receiving of radio, television, satellite, microwave or related communications, but not when used for domestic purposes.	U
Railway Station or Rail Yard	The use of premises as a depot or station for passengers awaiting use of rail transport (non-commuter), for the servicing, cleaning or live storage of railroad cars, engines and other rolling stock, for the marshalling of trains, and including related storage of goods pending transport.	T
Rainwater	Rainfall and other natural precipitation.	
Rainwater drainage	Runoff resulting from rainwater or from melting snow or ice.	
Rainwater Management Plan	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.	

Section 2

Rainwater Management System	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.	
Recycling Depot	The use of premises for the collection and sorting of garbage, and the packaging of paper, newspapers, clothing, cans, or bottles and similar domestic or commercial garbage, but does not include animal products processing, junk yard or shop, or waste disposal facility.	U
Rental Housing Unit	For the purposes of section 3.3.6 of this By-law, and for the purposes of section 3.3.1 of the RM-2, RM-3, RM-3A, RM-4 and RM-4N District Schedules, section 3.3.4 of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule, and section 3.3.2 of the RM-6, and FM-1 District Schedules, a dwelling unit, housekeeping unit, or sleeping unit on a site that a tenant rents, or has rented, for the purpose of living accommodation but does not include a unit rented by a not for profit housing cooperative to a member of the cooperative, a unit in a community care facility or group residence, a unit in a hotel, or units in a strata-titled building where the majority of the units were within the last three years individually owned and: (a) for which a petition has been filed with the Supreme Court of BC to dissolve the strata corporation; or (b) for which all the strata lots within the corporation are now under single ownership.	
Repair Shop - Class A	The use of premises for the repairing of products or goods not included in motor vehicle repair shop or repair shop - class B.	S
Repair Shop - Class B	The use of premises for the repairing of household goods, including, but not limited to, the repairing of jewellery, leather goods, sporting goods, clothing, shoes, toys, bicycles or other household items capable of being carried to the premises by the customer, or for the sharpening of blades, cutting of keys, or re-upholstering or mending of household furniture.	S

Section 2

Residential Rental Accommodation	Any building or part thereof which (a) is being used; or (b) having been used, has ceased to be used, as habitable living accommodation on a landlord and tenant basis; but does not apply to any building which has been lawfully changed to any other use from such use prior to the 26th of October, 1989.	
Residential Storage Space	Floor area within or accessory to a dwelling unit, used to store personal items such as recreation equipment, tires, barbecues, suitcases, miscellaneous household articles, and similar items, but does not include floor area for clothes closets, linen closets, or kitchen or bathroom cupboards.	
Residential Unit	A sleeping unit, housekeeping unit or dwelling unit.	
Restaurant	Where used without a qualifier, both a restaurant - class 1 and a restaurant - class 2.	S
Restaurant - Class 1	The use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables, but excluding patron participation such as karaoke, dancing and open microphone performing, may be available.	S
Restaurant - Class 2	The use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables and patron participation such as karaoke, dancing and open microphone performing may be available.	S
Restaurant - Drive-in	The use of premises for the sale of prepared food to the public where parking is provided and customers are encouraged to eat in their motor vehicles on the site, but does not include drive-through service.	S
Retail	To offer to sell or rent, or to sell or rent, merchandise to a consumer who buys or rents the merchandise as the ultimate consumer or end user, being the last person in the chain of distribution, for personal consumption or use and not for further sale or rent.	

Section 2

Retail Store	The use of premises to retail merchandise, including merchandise manufactured on the premises, if the total floor area used for manufacturing does not exceed 300 m ² , but which excludes any other retail uses listed in this section 2 or included in a lumber and building materials establishment.	R
Retail Uses	Any or all of the following land uses: Adult Retail Store; Cannabis Store; Farmers' Market; Furniture or Appliance Store; Gasoline Station – Full Serve; Gasoline Station – Split Island; Grocery or Drug Store; Grocery Store with Liquor Store; Liquor Store; Neighbourhood Grocery Store; Pawnshop; Public Bike Share; Retail Store; Secondhand Store; Small-scale Pharmacy; Vehicle Dealer.	R
Riding Ring	The use of a building for practising equestrian skills.	C
Rooming House	A building containing three or more sleeping units, but does not include a multiple conversion dwelling or a community care facility and group residence.	D
Rubber Manufacturing	The use of premises for the manufacturing of rubber from raw material or for the manufacturing of tires.	M
Rubber Products Manufacturing	The use of premises for the manufacturing of rubber products, including rubber clothing and footwear, or for the retreading of tires, but does not include rubber manufacturing.	M
S		
School – Arts or Self-Improvement	The use of premises for training or instruction other than as included in any other use in this By-law, including, but not limited to, training or instruction in drama, music, art, driving, cooking, sewing, language, or similar forms of self-improvement.	S

Section 2

School - Business	The use of premises for training or instruction in business skills, including, but not limited to, secretarial, teller, bookkeeping, key punching, computer programming, business machine operating or general sales skills, but does not include school - elementary or secondary, or school - university or college.	S
School - Vocational or Trade	The use of premises for training or instruction in particular vocations or trades, including, but not limited to, barbering, beauty culture, hairdressing, broadcasting, charm or modelling, salesmanship in a particular vocation, driving (commercial transport), piloting (commercial transport), woodworking, metalworking, construction or other trade or technical occupations or vocations, but does not include school - elementary or secondary, or school - university or college.	S
Secondary Suite	A smaller dwelling unit within a larger one-family dwelling or two-family dwelling, which must have separate external access and may have shared internal access, but does not include a lock-off unit.	D
Secondhand Store	The use of more than 2.5 m ² of floor area in premises for the retailing of (a) used electronic equipment, including, but not limited to, audio or video equipment or accessories, computers, printers or fax machines; or (b) two or more of the following types of used merchandise: bicycles, sports equipment, luggage, jewellery, cameras, musical equipment or tools.	R
Secured Market Rental Housing	A development or part of a development, used only as market rental housing, which has a covenant or housing agreement registered against title restricting its use to market rental housing, for the longer of 60 years or the life of the building, or for such other term as may be agreed upon by the City and the owner.	
Seniors Supportive or Assisted Housing	The use of a building for residential units designed to accommodate seniors as they age including separate common areas for dining and socializing, and the provision of meals, housekeeping and personal care but does not include a community care facility and group residence.	D
Service Bay	An automotive mechanical service and repair facility which is completely enclosed within a building, offers services and repairs such as carburetor and ignition servicing, muffler installing, brake relining, wheel balancing, front-end alignment and similar services, and is maintained in an operable condition.	

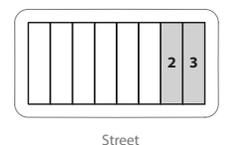
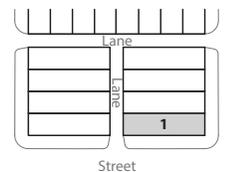
Section 2

<p>Service Uses</p>	<p>Any or all of the following land uses:</p> <ul style="list-style-type: none"> Animal Clinic; Auction Hall; Barber Shop or Beauty Salon; Beauty and Wellness Centre; Bed and Breakfast Accommodation; Body-rub Parlour; Cabaret; Catering Establishment; Drive-through Service; Funeral Home; Hotel; Laboratory; Laundromat or Dry Cleaning Establishment; Laundry or Cleaning Plant; Motor Vehicle Repair Shop; Motor Vehicle Wash; Neighbourhood Public House; Photofinishing or Photography Laboratory; Photofinishing or Photography Studio; Print Shop; Production or Rehearsal Studio; Repair Shop – Class A; Repair Shop – Class B; Restaurant; Restaurant – Class 1; Restaurant – Class 2; Restaurant – Drive-in; School – Arts or Self-Improvement; School – Business; School – Vocational or Trade; Short Term Rental Accommodation; Sign Painting Shop; Wedding Chapel; Work Shop. 	<p>S</p>
<p>Sex Object</p>	<p>Any of the following:</p> <ul style="list-style-type: none"> (a) a replica of a penis, vagina, buttocks, anus, or female breast; (b) a device, machine or instrument intended for the stimulation primarily of the penis, the vagina or the anus by vibration or suction; <p style="text-align: right;"><i>[continued on the next page...]</i></p>	

Section 2

	<p>(c) a pill, lotion or other medication intended to prolong or enhance the erection of the penis or the desire for sex, except when dispensed by or under the direction of a pharmacist licensed by the College of Pharmacists of British Columbia; and</p> <p>(d) a whip or implement intended for use in the enactment of human bondage or sadomasochistic activities when displayed in conjunction with or on the same premises as any of the objects referred to in clauses (a), (b) or (c) above.</p>	
Shoes or Boots Manufacturing	The use of premises for the manufacturing of shoes or boots, including leather footwear, but does not include plastic products manufacturing or rubber products manufacturing.	M
Short Term Rental Accommodation	The use of a dwelling unit, or one or more bedrooms in a dwelling unit, as temporary accommodation, but does not include bed and breakfast accommodation or hotel.	S
Site	An area of land consisting of one or more adjoining parcels or lots abutting on a street not being a lane, but does not include a strata lot or a leasehold parcel created under section 99(1)(k) of the <i>Land Title Act</i> (British Columbia).	
Site, Corner	A site located at the intersection or junction of two or more streets.	
Site, Double Fronting	A site abutting two parallel or approximately parallel streets.	
Sleeping Unit	One or more rooms equipped to be used for sleeping and sitting purposes.	
Small-scale Pharmacy	A drug store that has a total gross store area of less than 600 m ² .	R
Social Housing	<p>Rental housing:</p> <p>(a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication;</p> <p>(b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and</p> <p><i>[continued on the next page...]</i></p>	

Site Configurations



Site Configurations

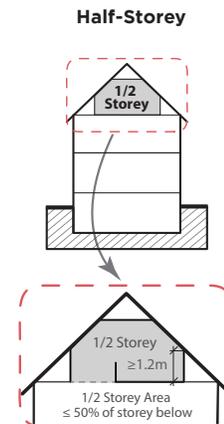
- 1 Corner site
- 2 Double fronting site
- 3 Corner double fronting site

Section 2

	<p>(c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the City a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the City may require;</p> <p>except that in the HA-2 District; in the area of the FC-1 District located north of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A Districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; in the Downtown-Eastside Oppenheimer District; and in the area of the Downtown District denoted as C2 on Map 1 of the Downtown Official Development Plan; social housing means rental housing:</p> <p>(d) in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;</p> <p>(e) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and</p> <p>(f) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the City a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the City may require.</p>	
<p>Social Service Centre</p>	<p>The use of premises by a non-profit society:</p> <p>(a) providing information, referral, counselling, advocacy or health care services; or</p> <p>(b) dispensing aid in the nature of food or clothing; or</p> <p>(c) providing drop in or activity space, but does not include premises used for residential purposes or detoxification centre.</p>	<p>I</p>
<p>Stable</p>	<p>The use of premises for the keeping, breeding, raising, training or boarding of horses, but does not include a riding ring.</p>	<p>A</p>

Section 2

Storage Warehouse	The use of a wholly enclosed building, or portion thereof, for the storage of goods, material, machinery, or equipment, but not any storage that is ancillary to a principal use of premises, but does not include cold storage plant or grain elevator.	T
Storage Yard	The use of a partially enclosed building, or portion thereof, or an open area of land for the storage of goods, material, machinery or equipment, but not any storage that is ancillary to a principal use of the premises.	T
Storey	That portion of a building which is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of such floor and the ceiling surface above it. A storey shall not include a basement or cellar.	
Storey, Half-	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 50% of the storey immediately below.	
T		
Taxicab or Limousine Station	The use of premises as a base of operations for a taxicab, limousine, charter bus, or other land-vehicle passenger transport service, or for a pilot car service.	T
Temporary Modular Housing	Demountable structures, not permanently affixed to land, containing three or more residential units and accessory uses, but does not include a multiple conversion dwelling, community care facility or group residence.	D
Temporary Sales Office	The use of a building in a RS or RT district, for a period not exceeding three years, for the sole purpose of marketing and selling dwelling units associated with a residential development.	O
Textiles or Knit Goods Manufacturing	The use of premises for the manufacturing of textiles, textile products or knit goods, including, but not limited to, carpets, mats, rugs, canvas products, cotton bags, jute bags, automobile fabrics, draperies, silk fabrics, linen fabrics, thread, cordage, twine or similar products, but does not include clothing manufacturing, or linoleum or coated fabrics manufacturing.	M
Theatre	A facility for performing arts, motion pictures, other media arts or presentations before a live audience, excluding cabaret.	C



Section 2

<p>Transportation and Storage Uses</p>	<p>Any or all of the following land uses: Aircraft Landing Place; Booming Ground; Bulk Data Storage; Cold Storage Plant; Grain Elevator; Marine Terminal or Berth; Mini-storage Warehouse; Packaging Plant; Railway Station or Rail Yard; Stockyard; Storage Warehouse; Storage Yard; Taxicab or Limousine Station; Truck Terminal or Courier Depot; Weighing or Inspection Station; Works Yard.</p>	<p>T</p>
<p>Transportation Equipment Manufacturing</p>	<p>The use of premises for the manufacturing of aircraft, railroad rolling stock, ships, boats, truck or bus bodies, truck trailers, snowmobiles or motor vehicles.</p>	<p>M</p>
<p>Truck Terminal or Courier Depot</p>	<p>The use of premises for the parking and servicing of trailers, containers, trucks and other motor vehicles involved in commercial transport, cartage, moving, delivery or related goods movement.</p>	<p>T</p>
<p>Two-Family Dwelling</p>	<p>A building containing only two dwelling units, but does not include a multiple conversion dwelling or a one-family dwelling with secondary suite.</p>	<p>D</p>
<p>Two-Family Dwelling with Secondary Suite</p>	<p>A building containing two larger principal dwelling units, one of which must contain and one of which may contain a smaller secondary suite, but does not include an infill one-family dwelling, infill two-family dwelling, multiple conversion dwelling, multiple dwelling, or principal dwelling unit with lock-off unit.</p>	<p>D</p>
<p>U</p>		
<p>Urban Farm – Class A</p>	<p>The use of land, with or without a principal building, for the cultivation of fruits or vegetables for sale.</p>	<p>A</p>
<p>Urban Farm – Class B</p>	<p>The use of land or premises for the cultivation of fruits or vegetables for sale, and of which part or all of the use may take place in a greenhouse or other structure, and may include on-site sales.</p>	<p>A</p>

Section 2

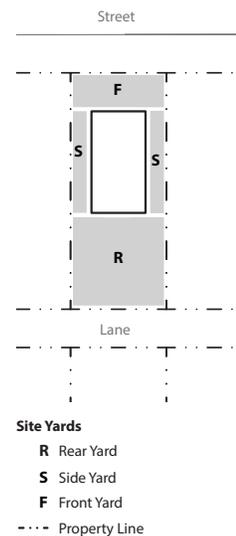
Under-utilized Lots	A lot or lots in RT-5, RT-5N and RT-6 districts under developed to less than 0.45 FSR on January 16, 2018, but excludes lots on the Council approved Vancouver Heritage Register.	
Utility and Communication Uses	Any or all of the following land uses: Public Utility; Radiocommunication Station; Recycling Depot; Waste Disposal Facility.	U
V		
Vehicle Dealer	The use of premises to retail motor vehicles, boats, or recreational trailers.	R
W		
Waste Disposal Facility	The use of premises for the treatment, reduction, recycling, incineration or disposal of refuse, garbage, sewage or other waste material, but does not include animal products processing, junk yard or shop, or recycling depot.	U
Water Table	The level below which the ground is saturated with water at a pressure of one atmosphere or greater.	
Wedding Chapel	The use of premises for wedding ceremonies only.	S
Weighing or Inspection Station	The use of premises for the weighing or inspection of vehicles.	T
Wholesale	To offer to sell or rent, or to sell or rent, merchandise other than at retail.	
Wholesale Uses	Any or all of the following land uses: Bulk Fuel Depot; Cardlock Fuel Station; Junk Yard or Shop; Lumber and Building Materials Establishment; Wholesaling - Class A; Wholesaling - Class B.	W
Wholesaling - Class A	The use of premises to wholesale merchandise where the operator of the premises keeps merchandise for sale or rent on the premises and the floor area for storage space exceeds the floor area for showroom or display space, but which excludes any other wholesale uses included in this section 2.	W

Section 2

Wholesaling - Class B	The use of premises to wholesale merchandise where the operator of the premises keeps merchandise for sale or rent on the premises and the floor area for showroom or display space exceeds the floor area for storage space, but which excludes any other wholesale uses listed in this section 2 and an office for an import agent or broker, manufacturer's agent or similar establishment.	W
Wood Products Manufacturing - Class A	The use of premises for the manufacturing of wood products which involves the use or milling of logs, including, but not limited to the operations of sawmills, planing mills, shingle mills, veneer mills or plywood mills, but does not include paper manufacturing or pulp manufacturing.	M
Wood Products Manufacturing - Class B	The use of premises for the manufacturing of wood products which does not involve the use or milling of logs, but does not include furniture or fixtures manufacturing, paper manufacturing, pulp manufacturing, or wood products manufacturing - class A.	M
Work Shop	The use of wholly enclosed premises for the storing, maintenance, and assembly of equipment and material for audio, electrical, plumbing, construction, and related trades.	S
Works Yard	The use of a partially enclosed building, or a portion thereof, or an open area of land for the storing, repairing, or cleaning of supplies, materials, equipment, or vehicles of any business which conducts construction, installation, cleaning, repair or other industrial trade services off-site.	T

Y		
Yard, Exterior Side	That portion of a corner site extending from the front yard to the rear yard and lying between the side property line adjacent to the flanking street and the closest side of the principal building.	
Yard, Front	That part of the site lying between the front property line and the front of the principal building and extending across the full width of the site.	
Yard, Rear	That part of the site lying between the rear property line and the rear of the principal building and extending across the full width of the site.	
Yard, Side	That part of the site extending from the front yard to the rear yard and lying between the side property line and the closest side of the principal building.	

Yards (Front, Rear, Side)



Section 10

General Regulations

The regulations below apply to all zoning districts, unless otherwise specified.

[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]

Section	Term and General Regulations	
<p>10.1</p>	<p>Antennae</p> <p>10.1.1 Except as exempted by the provisions of section 5.15, no person shall erect an antenna, including a satellite dish, without first obtaining a development permit from the Director of Planning.</p> <p>10.1.2 The Director of Planning may permit in any district, antennae including satellite dishes used for the transmission or reception of radio, television, satellite, microwave or related communications together with related masts, mechanical equipment and mechanical rooms, whether or not they are ancillary to the principal use on the site, and may permit such antennae at a greater height than otherwise permitted by this By-law provided that:</p> <ul style="list-style-type: none"> (a) the Director of Planning is satisfied the antennae will not have an unduly detrimental effect on the site or adjacent properties, having particular regard to visual impact; and (b) before granting approval the Director of Planning notifies such adjacent property owners or persons the Director of Planning deems necessary. 	<p>Formerly 10.27</p>
<p>10.2</p>	<p>Birds and Animals</p> <p>10.2.1 Buildings or runs for the shelter or accommodation of birds or animals in any districts except RA-1 shall be located no closer than 9.1 m from any dwelling and 18.3 m from the front line of the site and, as accessory buildings, shall conform with all other applicable provisions of this By-law.</p> <p>10.2.2 Despite section 10.2.1, a building or other enclosure for keeping one or more hens:</p> <ul style="list-style-type: none"> (a) must be no more than 9.2 m² in floor area; (b) must be no more than 2 m high; <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 10.18</p>

Section 10

	<ul style="list-style-type: none"> (c) must be no closer than 3 m from any door or window of any dwelling; (d) must be situated only in a rear yard or a side yard; (e) may be anywhere in a rear yard; (f) must, on a corner flanking lot, be no less than the greater of a distance equal to: <ul style="list-style-type: none"> (i) the existing setback of the principal building, and (ii) the required setback for a principal building under this By-law, from the property line adjacent to the flanking street; (g) must be at grade level; (h) must be no less than 1 m from any property line; and (i) may be situate only in the RA, RS, RT, RM, FM, and First Shaugnessy Districts. 	
<p>10.3</p>	<p>Boats, Vehicles, Equipment or Materials in Residential and Commercial Districts</p> <p>10.3.1 No boat, boat trailer, truck, bus or similar vehicle shall be placed or parked on any site in an R district except for the following:</p> <ul style="list-style-type: none"> (a) one truck with a registered gross vehicle weight not exceeding 4 550 kg; (b) one boat not exceeding 4.9 m in length, together with its accessory boat trailer; (c) trucks temporarily involved in servicing the premises; or (d) such boats or vehicles as may be approved by the Director of Planning where the Director of Planning considers that they will not have an unduly detrimental effect on the site or adjacent properties. <p>10.3.2 No equipment or materials shall be stored in an R or C district except where:</p> <ul style="list-style-type: none"> (a) otherwise permitted by section 11.13 or as an accessory use pursuant to this By-law; (b) temporarily required for the construction, repair, servicing or maintenance of the premises; or (c) approved by the Director of Planning where the Director of Planning considers that an unduly detrimental effect is not created on the site or adjacent properties. 	<p>Formerly 10.17</p>
<p>10.4</p>	<p>Building Length Exclusions</p> <p>10.4.1 The following features are excluded from any limitations to the maximum length of buildings or portions of buildings for the purpose of view obstruction:</p> <ul style="list-style-type: none"> (a) eaves, gutters, sills, safety railings and chimneys; (b) balconies, subject to the same conditions as in section 10.7.1(c); <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 10.9</p>

Section 10

	<p>(c) canopies over entrances to buildings, subject to the same conditions as set out in section 10.32.1(d); and</p> <p>(d) any other features which, in the opinion of the Director of Planning, are similar to any of the features listed above.</p>	
10.5	<p>Buildings on Site – Number</p> <p>10.5.1 The placing of more than one principal building on any one site shall not be permitted, except as otherwise provided for by this By-law.</p>	<p>Formerly 10.1 See, for example, section 3.2.1(b)</p>
10.6	<p>Character House</p> <p>10.6.1 The Director of Planning may permit more than one entrance facing a front yard or a side yard if the entrances provide access to a dwelling unit in a character house.</p> <p>10.6.2 Computation of floor area in a character house may exclude:</p> <p>(a) existing covered porches that:</p> <p>(i) in the opinion of the Director of Planning, are original to the character house,</p> <p>(ii) face a street, and</p> <p>(iii) are open or protected by guard rails which do not exceed the minimum height specified in the Building By-law;</p> <p>(b) areas of undeveloped floors with a ceiling height or height to the underside of joists of less than 2.0 m located below the floors of covered porches complying with subsection (a);</p> <p>(c) floor areas under sloping roofs with a pitch of at least 7:12 if:</p> <p>(i) the vertical distance from the floor to any part of the ceiling is 2.3 m or less, and</p> <p>(ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope; and</p> <p>(d) floors used for off-street parking, not exceeding 6.7 m in length, located in an infill building in conjunction with a retained character house, to a maximum of 42 m².</p> <p>10.6.3 Building depth, in the case of a character house, means the distance from the front exterior wall measured in a straight line to a point directly opposite on the rear exterior wall, except that covered porches that comply with section 10.6.2(a) may be excluded from the measurement of building depth.</p> <p>10.6.4 Covered porches that comply with section 10.6.2(a) may project into the required front yard.</p>	<p>Formerly 11.33</p>
10.7	<p>Daylight Access and Angle Controls Exclusions</p> <p>10.7.1. The following features are excluded from regulations of daylight access and angle controls:</p> <p>(a) steps;</p> <p>(b) eaves, gutters, sills and chimneys;</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	

Section 10

	<ul style="list-style-type: none"> (c) balconies, if: <ul style="list-style-type: none"> (i) they do not project more than 1.2 m into the area controlled by daylight angles, and (ii) the safety railing does not extend more than 1 070 mm above the floor of the balcony; (d) canopies over entrances to buildings, subject to the same conditions as set out in section 10.31.1(d); (e) safety railings, if they are not over 1 070 mm in height; (f) bay windows, if: <ul style="list-style-type: none"> (i) they do not project more than 540 mm into the area controlled by daylight angle, and (ii) the bottom outside edge of the bay is not less than 300 mm above the floor level; and (g) any other features, including vent shafts or mechanical equipment which, in the opinion of the Director of Planning, are similar to any of the features listed above. 	<p>Formerly 10.8</p>
<p>10.8</p>	<p>Demolition of a Building</p> <p>10.8.1 Except as exempted by the provisions of section 5, no person shall carry out any construction, engineering or other operation in, on, over or under any land which will result in the demolition of a building without first obtaining a development permit for the demolition from the Director of Planning.</p> <p>10.8.2 Except as set out in section 10.8.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.</p> <p>The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.</p> <p>10.8.3 The following cases of residential rental accommodation are exempted from the provisions of section 10.8.2:</p> <ul style="list-style-type: none"> (a) where located in the RA-1 District, or any M or I district; (b) where located in a building damaged or destroyed by fire to the extent of 60% or more of its value above the foundations, as determined by the City Building Inspector; (c) where located above a commercial use and where the residential rental accommodation does not predominate in terms of floor space; (d) where located in a building deemed by the City Building Inspector to be beyond re-use or rehabilitation for residential purposes; (e) where located in a building deemed by the City Building Inspector to be appropriate for demolition because of hazard to public health or safety; <p style="text-align: right;"><i>[Continued on the next page...]</i></p>	<p>Formerly 10.12</p> <p>Refer also to the Facilitate Demolition For Social Housing By-law</p>

Section 10

- (f) where located in a multiple dwelling in which units are individually owned in accordance with the *Strata Property Act* (British Columbia) and no fewer than 75% of them are owner-occupied;
 - (g) where located in a multiple dwelling consisting of a co-operative tenure established prior to legislation permitting condominium ownership; and
 - (h) where located in a building deemed by Council to be appropriate for demolition because the premises are a nuisance.
- 10.8.4 Except as set out in sections 10.8.6, 10.8.7 and 10.8.8, where development necessitates the demolition of (a) a building listed on the Heritage Register or (b) a residential building located in the RS-1, RS-3, RS-3A, RS-5, RS-6, RS-7, or First Shaughnessy Districts no development permit shall be issued for the demolition unless the Director of Planning is satisfied that all applicable policies and guidelines adopted by Council have been met, and until a development permit for the new development has been issued. The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.
- 10.8.5 Except as provided in sections 10.8.6 and 10.8.7, where development necessitates demolition of a building listed in the Heritage Register as an “A” Evaluation Group heritage building and located in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, or Downtown Districts, a development permit shall not be issued for the new development unless the applicant has complied with the provisions of section 10.8.4, except that the Director of Planning may also require that the applicant submit a calculation of density bonus to the City, to the satisfaction of the Director of Planning, before a development permit may be issued.
- 10.8.6 A building deemed by the City Building Inspector to be appropriate for demolition because of hazards to public health or safety is exempt from the provisions of sections 10.8.4 and 10.8.5.
- 10.8.7 A building deemed by Council to be appropriate for demolition because the premises are a nuisance is exempted from the provisions of sections 10.8.4 and 10.8.5.
- 10.8.8 A building which is a one-family dwelling, one-family dwelling with secondary suite, or two-family dwelling in the RS-1, RS-3 and RS-3A, RS-5, RS-6, RS-7, or First Shaughnessy Districts, which is not listed on the Heritage Register, and for which a building permit has been issued to demolish by deconstruction, is exempted from the provisions of section 10.8.4.

Section 10

<p>10.9</p>	<p>Fences</p> <p>10.9.1 For the purposes of this section 10.9, the term “fence” shall include arbors, archways, boundary fences, gates, pergolas, screens, trellises, walls and similar structures.</p> <p>10.9.2 Height shall be measured from any point on the ground level of the site at the structure or fence line.</p> <p>10.9.3 A fence or similar structure shall be permitted in a required yard or on the boundaries of a required yard provided it does not exceed 1.9 m in height.</p> <p>10.9.4 Notwithstanding section 10.9.3, a fence or similar structure shall be permitted in a required front yard or on the boundaries of a required front yard located in the C-1 District or any R district provided it does not exceed 1.2 m in height.</p> <p>10.9.5 Where a fence is erected or placed above a common boundary retaining wall or within 1.0 m of a common boundary retaining wall, the maximum permissible height shall be reduced by half the height of the retaining wall.</p> <p>10.9.6 The Director of Planning may, at the Director of Planning’s discretion, permit a fence or similar structure which does not comply with sections 10.9.3, 10.9.4, and 10.9.5; however, in the case of a relaxation of the height limitations of this section 10.9, the Director of Planning shall first notify such property owners as the Director of Planning deems necessary.</p>	<p>Formerly 10.16</p>
<p>10.10</p>	<p>Floor Area Exclusions</p> <p>10.10.1 Floor area excluded from a computation of floor space ratio pursuant to this By-law shall not be put to any use other than that which justified the exclusion.</p>	<p>Formerly 10.28</p>
<p>10.11</p>	<p>Floor Area Exclusions for Exterior Wall Thickness</p> <p>10.11.1 For residential buildings less than seven storeys in height, computation of floor area shall exclude 2% of the total area in buildings of three storeys or less if the majority of the exterior wall space contain at least 175 mm of thermal insulation in total thickness, or 1% of total area in buildings of four to six storeys where the majority of exterior wall space contain at least 100 mm of thermal insulation in total thickness.</p> <p>10.11.2 The Director of Planning may exclude an area equal to the area occupied by the insulation thickness that exceeds the applicable thermal performance value for exterior walls in the Building By-law, as verified by a building envelope professional, to a maximum exclusion of 330 mm of thickness for buildings of six storeys or less, and a maximum exclusion of 179 mm of thickness for all other buildings.</p> <p>10.11.3 Computation of floor area shall exclude an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm in thickness, as verified by a building envelope professional, to a maximum exclusion of 152 mm of thickness, except that this exclusion shall not apply to laneway houses or to one or two-family dwellings of three storeys or less with or without a secondary suite.</p>	<p>Formerly 10.33</p>

Section 10

<p>10.12</p>	<p>Floor Area Exclusions for Heat Recovery Ventilation in a Passive House</p> <p>10.12.1 The Director of Planning may exclude the area occupied by heat recovery ventilators and connected shafts in a passive house, to a maximum exclusion of 2% of permitted floor area.</p>	<p>Formerly 10.41</p>
<p>10.13</p>	<p>Floor Area Exclusions for Kitchen Exhaust Shafts</p> <p>10.13.1 In buildings with commercial, retail or service use at grade, computation of floor area may exclude the area occupied by interior commercial kitchen exhaust shafts, to a maximum exclusion of 3.7 m² for each floor above the commercial, retail or service use.</p>	<p>Formerly 10.40</p>
<p>10.14</p>	<p>Floor Area Exclusions for Natural Ventilation and Lighting in CD-1 Districts</p> <p>10.14.1 Despite anything to the contrary in any CD-1 by-law listed in the CD-1 (Comprehensive Development) District Schedule, if:</p> <ul style="list-style-type: none"> (i) the distance from a floor to the floor above, or where there is no floor, to the top of the roof joists, exceeds 3.7 m, and (ii) the additional height is designed 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, <p>computation of floor area may exclude an amount equal to the area of the floor below the excess height, except that:</p> <ul style="list-style-type: none"> (iii) if the CD-1 by-law does not contain a 3.7 m clause, and (iv) if subsections (i) and (ii) are not applicable, <p>computation of floor area may exclude up to 1% of above grade floor area built as open to below.</p>	<p>Formerly 10.35</p>
<p>10.15</p>	<p>Floor Area Exclusions for Sites in a Designated Flood Plain in an R District</p> <p>10.15.1 The Director of Planning may exclude floors located at or below finished grade with a ceiling height of less than 1.5 m from the computation of floor area, in order to achieve flood construction levels on sites located in a designated flood plain in an R district.</p>	<p>Formerly 10.39</p>
<p>10.16</p>	<p>Floor Area Increase for Low Operational Cost Housing</p> <p>10.16.1 Notwithstanding the maximum permitted floor area regulation in any district schedule, the Director of Planning may approve an addition of up to 5% of the floor space ratio for low operational cost housing containing 6 or more dwelling units, excluding sites that contain rental housing units in the RM-3 District, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council. This section 10.16 shall not apply to applications made after December 31, 2025.</p>	<p>Formerly 11.34</p>

Section 10

<p>10.17</p>	<p>Frontage Determination</p> <p>10.17.1 The frontage of any site having more than one boundary on a street shall be:</p> <ul style="list-style-type: none"> (a) where street boundary lengths are equal, as determined by the Director of Planning; (b) in the case of a corner site, the shortest boundary abutting on a street, or as otherwise determined by the Director of Planning; and (c) where a site is composed of more than one lot, the shortest boundary abutting on a street, or as otherwise determined by the Director of Planning. 	<p>Formerly 10.5</p>
<p>10.18</p>	<p>Height of Building and Relaxation</p> <p>10.18.1 The height of a building shall, unless otherwise specified in a district schedule to this By-law, be measured as the vertical distance that the building extends above the base surface.</p> <p>10.18.2 Where the existing grade of a site is higher than the base surface and the Director of Planning is satisfied that the existing grade is compatible with the existing grade of the adjoining sites or the general topography of the area, height of building may be measured from a surface determined by joining the existing grade at all points around the perimeter of the proposed building. The Director of Planning may, if the Director of Planning deems necessary, require the applicant to furnish a plan of survey in accordance with section 4.1.3 of this By-law.</p> <p>10.18.3 Where the existing grade of a site is lower than the base surface, building height may be measured from the base surface provided the Director of Planning is satisfied that the proposed finished grade is compatible with the existing grade of the adjoining sites or the general topography of the area. The Director of Planning may, if the Director of Planning deems necessary, require the applicant to furnish a plan of survey in accordance with section 4.1.3 of this By-law.</p> <p>10.18.4 Notwithstanding any other provisions in this By-law, the Director of Planning may relax the height requirement or the definition of partial storey to accommodate building features designed to reduce energy consumption in a passive house, if the Director of Planning first considers:</p> <ul style="list-style-type: none"> (a) the intent of the relevant schedule; (b) all applicable Council policies and guidelines; (c) the relationship of the development to nearby residential development; (d) the submission of any advisory group, property owner or tenant; and (e) the height relaxation does not exceed 1.25 m, except that this relaxation shall not apply to laneway houses or dwelling uses in an RS district. <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 10.10 and 10.11</p>

Section 10

10.18.5 The Director of Planning may, at the Director of Planning's discretion, permit a greater height than otherwise permitted for the following items if, except for the items set out in subsection (d), they do not, in total, exceed one third of the width of the building or buildings as measured on any elevation drawings and do not, in total, cover more than 10% of the roof area on which they are located as viewed from directly above:

- (a) architectural appurtenances such as towers, turrets, and cupolas, provided:
 - (i) no additional floor area is created, and
 - (ii) no protrusion extends more than 1.1 m above the height limitation;
- (b) mechanical appurtenances such as elevator machine rooms;
- (c) chimneys;
- (d) access and infrastructure required to maintain green roofs or urban agriculture, or roof mounted energy technologies including solar panels and wind turbines, provided that the Director of Planning considers:
 - (i) their siting and sizing in relation to views, overlook, shadowing, and noise impacts, and
 - (ii) all applicable policies and guidelines adopted by Council;
- (e) venting skylights, opening clerestory windows designed to reduce energy consumption or improve natural light and ventilation; and
- (f) items similar to any of the above.

10.18.6 The Development Permit Board may, for any building higher than 30.5 m, permit a decorative roof, which may include items referred to in section 10.18.5, to exceed the maximum height otherwise specified in this By-law, provided that:

- (a) the Development Permit Board is satisfied that the roof enhances the overall appearance of the building and appropriately integrates mechanical appurtenances;
- (b) the roof does not add to the floor area otherwise permitted; and
- (c) the Development Permit Board first considers all applicable policies and guidelines adopted by Council.

10.19

Land not Abutting a Street

10.19.1 Where an area of land does not abut a street and therefore is not defined as a site, development may be permitted by the Director of Planning if, in the Director of Planning's opinion, the land is, or is likely to be, satisfactorily provided with the public utilities and services necessary for the development.

Formerly 10.3

Section 10

<p>10.20</p>	<p>Landscape Setbacks in an M or I District or a CD-1 District</p> <p>10.20.1 Development in an M, I, or CD-1 district where the site abuts any portion of the streets, lanes or other areas set forth in Schedule C to this By-law, shall be subject to the following:</p> <ul style="list-style-type: none">(a) a setback shall be provided and maintained at a depth as set forth in Schedule C;(b) no building or structure of any kind, or area for manoeuvring aisles, parking, loading or any other like purpose, shall be permitted within the setback area;(c) except as provided for elsewhere in this section 10.20, the setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning; and(d) the following may be permitted within the landscaped setback area by the Director of Planning:<ul style="list-style-type: none">(i) statuary, fountains and other objects of art,(ii) open ornamental fences if necessary for the protection and preservation of landscaping or permitted objects of art, and(iii) walks or driveways which in the opinion of the Director of Planning may be required to provide direct access to any building or use on the site.	<p>Formerly 11.3</p>
<p>10.21</p>	<p>Living Accommodation Below Finished Grade</p> <p>10.21.1 Living accommodation may be permitted below finished grade, subject to the following:</p> <ul style="list-style-type: none">(a) the floor must be no more than 0.8 m below the finished grade of the adjoining ground, except that if the Director of Planning, on the advice of the Chief Building Official, is satisfied about:<ul style="list-style-type: none">(i) the provision of adequate damp proofing, lighting, ventilation, heating and secondary access, the Director of Planning may increase this dimension to 1.5 m, or(ii) in the case of a one-family dwelling or a one-family dwelling with secondary suite, the same considerations as (i) above and the overall relationship of the resulting living accommodation to the surrounding grade, the Director of Planning may increase this dimension to 1.83 m; and(b) in the case of a multiple dwelling that has its existing utility, recreational or storage areas below finished grade, a minimum of 20% of the floor area below finished grade shall be retained for such uses, except that the Director of Planning may allow a lesser amount where the Director of Planning is satisfied that adequate utility, recreational and storage space is provided elsewhere in the building. <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 10.15</p>

Section 10

	<p>10.21.2 Storage rooms shall be excluded from the provisions of section 10.21.1.</p> <p>10.21.3 Recreation rooms and bedrooms in a one-family dwelling, two-family dwelling, multiple conversion dwelling, or laneway house, bathrooms, utility rooms and workshops shall be excluded from the provisions of section 10.21.1(a), except that no bedroom shall be permitted having a floor 1.5 m or more below the finished grade of the adjoining ground.</p>	
10.22	<p>Murals</p> <p>10.22.1 The Director of Planning may permit a mural in any district, provided that the Director of Planning first considers:</p> <ul style="list-style-type: none"> (a) all applicable policies and guidelines adopted by Council; and (b) the submission of any advisory group, property owner or tenant. 	Formerly 10.25
10.23	<p>Nuclear Weapons Prohibition</p> <p>10.23.1 No person shall use or occupy land and no development permit shall be issued for the manufacture, distribution or storage of a nuclear weapon or any component thereof</p>	Formerly 10.23
10.24	<p>Principal Pedestrian Access</p> <p>10.24.1 Except in the case of an approval pursuant to section 10.19, the principal pedestrian access to every principal building and separate use shall be directly from a street.</p>	Formerly 10.4
10.25	<p>Relocation of a Building</p> <p>10.25.1 Where an existing building is:</p> <ul style="list-style-type: none"> (a) relocated onto a different site; or (b) located elsewhere within the same site, <p>it shall conform with all the regulations of the district in which it is located.</p>	Formerly 10.13
10.26	<p>Site with Building Lines</p> <p>10.26.1 Where a building line has been established pursuant to section 14.1, the following measurements and calculations shall be made using the building line instead of the site boundaries:</p> <ul style="list-style-type: none"> (a) width or depth of a required yard; (b) depth of required setbacks for pump islands and canopies in gasoline station – full serve and split island; and (c) depth of a site for the purpose of yard reductions pursuant to section 10.29. 	Formerly 10.2

Section 10

<p>10.27</p>	<p>Site, Corner – in an RA, RS, RT or C-1 District</p> <p>10.27.1 Development in an RA, RS, RT, or C-1 district on a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, shall provide:</p> <p>(a) in the case of the principal building, a setback from the flanking street of a distance not less than one half of the depth of the required front yard of the rear site, but which need not exceed the greater of 3.7 m or the minimum side yard of the applicable district schedule, or result in the reduction of the building width on the corner lot to less than 7.9 m so long as the minimum side yards of the applicable district schedule are provided; and</p> <p>(b) in the case of any accessory building, a setback of 7.3 m from the flanking street or as otherwise approved by the Director of Planning.</p>	<p>Formerly 11.1</p>
<p>10.28</p>	<p>Site, Double Fronting – Design Approval</p> <p>10.28.1 The siting and design of all buildings on a double fronting site located in any district except an M or I district shall require the approval of the Director of Planning.</p>	<p>Formerly 10.14</p>
<p>10.29</p>	<p>Site, Shallow – in an RS, RT or C-1 District</p> <p>10.29.1 Development in an RS, RT or C-1 district on a site which is less than 36.6 m deep may reduce the required depths as follows:</p> <p>(a) the front yard to 20% of the average depth of the site, except that the front yard shall in no case have a depth of less than 5.5 m; and</p> <p>(b) the rear yard to 30% of the average depth of the site, except that the rear yard shall in no case have a depth of less than 8.2 m or, where it abuts a lane, 8.2 m less the lane width between the rear property line and the ultimate centre line of the lane.</p>	<p>Formerly 11.2</p>
<p>10.30</p>	<p>Vehicles on a Site – Maximum Number</p> <p>10.30.1 Where a provision of the Parking By-law prescribes a maximum number of off-street parking spaces for a site, no person shall park or place, or permit to be parked or placed, a greater number of vehicles on that site than the maximum number of off-street parking spaces prescribed, except that this section 10.30 shall not apply to businesses licensed for the sale or rental of motor vehicles.</p>	<p>Formerly 10.24</p>
<p>10.31</p>	<p>Yards – Development In</p> <p>10.31.1 No building or development shall be permitted in any required yard, except as otherwise provided for by this By-law or the Parking By-law.</p> <p>10.31.2 No portion of required yard or required open space for any development shall be provided from any yard or open space already required for any other development.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 10.6</p>

Section 10

- 10.31.3 No development shall be permitted beneath the normal finished grades of a required yard without the prior approval of the Director of Planning who shall, in the exercise of the Director of Planning's discretion, have due regard to:
- (a) the effect on the amenity in the neighbourhood;
 - (b) the adjoining topography; and
 - (c) the design treatment of the open portions of the site, and shall be satisfied that the proposed development is unlikely to adversely affect the possible widening or future development of streets and lanes.
- 10.31.4 No accessory building shall be located closer than 6.0 m to the rear line of any site which adjoins without the intervention of a lane the front or side yards of a site in an R district, except that the Director of Planning may approve a lesser distance where in the Director of Planning's opinion no unduly adverse effect on adjoining sites is likely to be created.

10.32

Yards – Projections Into

Formerly 10.7

- 10.32.1 The following features shall be permitted in any required yard:
- (a) steps, except that no steps shall be permitted in any side yard except an exterior side yard;
 - (b) eaves, gutters, sills and chimneys or other similar projections as determined by the Director of Planning, if they do not project more than 540 mm, measured horizontally, into a required yard;
 - (c) balconies on multiple dwellings, if:
 - (i) they do not project more than 1.2 m into a required yard and in no case are closer than 2.1 m to an interior side property line, and
 - (ii) the safety railing does not extend more than 1 070 mm above the floor of the balcony;
 - (d) canopies, if:
 - (i) they are cantilevered,
 - (ii) they do not project more than 1.2 m measured at right angles to the face of the building, and
 - (iii) they are not located closer than 0.3 m measured horizontally from any window of a habitable room where any part of such window is located below the level of the canopy;
 - (e) bay windows, if:
 - (i) they do not project more than 540 mm into the required yard,
 - (ii) the bottom outside edge of the bay is not less than 300 mm above the floor level, and
 - (iii) the area contained within the bay window projection is not used for any purpose other than to provide light and ventilation;

[continued on the next page...]

Section 10

- (f) fixed external shading devices, if:
 - (i) they are, in the opinion of the Director of Planning, suitably designed and located in a position that provides solar rejection,
 - (ii) they are cantilevered, and
 - (iii) they do not project more than 1.2 m measured at right angles to the face of the building;
- (g) demountable green walls, if:
 - (i) they do not project more than 254 mm into a required yard,
 - (ii) they comply with Building By-law requirements, and
 - (iii) they are, in the opinion of the Director of Planning, suitably designed and located to contribute to sustainable design performance; and
- (h) any other features which, in the opinion of the Director of Planning, are similar to any of the features listed above.

10.32.2 The following additional features may project into rear yards only:

- (a) open fire escapes; and
- (b) any other features which, in the opinion of the Director of Planning, are similar to any of the features listed above.

10.32.3 Notwithstanding any other provisions in this By-law, the Director of Planning may relax the yard, setback or building depth requirement to accommodate building features designed to reduce energy consumption in a passive house, if the Director of Planning first considers:

- (a) the intent of the relevant schedule;
- (b) all applicable Council policies and guidelines;
- (c) the relationship of the development to nearby residential development;
- (d) the submission of any advisory group, property owner or tenant; and
- (e) the relaxation does not exceed 1.25 m, except that this relaxation shall not apply to district schedules with yard relaxation provisions for passive house.

Section 11

Section 11

Additional Regulations for Specific Uses

Whenever any of the following uses are permitted in any district pursuant to any provisions of this By-law, the following additional regulations shall apply unless otherwise specified.

[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]

Section	Term and Regulations	
11.1	<p>Adult Retail Store</p> <p>11.1.1 Premises used as an adult retail store shall not be issued a permit for an arcade and premises used as an arcade shall not be issued a permit for an adult retail store.</p> <p>11.1.2 Adult retail stores shall be restricted to a maximum floor area of 278 m² and a maximum premise frontage of 7.6 m.</p> <p>11.1.3 Any development permit issued for an adult retail store shall be limited in time to three years.</p>	Formerly 10.29
11.2	<p>Artist Studio and Residential Unit Associated with an Artist Studio</p> <p>11.2.1 Where an artist studio is combined with a residential unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio.</p> <p>11.2.2 The total minimum and maximum size of an artist studio when combined with a residential unit associated with and forming an integral part of an artist studio shall be 47 m² and 500 m², respectively.</p>	Formerly 11.18 and 11.19
11.3	<p>Arts and Culture Indoor Event</p> <p>11.3.1 An arts and culture indoor event is not a permitted use in a dwelling unit.</p>	Formerly 10.37
11.4	<p>Bed and Breakfast Accommodation</p> <p>11.4.1 A maximum of two bedrooms accommodating a maximum of four bed and breakfast guests may be permitted in a dwelling unit.</p>	Formerly 11.4

[continued on the next page...]

Section 11

	<p>11.4.2 The provision of bed and breakfast accommodation shall not be permitted coincidentally with the keeping of boarders and lodgers.</p> <p>11.4.3 The operator of the bed and breakfast accommodation shall reside in the dwelling unit.</p>	
11.5	<p>Body-rub Parlour</p> <p>11.5.1 Wherever “commercial”, “commercial uses”, or “service uses” appear in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law, include a body rub parlour.</p>	Formerly 10.26.1
11.6	<p>Cannabis Store</p> <p>11.6.1 Before granting a development permit, the Director of Planning shall:</p> <ul style="list-style-type: none"> (a) notify surrounding property owners and residents and have regard to their opinions; (b) have regard to the liveability of neighbouring residents; and (c) consider all applicable Council policies and guidelines. <p>11.6.2 A cannabis store is not permitted:</p> <ul style="list-style-type: none"> (a) within 300 m of the nearest property line of a site containing another cannabis store; (b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house; (c) within the area outlined on the map attached to this section 11 as Figure 1, except for sites with a property line on Hastings Street or Main Street; (d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard; (e) on any site other than a site located on a block where all or part of the street in that block has a painted centre line; (f) in conjunction with any other use; or (g) in conjunction with an automated banking machine. 	Formerly 11.28
11.7	<p>Casino and Bingo Halls</p> <p>11.7.1 Wherever the words “commercial”, “commercial uses”, “social, recreational and cultural” and “cultural and recreational uses” appear in this By-law or any other by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law or any other by-law passed pursuant to this By-law, include a casino – class 1 or a bingo hall.</p> <p>11.7.2 No person shall use or occupy land for the purpose of and no development permit shall be issued for a casino – class 2 except as expressly allowed under this By-law.</p>	Formerly 10.31

Section 11

<p>11.8</p>	<p>Church</p> <p>11.8.1 The site shall have a minimum frontage of 20.1 m.</p> <p>11.8.2 The Director of Planning may permit a greater height than permitted by the applicable district schedule, provided the Director of Planning first considers the effect of the additional height on the amenity of the neighbourhood.</p> <p>11.8.3 Yards shall be provided in accordance with the applicable district schedule except that interior side yards shall have a minimum width of 4.5 m plus an additional 0.3 m for every 0.6 m by which the height of the building exceeds 10.7 m.</p>	<p>Formerly 11.7</p>
<p>11.9</p>	<p>Community Care Facility - Class B; or Group Residence; or Seniors Supportive or Assisted Housing</p> <p>11.9.1 Before granting a development permit, the Director of Planning shall:</p> <ul style="list-style-type: none"> (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development; (b) have due regard to the effect of the design of all buildings and the provision and location of off-street parking and loading on the amenity of the neighbourhood; (c) notify adjacent property owners and any others that the Director of Planning deems necessary; and (d) consider all applicable policies and guidelines adopted by Council. <p>11.9.2 In the case of a specifically designed facility not being a conversion, the Director of Planning shall establish the minimum site area, having particular regard to:</p> <ul style="list-style-type: none"> (a) the nature of the proposed facility in terms of type of service being provided and number of residents; and (b) the character of development within the adjacent neighbourhood. <p>11.9.3 In the case of a community care facility - class B, group residence, or seniors supportive or assisted housing resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.</p>	<p>Formerly 11.17</p>
<p>11.10</p>	<p>Dwelling Units</p> <p>11.10.1 Except when used for short term rental accommodation in accordance with section 11.32 of this By-law, no dwelling unit shall be used or occupied by more than one family, but it may also be used to keep a maximum of two boarders or lodgers, or a maximum of five foster or eight daycare children.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 10.21</p>

Section 11

- 11.10.2 Subject to the provisions of section 11.10.7, the floor area of each:
- (a) dwelling unit, except for a lock-off unit, must be at least 37 m²; and
 - (b) lock-off unit must be at least 26 m²,
measured from the inside of all outer walls, except that if the Director of Planning is satisfied that the design and location of the unit provides satisfactory living accommodation, having regard to the type of occupancy proposed, the Director of Planning may permit a floor area no less than:
 - (c) 29.7 m² for dwelling units except lock-off units; and
 - (d) 19 m² for lock-off units.
- 11.10.3 The maximum floor area of a lock-off unit is 29.7 m².
- 11.10.4 There shall not be less than one complete bathroom unit, comprising one water closet, one hand wash basin and one bathtub or shower, contained within each dwelling unit.
- 11.10.5 There shall not be more than one kitchen contained within a dwelling unit.
- 11.10.6 All rooms of a dwelling unit shall remain accessible from within that dwelling unit.
- 11.10.7 No person shall use or permit to be used any dwelling unit for a period of less than 30 days unless such unit forms part of a hotel, or is used for bed and breakfast accommodation or short term rental accommodation.
- 11.10.8 The minimum requirements regarding floor area in section 11.10.2 do not apply to the conversion or demolition of a room designated under the Single Room Accommodation By-law, if the conversion or demolition adds bathroom and cooking facilities to the designated room.
- 11.10.9 The minimum requirements regarding floor area in section 11.10.2 do not apply to a dwelling unit contained in temporary modular housing that complies with the provisions of section 11.34.

11.11

Farmers' Market

- 11.11.1 A farmers' market must be in:
- (a) open air stalls or booths;
 - (b) stalls or booths partially or totally covered by tents or similar temporary structures; or
 - (c) stalls or booths in a building approved for use as a farmers' market.
- 11.11.2 A farmers' market must have at least 11 stalls or booths, except that the Director of Planning may permit a lesser number of stalls or booths, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.

[continued on the next page...]

Formerly 11.21

Section 11

	<p>11.11.3 The site area of a farmers' market must not exceed 2 323 m², except that the Director of Planning may permit an increase in site area, if the Director of Planning first considers all applicable policies and guidelines adopted by Council.</p> <p>11.11.4 A vendor at a farmers' market must only sell: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.</p> <p>11.11.5 No more than 40% of the total number of stalls or booths in a farmers' market may be used for the sale of local ready-to-eat foods and local artisan crafts.</p> <p>11.11.6 There must be no more than three vendors selling or providing samples of local wine, cider, beer or spirits at a farmers' market.</p>	
<p>11.12</p>	<p>Freehold Rowhouses</p> <p>11.12.1 Computation of floor area, floor space ratio, yards, site coverage, impermeability, number of buildings on site and dwelling unit density must be based on the site width and area at the time of development, prior to any subdivision into individual freehold rowhouse parcels.</p> <p>11.12.2 For the purpose of fee simple subdivision, the minimum site width and frontage for each freehold rowhouse parcel is 5 m.</p>	<p>Formerly 11.25</p>
<p>11.13</p>	<p>Gasoline Stations – Full Serve and Split Island</p> <p>11.13.1 In the case of a gasoline station – full serve or split island located in a C-1 District, notwithstanding section 10.27 of this By-law and the front, side and rear yard regulations as set out in the C-1 District Schedule:</p> <ul style="list-style-type: none"> (a) the minimum width of the side yard on a street which flanks a corner site shall be 4.5 m; (b) a rear yard with a minimum depth of 4.5 m shall be provided, except that where the rear property line of the site adjoins a dedicated lane, the minimum depth of the rear yard may be reduced by the width of that portion of the lane equal to the distance from the ultimate centre line of the lane to the rear line of the site; (c) pump islands shall be permitted in the front yard provided that they are set back a minimum distance of 4.5 m from the front property line; and (d) canopies over the pump islands may be located to the satisfaction of the Director of Planning in the front and side yards as long as all such canopies are set back at least 1.5 m from the front or side property line of the site, as the case may be, and no canopy is longer than 33% of the length of the street boundary of the yard in which it is located, to a maximum of 12.2 m. <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 11.10</p>

Section 11

- 11.13.2 Notwithstanding any other provisions of this By-law, no merchandise shall be displayed outdoors on any gasoline station – full serve or split island site except for the following:
- (a) if located at a pump island, the small sample display of new tires, lubricating oils and automotive accessories;
 - (b) if located adjacent to the principal building, tires and vending machines; and
 - (c) if located within an accessory building approved by the Director of Planning, other merchandise including fireplace logs, garden equipment, garden furniture and similar items.
- 11.13.3 No truck, bus, utility or camper trailer, camper or similar vehicle shall be stored or parked at any time, other than the necessary waiting period for service, on a gasoline station – full serve or split island site in a C district except for the following:
- (a) in the C-1 District, trucks with a registered gross vehicle weight not exceeding 4 550 kg;
 - (b) in all other C districts, trucks and small buses with a registered gross vehicle weight not exceeding 6 825 kg;
 - (c) five utility trailers, provided that they do not exceed 1.5 m in width and 3.1 m in length and are located in the rear or side yards;
 - (d) one service truck operated by the gasoline station – full serve or split island; and
 - (e) trucks or equipment temporarily required for the construction, repair, servicing or maintenance of the premises.
- 11.13.4 Gasoline stations – full serve or split island in all districts shall be subject to the following:
- (a) except for points of access to and from the perimeter, every gasoline station – full serve or split island site shall be screened to the satisfaction of the Director of Planning along those boundaries which adjoin or are across the lane from any R district or any residence in a C, M or I district; and
 - (b) the site of every gasoline station – full serve or split island shall be properly landscaped and maintained with lawns, shrubs, trees or other suitable landscaping of a type and location to the satisfaction of the Director of Planning, such landscaping to constitute a minimum of 5% of the site subject to such minor variations as the Director of Planning may approve.
- 11.13.5 The total width of vehicular access to a gasoline station – full serve or split island from a lane in a C, M or I district shall not exceed an amount equal to 15% of the total length of the lane abutting the site; except that in no case shall the total width of vehicular access be restricted to less than 3.7 m.

Section 11

<p>11.14</p>	<p>Homecraft</p> <p>11.14.1 No person other than one resident member of the family occupying the dwelling shall be engaged in the homecraft on the premises.</p> <p>11.14.2 Where located in an R district, there shall be nothing to indicate from the exterior of the dwelling unit or building that it is being used for any purpose other than its principal or approved use.</p> <p>11.14.3 No products or material shall be sold from or within the dwelling unit.</p> <p>11.14.4 No products or materials shall be stored outside of the dwelling unit, building or accessory building.</p> <p>11.14.5 No offensive noise, odour, vibration, smoke, heat or other objectionable effect shall be produced.</p>	<p>Formerly 11.6</p>
<p>11.15</p>	<p>Hospital</p> <p>11.15.1 Before granting a development permit, the Director of Planning shall:</p> <ul style="list-style-type: none"> (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development; (b) have due regard to the design of all buildings, to the location and provision of off-street parking and loading, and to their effect on the amenity of the neighbourhood; and (c) prior to final consideration, notify adjacent property owners and any others that the Director of Planning deems necessary. <p>11.15.2 In the case of a specifically designed facility not being a conversion:</p> <ul style="list-style-type: none"> (a) the site area shall not be less than 3 700 m² except as provided in clause (b) below; (b) the Director of Planning may permit a greater height than permitted by the applicable district schedule, provided the Director of Planning first considers the effect of the additional height on the amenity of the neighbourhood, and the Director of Planning may therefor require a site area of larger than 3 700 m²; and (c) the floor space ratio shall not exceed the maximum permitted for any residential use in the particular district schedule. <p>11.15.3 In the case of a hospital resulting from the conversion of an existing building, the Director of Planning before granting a development permit shall be satisfied that the building is suitable for the conversion, having regard to the size of the site and building, open space on the site and the proximity of adjacent buildings.</p>	<p>Formerly 11.9</p>

Section 11

<p>11.16</p>	<p>Housekeeping Units</p> <p>11.16.1 No housekeeping unit shall be used or occupied by more than one family.</p> <p>11.16.2 Every housekeeping unit shall have a floor area of not less than 13.4 m², or a floor area of not less than 11.1 m² if the unit is occupied by not more than one person only and adequate lounge facilities are provided on the premises.</p> <p>11.16.3 There shall be provided within the housekeeping unit a separate and properly ventilated kitchen or kitchenette equipped with a sink and cooking facilities.</p> <p>11.16.4 There shall not be less than one complete bathroom unit for every three housekeeping units, provided that where the housekeeping units have single occupancy the provisions of section 11.33.3 shall apply.</p> <p>11.16.5 No person shall use or permit to be used any housekeeping unit for a period of less than one month unless such unit forms part of a hotel.</p>	<p>Formerly 10.20</p>
<p>11.17</p>	<p>Laneway House</p> <p>11.17.1 In this section 11.17, “footprint” means the projected area of the extreme outer limits of a laneway house including carports, covered porches, and enclosed or covered accessory building areas but excluding steps, eaves, and such other projections as section 10.31 of this By-law may allow.</p> <p>11.17.2 In this section 11.17, height is measured from the horizontal datum plane, which is the plane created by the average of the existing site elevations as measured at the intersections of the required setback lines from the ultimate rear property line, with the side property lines.</p> <p>11.17.3 A laneway house is not permissible except in conjunction with a one-family dwelling or one-family dwelling with secondary suite on:</p> <ul style="list-style-type: none"> (a) a site served by an open lane; (b) a site located on a corner served by an open or dedicated lane; or (c) a double-fronting site served by a street at both the front and rear of the site. <p>11.17.4 The width of a site on which a laneway house is situated must be at least 9.8 m, except that the Director of Planning may approve a laneway house on a site which is less than 9.8 m in width, if:</p> <ul style="list-style-type: none"> (a) the site is at least 7.3 m in width; or (b) the Director of Planning first considers massing, overlook and impact on neighbourhood privacy and all applicable Council policies and guidelines. <p>11.17.5 A laneway house may have a basement.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 11.24</p>

Section 11

- 11.17.6 For sites in the RS-3 and RS-3A Districts and the RS-6 District, and for sites 16.8 m or wider in the RS-5 District, the width of a laneway house, or a laneway house and an accessory building, must not exceed the permitted width for an accessory building under the applicable district schedule.
- 11.17.7 On east-west oriented sites, a laneway house must be located toward the south side of the site to reduce shadowing on the site to the north.
- 11.17.8 A laneway house may be one storey or one storey with a partial second storey.
- 11.17.9 Open balconies, sun decks, and roof decks are not permitted:
- (a) on a one storey laneway house; or
 - (b) above the partial second storey of a laneway house with a partial second storey.
- 11.17.10 The height of a one storey laneway house must not exceed 4.3 m in height measured to the highest point of the roof if a flat roof, or to the mean height level between the eaves and the ridge of a gable or hip roof, except that no portion of a one storey laneway house may exceed 5.2 m in height.
- 11.17.11 The location of a one storey laneway house must be:
- (a) within 10.7 m of the ultimate rear property line;
 - (b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
 - (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line on sites less than 30.5 m in depth; and
 - (d) a distance from each side property line equal to at least 10% of the lot width, except that the Director of Planning may relax the location to:
 - (i) 0.6 m from one side property line for interior lots, and
 - (ii) 0.6 m from the inside side property line for corner lots.
- 11.17.12 Notwithstanding 11.17.11(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a one storey laneway house to extend into a site to a maximum of 26% of the lot depth measured from the ultimate rear property line.
- 11.17.13 Site coverage must not exceed the permitted site coverage under the applicable district schedule, except that, for a one storey laneway house, the Director of Planning may permit an increase in the permitted site coverage of up to 7% to a maximum of 47% of the site area.
- 11.17.14 The height of a laneway house with a partial second storey must not exceed:
- (a) 6.7 m to the ridge of a gable or hip roof, with a minimum pitch of 7:12; or
 - (b) 5.8 m to the highest point of a roof with a pitch less than 7:12.

[continued on the next page...]

Section 11

- 1.17.15 On a laneway house with a partial second storey and a roof pitch of:
- (a) at least 7:12, the height of the intersection of the exterior surface of the roof and the exterior wall surface of the building must not exceed 4 m from the horizontal datum plane; or
 - (b) less than 7:12, the walls of the partial second storey must be set back at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.
- 11.17.16 The partial second storey of a laneway house must not exceed:
- (a) 60% of the footprint of the laneway house, if the roof has a minimum pitch of 3:12; or
 - (b) 50% of the footprint of the laneway house, if the roof has a pitch of less than 3:12, except that the calculation may exclude any floor area of the partial second storey that is not included in the calculation of floor area according to sections 11.17.24 and 11.17.25.
- 11.17.17 Dormers must be inset at least 0.6 m from the exterior walls of the floor below, except that there may be a single projection into the setback to a maximum of 35% of the width of the floor below.
- 11.17.18 The location of a laneway house with a partial second storey must be:
- (a) within 7.9 m of the ultimate rear property line;
 - (b) at least 4.9 m, measured across the width of the site, from the one-family dwelling or one-family dwelling with secondary suite on the site;
 - (c) at least 0.9 m from the ultimate rear property line, except that the Director of Planning may relax the location to 0.6 m from the ultimate rear property line:
 - (i) on sites less than 30.5 m in depth, or
 - (ii) for the width of an existing enclosed or covered parking area that forms part of the laneway house; and
 - (d) a distance from each side property line which is at least equal to the required side yards for the site as prescribed by the applicable district schedule.
- 11.17.19 Notwithstanding 11.17.18(a), where a site is 39.6 m or more in depth, the Director of Planning may permit a laneway house with a partial second storey to extend into a site to a maximum of 21% of the lot depth measured from the ultimate rear property line.
- 1.17.20 The floor area of a laneway house must not exceed the lesser of:
- (a) 0.16 multiplied by the site area; and
 - (b) 83.6 m².

[continued on the next page...]

Section 11

- 1.17.21 Despite section 11.10, the floor area of a laneway house, excluding any floor area used for enclosed parking, must be at least 26 m², except that the Director of Planning may allow a reduction to not less than 19 m² if the Director of Planning first considers the design of the laneway house and all applicable Council policies and guidelines.
- 11.17.22 Except for a laneway house with no separate bedrooms, a laneway house must have:
- (a) one main habitable room that is not a bedroom, with a minimum size of 16.7 m² and a minimum dimension of 2.1 m measured between finished wall surfaces; and
 - (b) at least one bedroom with a minimum size of 8.4 m² and a minimum dimension of 2.1 m measured between finished wall surfaces.
- 11.17.23 Computation of floor area for a laneway house must include:
- (a) all floors, including earthen floor, 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) the floor area of a basement;
 - (d) floor area used for enclosed or covered parking; and
 - (e) if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 3.7 m, an additional amount equal to the area of the floor area below the excess.
- 11.17.24 Computation of floor area for a laneway house must exclude:
- (a) areas of floors 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;
 - (b) floors located at or below finished grade with a ceiling height of less than 1.2 m;
 - (c) covered porches if:
 - (i) their location is at the level of the basement or first storey,
 - (ii) they are open on at least one side or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law,
 - (iii) the total excluded floor area does not exceed 3 m², and
 - (iv) the ceiling height of the total excluded area does not exceed 2.75 m measured from the porch floor; and

[continued on the next page...]

Section 11

- (d) 3% of the total area, where the exterior walls include a minimum of 175 mm of thermal insulation in total.

Where floor area is excluded under section 11.17.24(d), the Director of Planning may vary section 11.17.11(a) and 11.17.18(a) no more than 30 cm.

11.17.25 Computation of floor area for a laneway house may exclude:

- (a) open balconies, sundecks, roof decks, or any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, if the open balconies, sundecks, or roof decks face the lane or, in the case of a corner site, the lane and flanking street or either of them;
- (b) patios and green roofs if the Director of Planning first approves the design of sunroofs, walls, and railings;
- (c) despite section 11.17.23(e), open to below spaces or double height volumes under sloping roofs with a pitch of at least 3:12 if:
 - (i) the vertical distance from the floor level to the ceiling does not exceed 4.5 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded area does not exceed 25% of the maximum floor space under section 11.17.20, and
 - (iv) the excluded area, combined with the excluded area under subsection (d), does not exceed 25% of the maximum allowable floor area;
- (d) despite section 11.17.23(e), floor areas under sloping roofs with a pitch of at least 3:12 if:
 - (i) the vertical distance from the floor to any part of the ceiling is between 1.2 m and 2.1 m,
 - (ii) the ceiling attaches directly to the underside of the sloping roof rafter and follows its slope,
 - (iii) the excluded floor area does not exceed 10% of the maximum floor area allowed under section 11.17.20, and
 - (iv) the excluded area, combined with the excluded area under subsection (c), does not exceed 25% of the maximum allowable floor area;
- (e) for units that have a partial second floor, an area not exceeding 2.75 m² for stairs, if the excluded area, combined with the excluded areas under subsections (c) and (d), does not exceed 25% of the maximum allowable floor area; and
- (f) an area not exceeding 3.7 m² for residential storage space, clothes closets and linen closets.

[continued on the next page...]

Section 11

- 11.17.26 Private outdoor space must be provided in the form of:
- (a) an open balcony, sundeck, or roof deck; or
 - (b) a patio located at grade with a minimum size of 3.7 m² and a minimum dimension of 1.5 m.
- 11.17.27 The setback provided in accordance with sections 11.17.11(c) and 11.17.18(c) must be permeable and landscaped where not required for vehicle or fire access.
- 11.17.28 A laneway house must include:
- (a) a minimum 75 mm wide trim around all doors and windows, excluding door sill trim, except where a window or door is recessed no less than 100 mm behind the adjacent exterior wall faces; and
 - (b) a canopy over the main entry door.
- 11.17.29 A main entry door that faces the lane must be set back at least 1.5 m from the ultimate rear property line.
- 11.17.30 On a corner site, the main entry door of a laneway house must face the flanking street.
- 11.17.31 At least 10% of the building elevation facing the lane must contain windows no smaller than 1.1 m².
- 11.17.32 Unless located at least 1.5 m above the floor of the partial upper storey, or facing the lane or a flanking street, windows with transparent glazing on a partial second storey must not exceed 1.1 m².
- 11.17.33 Wall cladding materials on a building elevation facing a lane or street must be continued in equal proportions, no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane, such as at a bay or chimney projection.
- 11.17.34 The Director of Planning may relax the design provisions in section 11.17.15, 11.17.17, 11.17.28, 11.17.29, 11.17.30, 11.17.31, 11.17.32, or 11.17.33 if, in the opinion of the Director of Planning, the design of a laneway house meets the intent of the laneway house regulations for quality and durability of design and architectural expression and is not compatible with one or more of the design requirements in those sections.
- 11.17.35 If the Director of Planning first considers the effects on neighbouring properties with regard to overlook, massing and neighbourhood privacy, and the intent of this section 11.17 and all applicable Council policies and guidelines, the Director of Planning may relax the provisions of sections 11.17.6, 11.17.7, 11.17.10, 11.17.11(a), (c) and (d), 11.17.14, 11.17.18(a), (c) and (d), 11.17.22, and 11.17.26 if:
- (a) due to topography or other conditions peculiar to the site, literal enforcement would result in unnecessary hardship;
 - (b) the relaxation is necessary to retain a tree; or
 - (c) the relaxation is necessary to allow a green roof that does not have railings or stair access.

Section 11

<p>11.18</p>	<p>Live-Work Use 1. The size of a live-work unit must be at least 47 m².</p>	<p>Formerly 11.23</p>
<p>11.19</p>	<p>Liquor Store 11.19.1 Wherever the words “retail store”, “retail or business establishment”, “retailing”, “convenience commercial”, or similar use descriptions which imply the sale of merchandise as a permitted use, appear in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not include a liquor store without the approval of the Director of Planning or the Development Permit Board, as the case may be. 11.19.2 Wherever “commercial”, “commercial uses”, “retail”, “retail uses”, or “drive-through service” appear in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law, include a liquor store.</p>	<p>Formerly 10.22.1 and 10.26.2</p>
<p>11.20</p>	<p>Lounge 11.20.1 Wherever “restaurant” appears in this By-law or in any by-law passed pursuant to this By-law, such permitted use shall not, unless otherwise specifically provided by this By-law, include a lounge as defined in the Liquor Control and Licensing Regulation under the <i>Liquor Control and Licensing Act</i> (British Columbia).</p>	<p>Formerly 10.26.3</p>
<p>11.21</p>	<p>Lock-off Units and Secondary Suites 11.21.1 Each lock-off unit or secondary suite must include at least one complete bathroom unit, comprising one water closet, one hand wash basin, and one bathtub or shower. 11.21.2 Each lock-off unit or secondary suite must include no more than one kitchen.</p>	<p>Formerly 10.34</p>
<p>11.22</p>	<p>Marine Terminal or Berth 11.22.1 A marine terminal or berth must not be used for the bulk storage and handling and trans-shipment of coal.</p>	<p>Formerly 10.38</p>
<p>11.23</p>	<p>Micro Dwelling 11.23.1 A micro dwelling must be part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building. 11.23.2 The floor area of a micro dwelling must be at least 29.7 m², except that the Director of Planning or the Development Permit Board may relax the permitted floor area of a micro dwelling to a minimum of 23.2 m² if: (a) the Director of Planning or the Development Permit Board first considers all applicable Council policies and guidelines; and</p> <p style="text-align: right;"><i>[continued on the next page..]</i></p>	<p>Formerly 11.27</p>

Section 11

	<p>(b) the micro dwelling is part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building.</p> <p>11.23.3 A micro dwelling is only permitted in:</p> <ul style="list-style-type: none"> (a) the area of the FC-1 District north of National Avenue; (b) the area of the RT-3 and RM-3A Districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; (c) the HA-1 and HA-1A Districts; (d) the HA-2 District; (e) the Downtown-Eastside Oppenheimer District; (f) the area of the Downtown District denoted as C2 on Map 1 of the Downtown Official Development Plan; (g) the FC-2 District; and (h) the area of the IC-3 District north of 2nd Avenue. <p>11.23.4 No more than one person shall occupy a micro dwelling.</p>	
<p>11.24</p>	<p>Neighbourhood Grocery Stores and Dwelling Units in Conjunction with Neighbourhood Grocery Stores</p> <p>11.24.1 Neighbourhood grocery stores existing as of July 29, 1980 are permitted in any R district except the FM-1 District.</p> <p>11.24.2 The maximum permitted frontage for a site is 15.3 m.</p> <p>11.24.3 The maximum permitted floor area for all retail and storage space is 110 m².</p> <p>11.24.4 The maximum permitted number of indoor and outdoor seats is 16.</p> <p>11.24.5 Live entertainment is not permitted.</p> <p>11.24.6 Before granting a development permit, the Director of Planning must:</p> <ul style="list-style-type: none"> (a) notify surrounding property owners and residents; and (b) consider: <ul style="list-style-type: none"> (i) the design of any proposed building addition, (ii) the proposed solid waste program for collecting, storing and disposal of garbage and recycling, and (iii) the impact on adjacent property owners and residents of a proposed building addition or solid waste program. <p>11.24.7 The Director of Planning may relax the provisions of this section 11.24 with regards to maximum frontage and the applicable zoning district regulations with regards to setbacks, floor space ratio or site coverage, in order to facilitate the rehabilitation of an existing neighbourhood grocery store or dwelling unit in conjunction with neighbourhood grocery store.</p>	<p>Formerly 11.16</p>

Section 11

<p>11.25</p>	<p>Pawnshop and Secondhand Store 11.25.1 Any development permit issued for a pawnshop or secondhand store shall be limited in time to one year.</p>	<p>Formerly 10.30</p>
<p>11.26</p>	<p>Public Bike Share 11.26.1 Despite anything to the contrary in this By-law, public bike share is only a permitted use of lands that fall within the shaded area shown on the map attached to this section 11 as Figure 2. 11.26.2 The Director of Planning may approve a public bike share use, including such conditions as the Director of Planning may decide, provided that the Director of Planning first considers: (a) all applicable policies and guidelines adopted by Council; and (b) the submission of any advisory group, property owner or tenant, but no development permit approving the use shall be required if the use complies with section 5.19 of this By-law. 11.26.3 Floor space necessary for public bike share or a public bike share station shall be excluded from the calculation of floor space ratio on any site.</p>	<p>Formerly 10.36</p>
<p>11.27</p>	<p>Retailing Used Merchandise 11.27.1 Any retail store shall be permitted to use up to a maximum of 2.5 m² of floor area of premises for the retailing of: (a) used electronic equipment, including, but not limited to, audio or video equipment or accessories, computers, printers or fax machines; or (b) two or more of the following types of used merchandise: bicycles, sports equipment, luggage, jewellery, cameras, musical equipment or tools; provided that this floor area shall be clearly demarcated and readily visible and accessible to the public.</p>	<p>Formerly 10.22</p>
<p>11.28</p>	<p>Riding Ring 11.28.1 No riding ring shall be used for the sale, whether by auction or otherwise, of horses or other animals. 11.28.2 In the granting of a development permit, the Director of Planning shall have regard to the size, siting and location of the proposed development, the type and hours of operation, whether operated privately or open to the public with or without payment, generation of traffic, parking facilities and any effect upon adjacent property and the amenity of the neighbourhood, and shall notify such owners of adjoining property as the Director of Planning deems necessary.</p>	<p>Formerly 11.5</p>

Section 11

<p>11.29</p>	<p>Seniors Supportive or Assisted Housing</p> <p>11.29.1 All residential units shall contain a three piece bathroom.</p> <p>11.29.2 All housing projects shall provide meal service and 24 hour on-site emergency response assistance.</p> <p>11.29.3 For the purposes of calculating floor space ratio, common areas such as the communal dining room, and common areas on the main floor and residential floors are not excludable. Only common space provided in excess of what is required in the guidelines can be considered as an exclusion within the maximum 10% amenity exclusion.</p>	<p>Formerly 10.32</p>
<p>11.30</p>	<p>School - Elementary or Secondary</p> <p>11.30.1 The site shall have a minimum frontage of 20.1 m.</p> <p>11.30.2 The Director of Planning may permit a greater height than permitted by the applicable district schedule, provided the Director of Planning first considers the effect of the additional height on the amenity of the neighbourhood.</p> <p>11.30.3 Yards shall be provided in accordance with the applicable district schedule except that side yards shall have a minimum width of 6.0 m plus an additional 0.3 m for every 0.6 m by which the height of the building exceeds 10.7 m.</p>	<p>Formerly 11.8</p>
<p>11.31</p>	<p>Small-scale Pharmacy</p> <p>11.31.1 A small-scale pharmacy must include at least 25 m² of publicly accessible space except that if the Director of Planning first considers all applicable guidelines and policies adopted by Council and potential impacts on the site and the surrounding properties, the Director of Planning may allow a lesser amount of space.</p> <p>11.31.2 Any development permit for a small-scale pharmacy must be limited in time to two years from the date of issuance.</p>	<p>Formerly 11.22</p>
<p>11.32</p>	<p>Short Term Rental Accommodation</p> <p>11.32.1 In this section 11.32,</p> <p>(a) “principal residence unit” means the dwelling where an individual lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver’s licenses, personal identification, vehicle registration and utility bills; and</p> <p>(b) “booking” means a confirmed reservation of the dwelling unit, or of one or more bedrooms, as short term rental accommodation.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 11.32</p>

Section 11

	<p>11.32.2 Short term rental accommodation is only permitted in a lawful dwelling unit, secondary suite, laneway house, or lock-off unit that is a principal residence unit.</p> <p>11.32.3 Short term rental accommodation is not permitted in an accessory building or vehicle.</p> <p>11.32.4 Short term rental accommodation is not permitted in a dwelling unit in combination with bed and breakfast accommodation.</p> <p>11.32.5 No more than two adults may occupy each bedroom used as short term rental accommodation.</p> <p>11.32.6 Short term rental accommodation is only permitted in dwelling units that comply with all applicable occupancy limits as set out in the Fire By-law.</p> <p>11.32.7 No more than one booking may be permitted as short term rental accommodation in each dwelling unit at one time.</p> <p>11.32.8 Subject to the provisions of this section 11.32, short term rental accommodation is permitted in all CD-1 districts where dwelling uses are permitted.</p> <p>11.32.9 Any development permit or exemption from a development permit for a short term rental accommodation is time limited to two years.</p>	
<p>11.33</p>	<p>Sleeping Units</p> <p>11.33.1 No sleeping unit shall contain any sink or cooking facilities.</p> <p>11.33.2 Every sleeping unit shall include a main habitable room having a floor area of not less than 9.7 m².</p> <p>11.33.3 There shall not be less than one hand basin provided for every three sleeping units, but in no case shall such basins be located in public hallways, at least one water closet for every ten sleeping units, and at least one bathing unit for every twelve sleeping units.</p> <p>11.33.4 No person shall use or permit to be used any sleeping unit for a period of less than one month unless such unit forms part of a hotel.</p>	<p>Formerly 10.19</p>
<p>11.34</p>	<p>Temporary Modular Housing</p> <p>11.34.1 Temporary modular housing must be used as social housing.</p> <p>11.34.2 Before granting a development permit for temporary modular housing, the Director of Planning must:</p> <ul style="list-style-type: none"> (a) be satisfied that the landscaping and open space provision is appropriate for the size and nature of the development; (b) consider the impact on the livability of neighbouring residents; (c) notify adjacent property owners and any others that Director of Planning deems necessary; and (d) consider all applicable policies and guidelines adopted by Council. <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 11.31</p>

Section 11

	<p>11.34.3 A development permit for temporary modular housing must be time limited to a maximum of five years, unless otherwise extended in writing for up to an additional five years by the Director of Planning.</p>	
<p>11.35</p>	<p>Temporary Sales Office</p> <p>11.35.1 The minimum site size shall be 2 000 m², except that the Director of Planning may permit a smaller site provided that all parking required by the Parking By-law is provided on site.</p> <p>11.35.2 The site must be within 100 m of the development project to which the temporary sales office relates.</p> <p>11.35.3 The site must be located on an arterial or major street, which generally have two or more lanes of travel in each direction and are usually designated as truck and bus routes.</p> <p>11.35.4 The site must be more than 800 m from a commercial district, except that the Director of Planning may permit the use closer to a commercial district if the applicant can demonstrate that suitable commercial vacancy opportunities are not available.</p> <p>11.35.5 The Director of Planning must consider the submission of any advisory group, property owner or tenant and all applicable policies and guidelines adopted by Council.</p> <p>11.35.6 The site must be fully restored to its original condition immediately following the expiration of a development permit.</p>	<p>Formerly 11.26</p>
<p>11.36</p>	<p>Urban Farm – Class A</p> <p>11.36.1 The planting area must not exceed 325 m² on any single parcel unless the primary use of the parcel is park or playground, or institutional, in which case the Director of Planning may permit an increase in planting area to a maximum of 7 000 m².</p> <p>11.36.2 If two or more parcels are operated jointly as an urban farm - class A, the combined planting area for all parcels must not exceed 7 000 m².</p> <p>11.36.3 No on-site processing of fruits and vegetables, or manufacturing of food products is permitted.</p> <p>11.36.4 No mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.</p> <p>11.36.5 No herbicides or pesticides are permitted.</p> <p>11.36.6 No on-site sales are permitted, unless the primary use of the parcel is institutional.</p> <p>11.36.7 No urban farm – class A operated on a single parcel may generate revenue exceeding \$9,999 in any calendar year, unless the primary use of the parcel is park or playground, or institutional.</p> <p style="text-align: right;"><i>[continued on the next page...]</i></p>	<p>Formerly 11.29</p>

Section 11

	<p>11.36.8 If an urban farm – class A is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel, the planting area must be subject to a lease authorizing the operation of the farm.</p> <p>11.36.9 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.</p> <p>11.36.10 No mechanical equipment may be stored outside.</p> <p>11.36.11 Any development permit or waiver of a development permit for an urban farm - class A is time limited to one year.</p>	
<p>11.37</p>	<p>Urban Farm – Class B</p> <p>11.37.1 The planting area for a single parcel or the combined planting area for all parcels operated jointly as an urban farm – class B, may not exceed 7 000 m², unless relaxed by the Director of Planning due to unnecessary hardship associated with the location, shape or size of the parcel or parcels.</p> <p>11.37.2 If located within 30 m of a residential use, no mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.</p> <p>11.37.3 No herbicides or pesticides are permitted.</p> <p>11.37.4 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.</p> <p>11.37.5 If an urban farm – class B is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel during the farm operation, the planting area must be subject to a lease authorizing the operation of the farm.</p> <p>11.37.6 Any development permit for an urban farm – class B is time limited to one year.</p>	<p>Formerly 11.30</p>
<p>11.38</p>	<p>Wedding Chapel</p> <p>11.38.1 Subject to section 11.38.2, the size of a wedding chapel must not exceed 140 m².</p> <p>11.38.2 The Director of Planning may permit a wedding chapel of a larger size having regard to the siting and location of the proposed development, the type and hours of operation, generation of traffic, parking facilities, and any effect upon adjacent property and the amenity of the neighbourhood, and will notify such owners of adjoining property as the Director of Planning deems necessary.</p>	<p>Formerly 11.20</p>

**DRAFT By-law to amend False Creek
Official Development Plan By-law No. 4812
Regarding Updated Reference to Section 11
and Removal of a Gendered Reference**

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

1. This By-law amends the indicated provisions of Schedule A of the False Creek Official Development Plan By-law No. 4812.
2. In the second paragraph under the title “Interpretation”, Council strikes out “may at his discretion” and substitutes “may, at the Director of Planning’s discretion,”.
3. In subsection 2.1(h), Council strikes out “11.31” and substitutes “11”.

**DRAFT By-law to amend Downtown
Official Development Plan By-law No. 4912
Regarding Updated References to Sections 6 and 11**

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

1. This By-law amends the indicated provisions of Schedule A of the Downtown Official Development Plan By-law No. 4912.
2. In subsections 1(e), 3(e), 10(c), 14(e), 15(e), and 17(e) of Section 1, Council strikes out “5” and substitutes “6”.
3. In subsections 4(a) and 8(a) of Section 1, Council strikes out “11.23” and substitutes “11”.
4. In subsection 7(a) of Section 1, Council strikes out “11.27” and substitutes “11”.
5. In subsection 18 of Section 1, Council strikes out “11.28” and substitutes “11”.
6. In subsection 19 of Section 1, Council strikes out “11.31” and substitutes “11”.

**DRAFT By-law to Amend Coal Harbour
Official Development Plan By-law No. 6754
Regarding Updated Reference to Section 11**

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

1. This By-law amends the indicated provisions of the Coal Harbour Official Development Plan By-law No. 6754.
2. In section 3.2.1, Council strikes out “11.31” and substitutes “11”.

**DRAFT By-law to amend Downtown Eastside/Oppenheimer
Official Development Plan By-law No. 5532
Regarding Updated References to Section 11**

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

1. This By-law amends the indicated provisions of Schedule A of the Downtown-Eastside/Oppenheimer Official Development Plan By-law 5532.
2. In subsections 4.2.1(e), 5.2.1(b), 6.2.1(e) and 7.2.1(d), Council strikes out “11.26” and substitutes “11”.
3. In subsection 4.2.1(h), Council strikes out “11.23” and substitutes “11”.
4. In subsection 4.2.1(j), Council strikes out “11.28” and substitutes “11”.
5. In sections 4.2.2, 5.2.2, 6.2.2, and 7.2.2, Council strikes out “11.31” and substitutes “11”.

**DRAFT By-law to amend False Creek North
Official Development Plan By-law No. 6650
Regarding Updated Reference to Section 11**

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

1. This By-law amends the indicated provisions of Schedule A of the False Creek North Official Development Plan By-law No. 6650.
2. In section 3.3.1, Council strikes out “11.31” and substitutes “11”.

**DRAFT By-law to amend Southeast False Creek
Official Development Plan By-law No. 9073
Regarding Updated Reference to Section 11**

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

1. This By-law amends the indicated provisions of Schedule A of the Southeast False Creek Official Development Plan By-law No. 9073.
2. In subsection 4.3.1(h), Council strikes out “11.31” and substitutes “11”.

**DRAFT By-law to amend Southeast Granville Slopes
Official Development Plan By-law No. 5752
Regarding Updated Reference to Section 11**

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

1. This By-law amends the indicated provisions of Schedule A of the Southeast Granville Slopes Official Development Plan By-law No. 5752.
2. In section 6.2.5, Council strikes out “11.31” and substitutes “11”.

**DRAFT By-law to amend Parking By-law No. 6059
regarding updated reference to Zoning & Development By-law**

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

1. This By-law amends the indicated provisions of the Parking By-law No. 6059.
2. In section 2, Council strikes out “Words used in this By-law shall have the meaning assigned to them by sections 2, 9 and 10.5 of the Zoning and Development By-law” and substitutes “Words used in this By-law shall have the meaning assigned to them in the Zoning and Development By-law”.

Amendments to Land Use Documents

1. Repeal the following outdated documents:

	Documents to be Repealed	Date Adopted/ Last Amended
1.	Grandview Woodland Area Policy Plan Parts 1-3	1979-1983
2.	Marpole Plan	1979
3.	Marpole Plan Summary	1980
4.	Central Business District Policies	1997
5.	Downtown South Goals and Policies	1993
6.	EcoDensity Charter	2008
7.	False Creek North: Land Use Policy - Special Event, Festival and Entertainment Functions	2005
8.	Hastings-Sunrise Policies and Guidelines	1985
9.	Heritage Building Rehabilitation Program Policies and Procedures for Gastown, Chinatown, Hastings Street Corridor and Victory Square	2005
10.	Interim Rezoning Policy during the Preparation of the Downtown Eastside Local Area Planning Program	2012
11.	Live/Work and Work/Live: Vancouver Overview including Strategic Directions	1996
12.	Mount Pleasant Community Planning Program Rezoning Policy	2007
13.	Mount Pleasant Policies and Guidelines	1998
14.	Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements During Cambie Corridor Phase 3 Planning Process	2015
15.	Truck Routes and Residential Rezoning Policy	1982
16.	Cambie Corridor Plan - Rezoning Policy and Application	2011
17.	Downtown Eastside Interim Development Management Guidelines	2012
18.	Farmers' Markets Interim Guidelines	2010
18.	First Shaughnessy Design Guidelines	2001
20.	I-3 District Guidelines: False Creek Flats	2002
21.	Joyce Station Area CD-1 Guidelines (Boundary Road and Vanness Avenue Site) (By-law No. 6362)	1988
22.	Rate of Change Guidelines for Certain RM, FM, and CD-1 Districts	2007
23.	Northeast False Creek Directions for the Future	2009
24.	MC-2 Site-Specific Rezoning Policy North Side of East Hastings Street (Clark to Semlin)	2002

2. Amend the following land use documents to correct the references to sections 10 and 11:

Document	Section and Page	Current Reference to be Deleted	Replace With
RM-7 and RM-7N Guidelines	section 1, p 1	"Section 11.25"	"section 11 of the Zoning and Development By-law"
	section 1.2, p 2	"Additional regulations apply for laneway housing, such as Section 11.24 of the Zoning and Development By-law."	"For laneway housing, see regulations in section 11 of the Zoning and Development By-law."
RM-7AN Guidelines	section 1, p 1	"Section 11.25"	"section 11"
	section 1.2, p 2	"Additional regulations apply for laneway housing, such as Section 11.24 of the Zoning and Development By-law."	"For laneway housing, see regulations in section 11 of the Zoning and Development By-law."
	section 2.6.3 (c), p 9	"Section 10.7"	"section 10.32"
RM-8A and RM-8AN Guidelines	section 1.2, p 1	"Additional regulations apply for laneway housing, such as Section 11.24 of the Zoning and Development By-law."	"For laneway housing, see regulations in section 11 of the Zoning and Development By-law."
	section 2.2.2, p 5	"Section 11.25"	"section 11"
	section 2.6.3 (d), p7	"Section 10.7"	"section 10.32"
RM-8 and RM-8N Guidelines	section 1, p 1	"Section 11.25"	"section 11"
	section 1.2, p4	"Additional regulations apply for laneway housing, such as Section 11.24 of the Zoning and Development By-law."	"For laneway housing, see regulations in section 11 of the Zoning and Development By-law."
	section 2.6.3 (c), p 11	"Section 10.7"	"section 10.32"
RM-9, RM-9A, RM-9N, RM-9AN, and RM-9BN Guidelines	section 1, p 1	"Section 11.25"	"section 11"
	section 1.2, p2	"Additional regulations apply for laneway housing, such as Section 11.24 of the Zoning and Development By-law."	"For laneway housing, see regulations in section 11 of the Zoning and Development By-law."
RM-11 and RM-11N Guidelines	section 1.2, p1	"Section 11.24"	"section 11"

Document	Section and Page	Current Reference to be Deleted	Replace With
RM-12N Guidelines	section 1.2, p1	"Section 11.24"	"section 11"
	section 2.5.3 (b), p13	"Section 10.7"	"section 10.32"
Community Care Facility - Class B and Group Residence Guidelines	Section 2.2 (c) (iv), p.2	"Section 11.17"	"in section 11"
	Appendix, p. 4, (c)	"Section 11.17"	"in section 11"
Urban Farm Guidelines	2.1, p.2	"Section 11.29"	"section 11"
	2.1, p. 2	"Section 11.30"	"section 11"
	2.2(vi), p. 3	"Section 11.30.1"	"section 11"
International Village (572 Beatty Street) CD-1 Guidelines	3.4.1 (b), p 7	"Section 10.10"	"section 10.18"
Downtown South Guidelines (Excluding Granville Street)	5.1 (b), p 18	"Section 10.11"	"section 10.18"
Granville Street (Downtown South)	5.1 (b), p 4	"Section 10.11.1"	"section 10.18"
Housing Design and Technical Guidelines	5.3, p 11	"Section 10.2.1"	"section 11.10"
	5.3.1, p 11	"Section 11.27"	"section 11"
Zero Emissions Building Catalyst Policy	7, p 2	"Section 11.33"	"section 10.6"
	7, p 3	"Section 10.7.3"	"section 10.32.3"
		"Section 10.10.4"	"section 10.18.4"
		"Section 10.41"	"section 10.12"
Passive House Relaxations – Guidelines for Residences in RS Districts	4.1, p 2	"Section 10.33.2"	"section 10.11.2"
	4.1, p 2	"Section 10.41"	"section 10.12"
	4.3, p 3	"Section 10.33"	"section 10.11"
	table in 4.5, p 4	"Section 10.41"	"section 10.12"
		"Section 10.10.4"	"section 10.18.4"
		"Section 10.33"	"section 10.11"
		"Section 10.7.1"	"section 10.32.1"
"Section 10.11.1"	"section 10.18.5"		
Passive House Relaxations – Guidelines for Larger Projects	4.1.1, p 2	"Section 10.33"	"section 10.11.2"
	4.1.1, p 2	"Section 10.41"	"section 10.12"
	4.1.2, p 3	"Section 10.10.4"	"section 10.18.4"
	4.2, p 3	"Section 10.7.1"	"section 10.32.1"
	4.4, p 4	"Section 10.41"	"section 10.12"
		"Section 10.10.4"	"section 10.18.4"
		"Section 10.33"	"section 10.11"
		"Section 10.7.1"	"section 10.32.1"
"Section 10.11.1"	"section 10.18.5"		

Regulation Redesign Best Practices Research: User-Friendly Organization of Zoning By-laws

1.0 Introduction	2
2.0 Best Practice Research Topics	2
2.1 Structure, Format and Layout	3
2.1.1 Use of Tables	3
2.1.2 Use of Graphics and Simpler Language	4
2.1.3 Use of Hyperlinks	6
2.1.4 User Guides	6
2.1.5 Other Interpretive Aids	8
2.2 Web-based, dynamic and interactive	8
2.2.1 Interactive Zoning By-law	8
2.2.2 Interactive Zoning Maps	9

1.0 Introduction

The Regulation Redesign project is a major review of the City of Vancouver's land use regulations and policies and is a corporate priority in the City's Corporate Plan (Goal 1C – Excellent Service). It will review and revise the City's regulatory framework including regulations, land use policies and guidelines, and online tools in order to improve processes.

As the City of Vancouver's development regulations have expanded and changed to address priorities and issues, they have become progressively complex and difficult to understand and navigate. A key issue identified through consultation on the issues related to land use regulations was that the Zoning and Development By-law is challenging to use and understand.

This report focuses on best practices for user-friendly formats that present zoning regulations in a more straightforward, efficient and intuitive way. It also looks at emerging trends in web-based digital zoning information. This research will be used to inform the Regulation Redesign work to update the City's zoning regulations to be more predictable, understandable and easy to find and use and to improve how information is made available online.

2.0 Best Practice Research Topics

The zoning by-laws of 22 jurisdictions were reviewed (see Table 1). These included municipalities in Canada and USA that have updated and reformatted their zoning by-laws to reduce repetition, address inconsistency of regulations, simplify language, and use graphics to help explain more complex regulations. Some of these cities have also developed interactive zoning tools online to provide easy access to land use regulations and policies.

Table 1 - Jurisdictions Researched

JURISDICTION	POPULATION	SIZE (in sq. km)	REVIEW TIMELINE
Vancouver	631,486	115	2018 – TBD
METRO VANCOUVER REGIONAL DISTRICT			
Burnaby	223,218	99	N/A*
Coquitlam	126,456	122	N/A
Delta	102,240	180	2014 – 2018
New Westminster	70,996	15.63	N/A
North Vancouver (City)	52,898	12	N/A
North Vancouver (District)	85,935	161	N/A
Surrey	517,887	316	N/A
West Vancouver	42,473	87	N/A
CANADA			
East Gwillimbury, Ontario	23,991	245	2015 – 2018

Markham, Ontario	328,966	212	2013 –
Mississauga, Ontario	726,359	292	2003-2007
Oakville, Ontario	193,832	139	2011 – 2014
Vaughan, Ontario	314,951	273	2017 –
Victoria, British Columbia	84,289	19	2014 – 2018**
Winnipeg, Manitoba	705,244	464	2004 – 2007
USA			
Columbia, South Carolina	134,309	349	2014 –
LA, California	3.8 million	1214	2013 – 2019
Miami, Florida	453,579	143	2005 – 2009
Montgomery, Maryland	1.005 million	359	2008 – 2014
New York, New York	8.5 million	784	1961 – ***
Portland, Oregon	639,863	376	2014 – 2018
Prince George's County, Maryland	912,756	1292	2014 – 2018

*N/A - these cities have not reformatted their by-laws, but were reviewed to learn about their current format.

**Zoning By-law 2018 (19-072) for City of Victoria Downtown Core Area only.

***The 1961 Zoning Resolution is a blueprint for the development of NYC that has undergone a continuous evolution, and will continue to change and evolve as the city confronts new challenges.

2.1 Structure, Format and Layout

The section reviews best practices on the structure, format and layout of zoning by-laws to guide the reformatting of the Vancouver's Zoning and Development By-law.

2.1.1 Use of Tables

Many municipalities have started to re-organize their zoning regulations into table format and matrices so the regulations can be more easily found and interpreted by the broadest possible audience. In some instances written provisions have been entirely replaced with tables. This format is a powerful way of clarifying and simplifying information as it helps to present information a clear and succinct manner and allows for easy comparison across zones.

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Exterior Side Yard	Minimum Required Interior Side Yard	Minimum Required Rear Yard	Maximum Lot Coverage	Maximum Height
Zone A	n/a	30.0 m	15.0 m	15.0 m	3.0 m	12.0 m	n/a	n/a
Zone B	4,000.0 m ²	45.0 m	15.0 m	15.0 m	3.0 m	12.0 m	n/a	12.0 m
Zone C	4,000.0 m ²	30.0 m	20.0 m	20.0 m	10.0 m	15.0 m	50%	12.0 m

Example table of uses from East Gwillimbury, Ontario

6.1 Permitted Uses

A) Uses permitted in the Residential Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 6.1.1, below.

Table 6.1.1: Permitted Uses in the Residential Zones

	Residential Zone 1	Residential Zone 2	Residential Zone 3	Residential Zone 4
	R1	R2	R3	R4
RESIDENTIAL USE				
Apartment dwelling		✓	✓	✓
Detached dwelling	✓	✓	✓	
Dormitory				✓
Live-work dwelling			✓	✓
Long term care facility	✓	✓	✓	✓
Retirement home	✓	✓	✓	
Semi-detached dwelling	✓	✓	✓	✓
Townhouse dwelling		✓	✓	✓
ACCESSORY RESIDENTIAL USES				
Accessory dwelling (1)	✓	✓	✓	✓
Bed and breakfast	✓	✓	✓	✓
Home occupation	✓	✓	✓	✓
Lodging house (1)(2)	✓	✓	✓	✓
Private home day care (1)	✓	✓	✓	✓

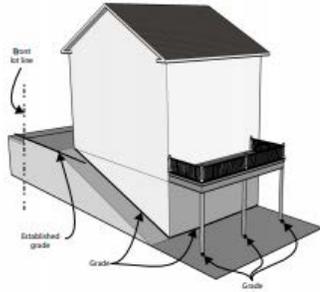
Example table of uses from Vaughan, Ontario

2.1.2 Use of Graphics and Simpler Language

Another change some cities have implemented to make zoning regulations easier to understand and interpret is to replace legalistic language with more simple text. For example, the definition sections of many zoning by-laws have been updated to use plain language to improve readability. To further clarify the text, some definitions are accompanied by graphics, as demonstrated in the example below from Oakville, Ontario.

When organizing regulations into tables many cities have left margin space for the inclusion of graphics, such as illustrations, figures, photos, and diagrams to support regulatory text and assist with the interpretation of complex concepts. The illustrations in the margins are typically not an official part of the zoning regulations and can be updated as necessary to convey information.

Gatehouse	means a <i>building or structure</i> for the purpose of controlling access to a <i>lot</i> .
Golf Course	means a public or private area operated for the purpose of playing golf, and includes a par 3 <i>golf course</i> , golf driving range, club house, and other <i>buildings and structures</i> devoted to the maintenance and operation of the <i>golf course</i> .
Grade	means the average level of proposed or finished ground adjoining a <i>building or structure</i> at all exterior walls.
Grade, Established	means the grade elevation measured at: a) The centre point of the <i>front lot line</i> for <i>interior lots</i> ; and, b) The average of the centre points of each <i>lot line</i> abutting a <i>road</i> for <i>corner lots, through lots, and through corner lots</i> .
H	



Grade and established grade. The Town's definition of "grade" is mirrored upon the definition in the Ontario Building Code.

Definitions section from Oakville, Ontario

Examples: Use of Graphics con't...

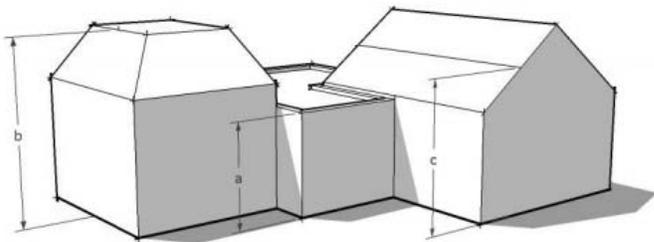
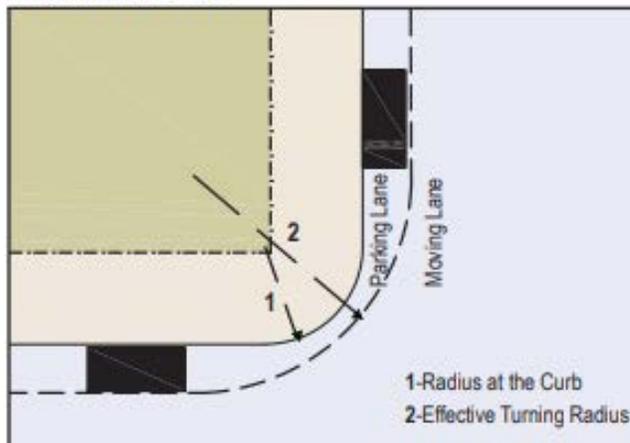


Illustration 1: Building Height
Height (a) indicates measurement for flat or shanty roof; height (b) indicates measurement for a mansard roof; and, height (c) indicates measurement for a gable or hipped roof at the mean level between ridge and eave. Overall height for the structure is determined based on the highest of the various measurements - in this case, height (b).

Illustration of building height from Winnipeg, Manitoba

b. TURNING RADIUS



Graphic explaining turning radius from Miami, Florida

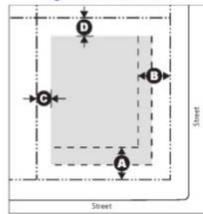
Non-statutory plain language explanations can also help with understanding regulations. For example, in the Oakville, Ontario Zoning By-law includes annotations in the margins that provide supplementary explanatory information, along with graphics and illustrations to help users more easily interpret the technical material. The combination of putting regulations in tables, using more simple language, and including graphics in the margins makes the regulations easier to read and understand.

Mixed Use Zones

zoning by-law text

2. The maximum front and flankage yard shall be 5.0 metres where a dwelling occupies the entire first storey on a lot having lot frontage onto any public road other than Lakeshore Road West, Lakeshore Road East, or Kerr Street, 12015-079.
3. Shall only apply to the first 12.0 metres of building height, measured along the main wall oriented toward the front or flankage lot line.
4. The minimum yard shall be increased to 7.5 metres for that portion of a building greater than 13.5 metres in height.
5. The minimum yard shall be increased to 10.0 metres for that portion of a building greater than 13.5 metres in height.
6.
 - a) The maximum number of storeys shall be 3 and the maximum height shall be 12.0 metres where the lot is adjacent to a lot in any Residential Low (RL) Zone.
 - b) Notwithstanding Section 4.6.4(a), a mechanical penthouse shall not exceed 3.0 metres in height, measured from the top of the roof on which the mechanical penthouse is directly situated, where the lot is adjacent to a lot in any Residential Low (RL) Zone.
7. Any building legally existing on the effective date of this By-law not complying with this provision shall be permitted.

figures/ illustrations



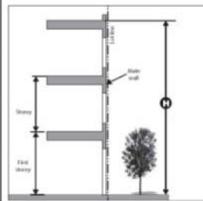
The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed.

margin notes

table: use/ regulations

Table 8.3.2: Regulations for Permitted Detached, Semi-detached, and Townhouse Dwellings

	Detached dwellings	Semi-detached dwellings	Townhouse dwellings
Minimum lot area	As legally existing on the effective date of this By-law		
Minimum lot frontage	As legally existing on the effective date of this By-law		
Minimum front yard	A	As legally existing on the effective date of this By-law less 1.0 metre (1)	
Minimum flankage yard	B	3.0 m	3.0 m
Minimum interior side yard	C	1.2 m	1.2 m (2)
Minimum rear yard	D	7.5 m	7.5 m
Maximum number of storeys	H	3	3
Maximum height	H	12.0 m	12.0 m
Maximum lot coverage for the dwelling	35%	n/a	n/a
Regulations for accessory buildings and structures	Section 6.5 shall apply		



Height is measured to the tallest point of the building.

Zoning regulations and margin notes from Oakville, Ontario

2.1.3 Use of Hyperlinks

Another feature many cities have incorporated to help users more easily navigate their by-laws is the inclusion of hyperlinks in the online documents. These provide links to related regulations and policies so that users can more easily access that information.

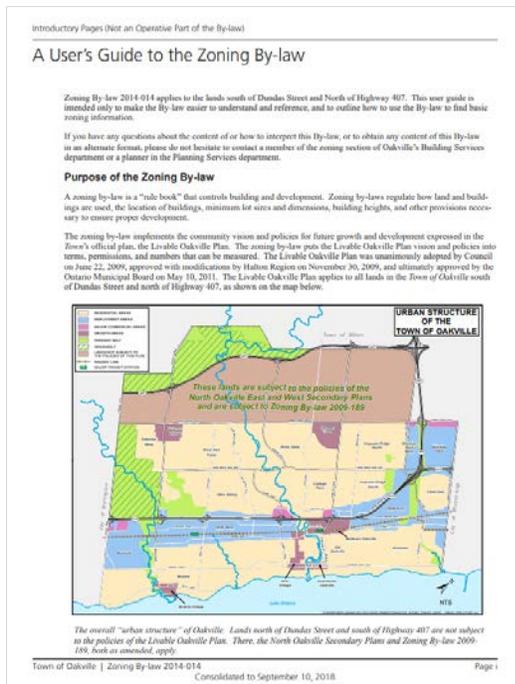
2.1.4 User Guides

Other tools that assist with interpreting regulations are also becoming more common and include the development of user guides and various interpretive aids. Many municipalities have developed user guides to explain the purpose of the zoning by-law and how to find and interpret regulations.

Typically, the user guide does not form part of the by-law. Since it is a non-statutory document, it can be updated and customized as needed to provide pertinent information.

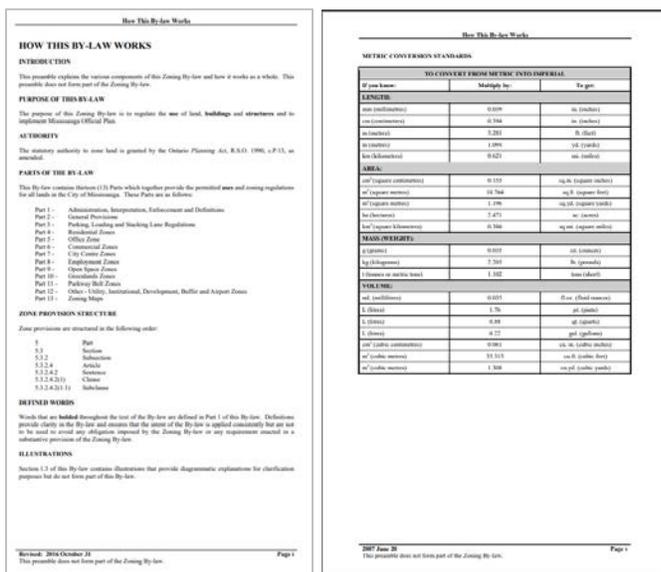
This year, for example, the Department of City Planning in New York published the latest addition of the *New York City Zoning Handbook* (2018). This manual is an explanatory document that contains clear and easy-to-understand explanations of zoning regulations. It also includes a summary of amendments since 2011, when the last handbook was published.

The Town of Oakville's *A User's Guide to the Zoning By-law* (see below) is a 13 page document that provides step by step instruction on how to use the by-law. The guide also contains maps, illustrations and contact information.



Example of a user's guide from Oakville, Ontario

The City of Mississauga Zoning By-law includes a six page non-statutory preamble that provides an overview of the by-law and explains the parts of the by-law processes. For example, this section includes information about permitted uses, how to use tables in the by-law, how to check the zoning of a property and even a metric conversion table for assistance.



Example of a user guide from Mississauga, Ontario

2.1.5. Other Interpretive Aids

Best Practice Research: User-Friendly Organization of Zoning By-laws
February 19, 2019

Other useful tools include online information, like that introduced by the New York City Planning Department in the [Zoning Help Desk's Frequently Asked Questions](#) section on their website. This comprehensive list of common zoning enquires is accompanied by clear, understandable, and thorough answers that include useful links to supplementary information.

Frequently Asked Questions - Zoning Help Desk

What is my zoning?	▼
What can I build under my zoning? How high can I build on my property?	▼
My property has multiple zoning designations – what do I do?	▼
My property used to have a different zoning designation than it does now. Can I build under the old zoning rules?	▼
<p>Generally, no. Any new building permit filed after a zoning change must comply with the zoning regulations that are in place at the time. However, after a zoning change, any legally-built existing building is considered "grandfathered" and is afforded special rights to repair and rebuild in the event of damage or destruction. Please see Article V of the Zoning Resolution for more information on damage and destruction of existing grandfathered (called "<i>non-complying</i>" and "<i>non-conforming</i>") buildings.</p>	
Is there any way to get a variance from the zoning regulations? How do I get one?	▼
What does "as-of-right" mean?	▼
What is Floor Area Ratio (FAR)?	▼
How many apartments can I have on my property?	▼
<p>The number of dwelling units allowed on any given lot is controlled by zoning. (Other</p>	

Zoning FAQs from New York, New York

2.2 Web-based, Dynamic and Interactive Zoning Information

2.2.1 Interactive Zoning By-law

In addition to updating their zoning by-laws to be more user-friendly, many cities are improving how zoning information is provided online, with a focus on making it dynamic and interactive and by structuring web-based information so that it is intuitive and easy to access. This includes providing links to related information and multimedia content.

In jurisdictions where a review of land use regulations has not occurred, such as the City of Vancouver, zoning by-laws are generally available to view online in PDF format. While this form of availability is important, sharing documents that are equipped with hyperlinked features provides users with an interactive experience that is straightforward and convenient.

Mississauga, Ontario, for example, has an interactive online [Zoning By-law](#) complete with pop-up textboxes providing important supplementary information and hyperlinks pointing to specific elements or sections within the document.

Pop up definition and link to illustration

Use table

Column	A	B	C	D	E
Zone	R3	R3	R3	R10	R11
PERMITTED USES					
2.0 RESIDENTIAL					
2.1 Detached Dwelling	✓ (1)	✓ (1)	✓ (1)	✓ (1)	✓ (1)
ZONE REGULATIONS					
MINIMUM LOT AREA					
3.1 Interior lot	470 m ²	340 m ²	381 m ²	297 m ²	
3.2 Corner lot	700 m ²	410 m ²	500 m ²	410 m ²	
MINIMUM LOT FRONTAGE					
4.1 Interior lot	10.0 m	13.0 m	12.0 m	9.75 m	
4.2 Corner lot	23.0 m	18.7 m	18.0 m	13.0 m	
MAXIMUM LOT COVERAGE					
6.0	30% (1) (2) (4)	37% (1) (2) (4)	40% (1) (2) (3) (4)	40% (1) (2) (3) (4)	
MINIMUM FRONT YARD					
8.1 Interior lot	8.0 m (1) (2)	4.5 m (1)	4.5 m (1)	4.5 m (1)	
8.2 Corner lot	7.5 m (1)	4.5 m (1)	4.5 m (1)	4.5 m (1)	
8.3 Front garage face - interior lot	(7)(1)	6.0 m	6.0 m	6.0 m	
8.4 Front garage face - corner lot	(1)	6.0 m	6.0 m	6.0 m	

Interactive Zoning By-law from Mississauga, Ontario

2.2.2 Interactive Zoning Maps

Interactive GIS-based zoning maps are also being used to supplement zoning by-laws by providing spatial zoning and policy information. For example, users are able to quickly and easily access regulatory information about their property, zoning, land use, flood zones, historic areas, and environmental provisions. Links to the relevant sections of the by-law are included within the maps.

City of Miami

Search Select Print Measure

Search Legend Layers Results

1 Selected Feature(s)

Zoom Select Site Address Owner

3750 NW 2 TER MIQUEL A GUTIER

Property Zoning LandUse Flood Links

Districts: HEP

Miami Z1 Zoning(Current):

Zone	Description	Enactment
T-5	Sub-Urban Zone	13114

Area of Specific Designation:

Section	Description	Enactment
None		

Special Area Planning:

Section	Description	Enactment
None		

Established Setbacks:

Section	Description	Area	Sub
None			

Former 11000(Not Valid):

Zone	Description	Enactment
R-1 (OLD)	Single-Family Residential	

Former Overlay Districts:

Section	Description	Enactment
None		

Miami Zoning WebGIS from Miami, Florida



REGULATION REDESIGN PROJECT

Results from the Regulation Redesign Roundtable

Report Prepared by Tarran Consultants | November 2018



TABLE OF CONTENTS

Executive Summary.....1

Results from the Regulation Redesign Roundtable.....3

1.0 Background.....3
1.1 Context/Issue.....3
1.2 Objectives of the Regulation Redesign project.....3
2.0 Purpose of the Roundtable.....3
3.0 Roundtable Methodology.....4
4.0 What We Heard.....5
4.1 Discussion One - Issues Highlights.....5
4.1 Discussion Two - Ideas Highlights.....6
5.0 Conclusion.....7

Appendices.....9

A. Roundtable Agenda.....10
B. Issues by Themes11
C. Ideas by Themes.....14
D. What We Heard - Flipchart and Discussion Card Notes.....17
E. Parking Lot.....46
F. Registrants.....50
G. Staff List.....51

Executive Summary

The City of Vancouver's Corporate Plan 2018 identified Regulation Redesign as a corporate priority to help achieve excellent service. It is a city-wide project to simplify the City's land use regulations, policies, and online tools in order to improve processes.

PURPOSE OF THE ROUNDTABLE

The purpose of this Regulation Redesign Roundtable event was to engage and to listen to a variety of representative constituencies involved in various types of development in Vancouver and who have direct experience with the City's land use regulations (e.g. architects, designers and builders, developers, and space operators/end users including commercial, public and non-profits). This workshop sought input on issues identification and ideas to improve and simplify the land use regulations. This represents one in a series of public engagement events for public inputs into the Regulation Redesign project.

METHODOLOGY

The Roundtable was held on November 28, 2018 at Simon Fraser University (SFU) Harbour Centre, 515 W. Hastings St. from 8:30 am to 12:00 pm. Sixty-eight (68) individuals attended of which approximately 50% were from the construction industry, 25% were from the real estate sector and the remaining 25% were from a variety of other businesses and Business Improvement Areas, the heritage sector, and cultural sector.

WHAT WE HEARD

There were two rounds of table discussions that focused on issues and ideas.

Round One: What are the key issues you have been facing with the City's land use regulations?

During this discussion several key themes emerged including:

- "I can't find the information I need"
- "I can't understand the regulation (or it is confusing)"
- "The rules are being inconsistently interpreted and applied"
- "Information conflicts within bylaws and across regulations/policies"
- "There is over-regulation"
- "There is a need for an organizational culture change"
- "Staff needs more authority and discretion"
- "Roles of advisory committees and the Board of Variance need to be reviewed"

Round Two: If you were the Director of Planning for the day, what would you want to change? What might we not need to regulate? What are your experiences with regulations elsewhere that are effective?

During this discussion several key themes emerged including:

- “Move from regulating to enabling”
- “Simplify regulations and eliminate where possible”
- “Address conflicts within City regulations and with regulations of other jurisdictions”
- “Write regulations in a clear and straight forward manner that minimizes interpretation”
- “Allow for more discretionary decision making by staff and the Director of Planning”
- “Improve digital access to regulations and policy documents”
- “Improve inter-departmental liaison to manage regulation interpretation”



Results from the Regulation Redesign Roundtable

1.0 PROJECT BACKGROUND

The City of Vancouver's Corporate Plan 2018 identified Regulation Redesign as a corporate priority to help achieve excellent service. It is a city-wide project to simplify the City's land use regulations, policies, and online tools in order to improve processes

1.1 CONTEXT/ISSUE

The current Zoning and Development Bylaw was adopted by City Council in 1956. It has been amended extensively but a comprehensive review has never been undertaken. To implement the City's goals and objectives, the Bylaw has grown significantly more complex over the years. Some of the 8,000+ amendments to the original 1956 Bylaw have introduced new terminology or regulations that have resulted in inconsistencies with either other parts of the Bylaw or with other City Bylaws. The growing complexity of the regulations, policies and guidelines has resulted in an increasingly complicated permit review process and longer review times.

1.2 OBJECTIVES OF THE REGULATION REDESIGN PROJECT

- Create user-friendly land use regulations and policies by simplifying and updating regulations and policies (e.g. improving format, using consistent terminology);
- Reconcile competing objectives and conflicts between policies and regulations;
- Streamline application processing by reducing and simplifying regulations;
- Ensure land use regulations and policies advance City policies and priorities; and
- Improve communication and information sharing about regulations, policies and processes.

2.0 PURPOSE OF THE ROUNDTABLE

The purpose of this Regulation Redesign Roundtable event was to engage and to listen to a variety of representative constituencies involved in various types of development in Vancouver and who have direct experience with the City's land use regulations (e.g. architects, designers and builders, developers, and space operators/end users including commercial, public and non-profits). This workshop sought input on issues and ideas to improve and simplify the land use regulations. This represents one in a series of public engagement events for public inputs into the Regulation Redesign project.

3.0 ROUNDTABLE METHODOLOGY

Date: Wednesday, November 28, 2018 | **Time:** 8:30 am to 12:00 pm

Place: Simon Fraser University Harbour Centre, 515 W. Hastings St.

Sixty-eight (68) individuals attended of which approximately 50% were from the construction industry, 25% were from the real estate sector and the remaining 25% were from a variety of other businesses and Business Improvement Areas, the heritage sector, and cultural sector (see Appendix F for full list of registrants). The City sent out notifications of the session to various sectors listed above. Selection was by order of individual response to the notification with an upper limit of 80 participants.

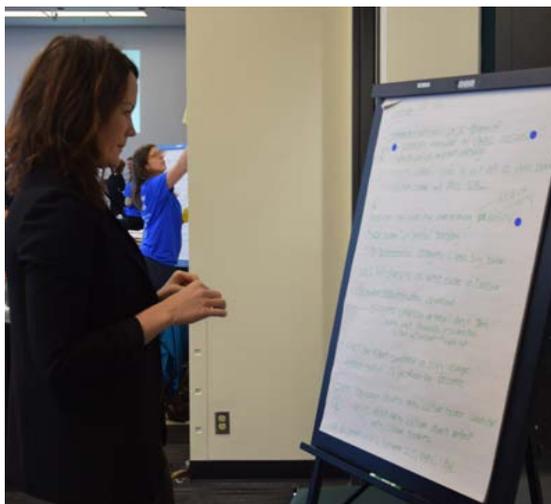
Once attendance was confirmed, twelve discussion tables were pre-selected to ensure a variety of perspectives at each table and a maximum of 6-7 people per table. Each table was hosted by two City staff - a facilitator and note-taker. Other City staff were available to answer any technical questions from participants during their discussions.

There were two rounds of discussions that focused first on issues that participants had with the existing land use regulations and second on ideas that participants had on simplifying the regulations.

At the beginning of each of the discussion participants at each table were asked to write down their issues and ideas for each discussion before the group discussion was started (see Appendix D for these verbatim notes provided as references). All discussions were captured on flip charts (see Appendix D). For the purpose of sharing at the event, each table reported on their top issue and idea based on participants' top 3 choices at their table.

During the table discussions some of the points raised pertained to application processes and specific policy review, which are beyond the scope of the Regulation Redesign project. These discussion points are incorporated into the 'parking lot' notes (see Appendix E). The parking lot notes will be shared with the appropriate project teams and City departments such as Development, Buildings, and Licences Department.

There was a great deal of similarity on issues and ideas discussed. Below is a summary of the discussions.



4.0 WHAT WE HEARD

4.1 DISCUSSION ONE - ISSUES HIGHLIGHTS

What are the key issues you have been facing with the City's land use regulations?

During this discussion several key themes and details emerged including:

"I can't find the information I need"

- Hard to navigate zoning and subdivision parts of VanMaps
- The website information is scattered and a challenge to find relevant information
- No clear point of contact at the City for certain regulations

"I can't understand the regulation (or it is confusing)"

- Clarify what is a policy and what is a guideline
- Definitions of land uses are out of date and do not always recognize modern needs
- Easy-to-understand explanations of what regulations apply are not available to either staff or the public

"The rules are being inconsistently interpreted and applied"

- There is inconsistency of advice on development potential and regulation interpretation from staff
- Challenging to identify which policy takes precedent when several may apply
- Inconsistency between regulations and application of policy
- 'Unwritten' rules keep changing from project to project through change/loss of staff

"Information conflicts within bylaws and across regulations/policies"

- Conflicting policies within the City when policy and regulations have conflicting goals
- Rate of new guidelines and policies introduced adds to conflicts
- Inconsistencies between department policies (e.g. Planning, Parks, Engineering)
- Definitions need to align with provincial and federal laws and regulations
- Conflicts between contemporary building requirements and heritage conservation objectives can lead to work being undertaken without permits
- Affordable housing objective impacted by costly requirements such as parking

"There is over regulation"

- Regulations are implemented too quickly without an understanding of cost implications
- Additional hurdles for heritage sites impede renovation/retention
- Requirements for renovations are often harder than for new build commercial and residential projects

"There is a need for an organizational cultural change"

- Seems a lack of a collaborative approach between City and development community
- Staff don't fully understand the implications of delays such as holding costs
- Over administration is expensive, complicated and time consuming

"Staff needs more authority and discretion"

- Conditional approval requirements open up too much for negotiation
- Not enough authority given to planners

“Roles of advisory committees and the Board of Variance need to be reviewed”

- Heritage Commission does not have input on significant heritage issues
- Going to the UDP as a standard process is unnecessary
- The role of the Board of Variance (BoV) is unclear

4.2 DISCUSSION TWO - IDEAS HIGHLIGHTS

If you were the Director of Planning for the day, what would you want to change?

What might we not need to regulate?

What are your experiences with regulations elsewhere that are effective?

During this discussion several key themes emerged including:

“Move from regulating to enabling”

- Develop more of a partner model with more collaboration for development projects
- Focus regulations on what makes a project safe, green, affordable, equitable and recognizes City priorities
- Base regulations on best practices
- Use incentives instead of ‘sticks’
- Use performance points and facilitate performance based on outcomes to foster creativity
- Give more weight to professional sign-off from engineers and architects

“Simplify regulations and eliminate them where possible”

- Eliminate zoning and replace with comprehensive plans and pre-zoned areas
- Have base guidelines and let market innovate
- Less design control for 3-storey developments
- Make it easier to build new models for sharing community living
- Reduce the number of zones and apply them city-wide
- Increase flexibility in all zones to encourage creativity and be less prescriptive
- Focus on the building envelope and not what happens inside it
- Allow for diverse uses in zones for evolution of jobs and communities
- Tree management plan and bylaw needs to be reviewed
- More clarity on the application of the urban forestry policy and tree retention
- Consider a plan for new tree planting as well as retention

“Address conflicts within City regulations and with regulations of other jurisdictions”

- Resolve where logic and code (regulation) don’t meet
- Remove contradictory policies
- Ensure regulations align with City goals

“Write regulations in a clear and straight forward manner that minimizes interpretation”

- Clarify intent of requirements/regulations and evaluate against city priorities
- State the broad objectives of the regulation and give flexibility on how to achieve them.
- More clarity around Community Amenity Contribution for applicants and the Arts and Cultural organizations
- Simplify the Downtown District maps

“Allow for more discretionary decision making by staff and the Director of Planning”

- Policies need to give more discretion to staff and the authority to use it
- More staff discretion to reduce dependence on the Board of Variance

“Improve digital access to regulations and policy documents”

- Clean up and edit the website
- Simplify access to the website
- Use GIS to identify zoning and related documents
- Share examples on the website of how previous projects were successful

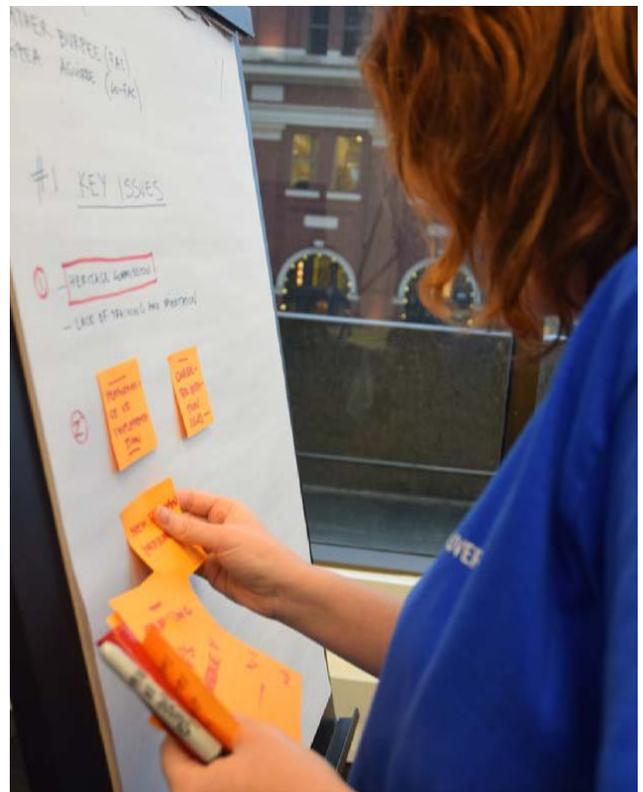
“Improve regulation implementation and inter-departmental liaison”

- Retain institutional knowledge by increasing staff sharing of information, experience and knowledge
- More cross-pollination across departments
- Integrate the Building Department with the Planning Department
- A more transparent organizational structure and staff contact information
- An ongoing review group to keep regulations and policies current
- Include a wide range of stakeholder consultation in development of new regulations and policy

5.0 CONCLUSION

This report documents the key issues and ideas discussed at the Regulation Redesign Roundtable event held in November 2018. The report will inform the staff team’s work heading into Phase 2 of the project. It will be available on the project webpage (vancouver.ca/regredesign). Please visit the project webpage for ongoing opportunities to engage and stay up-to-date on the project.





Appendices

A. Roundtable Agenda

November 28, 2018, 8:30am-12:00pm
SFU Harbour Centre, 515 W. Hastings St, Room 1400 (Segal room)

Agenda:

8:30 am	Breakfast
9:00 am	Welcome + program presentation
9:30 am	Discussion 1: Issue Identification
10:30 am	Break
10:40 am	Discussion 2: Ideas to Improve
11:40 am	Closing remarks
12:00 pm	End

B. Issues by Themes

Discussion question: What are the key issues you have been facing with the City's land use regulations?

1. "I can't find the information I need"

- Info is hard to find
- How to find out and keep track of changes
- Website: information is scattered, has too much info, is a challenge to find relevant info; Clean up and edit website - make information easy to access
- Hard to navigate zoning and subdivision part of VanMaps
- No clear point of contact at the City for certain regulations
- Better communication of what we can build and what targets are
- Difficult to gather all info during property acquisition stage
- More clarity around Community Amenity Contribution: who do they go to? how are they developed?
- Unknown fees

2. "I can't understand the regulation" (or it is confusing)

- Regulations are rules require experts to understand, need to be accessible to non-experts
- Definitions of land uses are out of date; zoning is archaic and does not recognize modern needs
- Objectives of the rules are unclear
- Clarify what is a policy and what is a guideline
- Easy to understand explanations of what regulations or requirements should apply are not available to both staff and the public
- Examples of confusing regulations:
 - FSR (Floor Space Ratio) interpretation and exclusions could be worded better
 - Horizontal angle of daylight (explain intent)
 - No doors on side yard (explain intent, eg. because secondary suites)
 - Resolve Where logic and building code don't meet
 - How to deal with significant trees and which take priority
 - Regulations about arts & culture don't reflect arts & culture spaces
 - Patios for pubs: in general unclear design parameters, slow process, too many "experts involved"
 - Fee simple ownership (shared party wall): lack of clarity to achieve
 - Regulations for art production

3. "The rules are being inconsistently interpreted and applied"

- Inconsistency between regulations
- Inconsistent application of policy, eg. design standards
- Inconsistency of advice on development potential from staff
- Challenge identifying which policy takes precedent when many apply
- Multiple policies & guidelines - Inconsistent eg. setbacks, form of development
- Unwritten rules - these rules keep changing from project to project (change/loss of staff) (FSR, roof deck)
- Regulations are often not transparent
- Lack of capacity on interpretation
- Administrative bulletins and regulations issued too quickly and staff have not thought through implementation

4. “Information conflicts within bylaws and across regulations/policies”

- Conflicting policies within the City; policy and regulations have conflicting goals
- Rate of new guidelines and policies introduced adds to conflict
- City’s performance objectives and implementation policies conflict
- Not useful to discuss regulations if key priorities are unclear/conflicting
- Competing regulations: disconnected from outcomes and inconsistent hierarchy
- Land use regulations have no collective overarching policy and lack of clarity
- Design guidelines out of date and not connected with current city building goals
- Zoning regulations too specific
- Developments abandoned due to the complexity of rules
- Inconsistencies between departments (e.g. Planning, Parks, Engineering): get stuck or siloed
- Definitions need to align with Provincial and Federal laws and regulations
- Examples:
 - Planning unaware of Vancouver Building Bylaw issues which could impact design
 - For Single lot development (inside lot), often conflict in planning policies, e.g. Official Community Plan and existing zoning
 - Competing priorities: view cones, shadowing, etc. reduces buildable floor area; Need process to resolve (e.g. ranked list)
 - Sloping sites (lack of flexibility, conflict with height limits)
 - Having affordable housing as an objective but implementing parking requirements that increase cost of units (should not require parking for affordable house developments or developments near transit)
 - Housing Vancouver vs Zoning and Development Bylaw
 - Zoning versus community plans
 - Conflict between contemporary building requirements and heritage conservation objectives; leads to work without permit
 - Character homes vs duplex policies
 - No alignment of arts and culture between the Zoning and Development Bylaw, Vancouver Building Bylaw and the Licence Bylaw
 - Green building goal and building goals conflict. No priority
 - Vancouver Building Bylaw conflicts with City goals like heritage retention
 - Delays due to other bodies like BC Hydro; requirements are at odds with city bylaws
 - Passive house being pushed but results in box form, which results in shadowing, massing, adds to bottom line as market wants larger doors and windows

5. “There is over regulation”

- Rigid application of ALL the rules (eg. FSR)
- Don’t make one standard and apply to all projects, e.g. ventilation
- Don’t regulate small things like decks, back door or light wells
- ‘Boxes’ created: No room for innovation
- Hard to repeat projects, use precedent, or design models
- Renovations need to be easier than new build for commercial and residential projects; Requirements applied during ‘change of use’ are onerous, many requirements triggered
- Building bylaws not flexible for renovations (eg. heritage projects, energy efficiency upgrades, 4” sprinklers for artist production space)
- Takes time/approval to achieve relaxation (going up the chain)
- Multiple permits required for small or temporary things, like patios with liquor service and events
- Outright projects lost in complexity (e.g. Laneway Houses: 6-8 months to process)
- Low density - regulatory minefields (consolidate Residential zones)
- Additional hurdles for heritage sites
- Regulations require specific green building approach [but over time that approach] becomes outdated or changed midstream
- Confusing with when to incorporate new policies into on-stream applications eg. Broadway/Cambie

corridor plan is being distributed but no one knows what to do with it

- Regulations are implemented too quickly without an understanding of cost impacts/implications (e.g. new West End Plan 'trumps' district schedule)
- Tree regulations are onerous, requirement process not effective, lacks flexibility for varying building footprints; trees shut down projects or sometimes it is not realistic to design around trees
- Over-regulating roof deck covers
- Requiring windows for all bedrooms - inboard bedrooms
- Conflicting policies within the City:
 - Too many zones/sub-zones - some difficult to interpret - need to reduce # of zones
- Get rid of guidelines and regs about building materials (e.g. RS-5 and 6) let designers decide:
 - Yes there will be good and bad design, but there already is

6. "There is a need for an organizational culture change"

- The City [needs] to have an attitude of expediting process, of "getting things done", attention to urgency of timelines for applicants, and to move to a "yes" based process
- Develop a more collaborative approach between City and development community
- Staff not clear on the implications of delays, e.g. holding costs: Vancouver addicted to dragging out process which takes way too long
- Over-administration: expensive, complicated, time consuming
- Can we reach a point where regulation can be self-administered, with teeth
- City doesn't trust experts

7. "Staff need more authority and discretion"

- Need boundaries that staff and industry can understand
- Other jurisdictions give much more authority to their planners (Best practices in New Westminster and Sunshine Coast)
- Staff empowerment to incorporate bylaws, take action
- Conditionality opens up too much for negotiation
- Too much Director of Planning discretion lately - adds uncertainty and time to process

8. "Roles of advisory committees and the Board of Variance need to be reviewed"

- Advisory bodies do not have expertise

8.1. Heritage Committees and Commission

- Projects that go to Gastown Historic Area Planning Committee and Chinatown Historic Area Planning Committee don't go to Heritage Commission - is embarrassing
- Heritage Commission does not have input on significant heritage issues
- Combine heritage advisory groups into one committee (have reps from GHAPC and CHAPC on Heritage Committee), and hold meetings in pm rather than am to make it easier to recruit members

8.2. Urban Design Panel

- Maybe out of touch with economics of a development, as cost impact may be large
- Don't make Urban Design Panel a standard process; only send projects that require additional design review

8.3. Board of Variance

- Role of Board of Variance?
- Appeal process for issues would help with the interpretation of issues along with promoting accountability

C. Ideas by Themes

Discussion questions: “If you were the Director of Planning for the day, what would you want to change? What might we not need to regulate? What are your experiences with regulations elsewhere that are effective?”

1. “Move from regulating to enabling”

- Develop partner model for development and City:
 - More collaborative approach
 - Clear, consistent advice
 - Take more responsibility

- Complete re-design:
 - Simplify
 - Focus on Safe, green, affordable, equitable
 - Recognize City priorities
 - Base on best practices

- Change dynamic from regulate to enable:
 - Use ‘incentives’ instead of ‘sticks’: move from no to yes
 - Use performance points
 - Facilitate performance-based outcomes to foster creativity and innovation to require complex goals /interests to be met in synergistic ways

- Flip the process around: rather than try to preserve everything, approach it as what must be kept
- Take lessons from other cities: Be Proactive about adapting ready-made solutions
- Eliminate rezoning and replace with comprehensive plans with pre-zoned areas
- Plan for longer term than life a building
- Create a citywide Official Community Plan, one that looks 100 years out with time-based implementation
- Update community plans
- Update Vancouver Charter

2. “Simplify regulations and eliminate them where possible”

- Apply more “umbrella” [land] uses
- In-board bedrooms: Allow bedrooms without windows
- Basement and rental suites
- Height
- Waive seismic upgrades for properties slated for demolition
- Don’t regulate parking
- Repeal RS-1 zoning
- Delete RS Guidelines
- Eliminate rezoning and have Comprehensive plan with pre-zoned areas
- Allow outright approval for projects smaller (less than 4-stories)
- Have pre-approved plans. Best practice: Kelowna
- Have base guidelines and let market innovate
- Don’t regulate activities in a building or a specific use; just impacts or interactions between uses
- Make renovations easier
- Overemphasis on neighbourliness: Area will be up-zoned in the future; should not design for transition to single-family houses; stepping back of building = fewer units, less sustainable
- Less emphasis on FSR [Floor Space Ratio] (and focus on affordability and sustainability)
- Make it easier to build new models for sharing of community living
- More flexible uses (shared spaces)
- Less design oversight (from staff)

- [Reduce regulations on] view corridors
- Over-regulating roof deck covers, patio size
- Less design controls for 3-storey developments
- Should not require parking for affordable house developments or developments near transit
- Focus on fixing policies that meet future needs eg. High Density Guidelines for Children and Families
- Allow more flexibility with height and FSR for rooftop patios, decks and other amenities

2.1. Zoning Regulations

- Reduce number of zoning districts and apply city-wide
- Reduce the zones and increase variance
- Increase flexibility in all zones to encourage creativity
- Allow for diverse uses in zones for evolution of jobs and communities
- Have one C-2 zone not multiple commercial zones
- Single duplex zone for all 'residential' zoning in city
- Move away from multiple RS and RT zones
- Why one-off zoning with CD-1?

2.2. Floor area and height regulations

- Be less prescriptiveness
- Simplify FSR regulations so development potential is clearer
- Determine building envelope and not regulate what happens inside it.
- Exempt loading [space] from floor space ratio Loading corridors to be FSR exempt
- Best practices: West Vancouver, Victoria, Langley, Penticton

2.3. Tree regulations

- Tree management plan and bylaw needs to be reviewed.
- Categorize trees into good trees to keep and bad to remove
- More flexibility
- Relax requirements for trees that need to be kept
- Consider a plan for new tree planting, rather than just tree retention
- Application of urban forestry policy needs clarity on tree retention

3. "Address conflicts within City regulations and with regulations of other jurisdictions"

- Resolve where logic and code don't meet
- Remove contradictory policies
- Definitions need to align with provincial and federal laws and regulations
- Ensure regulations align with city goals

4. "Write regulations in a clear and straight forward manner that minimizes interpretation"

- Write it so we don't need to interpret it
- Clarify intent of requirements (e.g. for Horizontal angle of daylight, no doors on side yard because no secondary suites)
- Identify intent of Policy/regulation then evaluate against City priorities
- Simplify Downtown District (DD) maps
- Guidelines on parking layout
- More clarity around Community Amenity Contributions for applicants and Arts and Cultural organizations
- Clarify what is allowed on lanes with fire/garbage services
- Clear regulations and objectives: State broad objectives and give flexibility on how it can be achieved (district energy and passive house)
- Overlay community plans in zoning - so don't need rezoning

5. “Allow more discretionary decision making by staff and the Director of Planning”

- Want flexibility but also certainty. How to balance outright (rigid) and discretion (can take too long)
- More discretion for Director of Planning
- Increase willingness to use discretion for staff/Director
- Other jurisdictions give much more authority to their planners. Best practices: Westminster and Sunshine Coast
- Policy needed to give staff discretions
- New Staff empowerment to incorporate bylaws, take action
- Discretionary decisions that go to the Board of Variance should be made by planning staff
- Less dependence on the Board of Variance
- Give more weight to professional sign-offs (engineers/architects)
- Have sustainability and energy requirements determined by a professional

6. “Improve digital access to regulations and policy documents”

- Clean up and edit website, simplify access
- Use GIS to identify zoning and related documents
- Transparency; Share examples of how other projects were successful
- Best practice: Surrey
- Publish data on expected building capacity vs target

7. “Improve regulation implementation and inter-departmental liaison”

- Retain institutional knowledge: staff need to share info and knowledge
- More cross-pollination across departments at city
- Clear/transparent organizational structure and contact info for staff made available to the public
- Ongoing review group to keep regulations and policies current
- Include a wide range of consultation including stakeholders (open houses)
- Integrating building into planning

D. What We Heard - Flipchart and Discussion Card Notes

TABLE 1 - KEY ISSUES

Flip Chart:

- Policy vs guideline (what are they, how are they applied)
- Difficult to gather all info during property acquisition stage (rules and regulations that apply to zones)
- Appears to be a disconnect between departments
- Clear/consistent direction regarding regulations during permitting
- Multiple review process yet decision still not clear
- Conflict within written direction (prior-to's not clear)
- Consistency to occupancy
- Reign in process back to basics:*
 - Pre-application
 - Inquiries
 - Zoning applications
 - Development permit applications
- At intake, the ability to table ideas/variances that meet corporate direction, to be delivered by professional that can be articulate ideas and get direction to proceed*
- Nexus pass!*

Discussion Cards (for reference):

- Duration of processing time before comments received
- Length of time to set up an internal meeting or required to line up and wait
- Varying reviewers will provide different responses and additions documentation to be required
- Appears to be a disconnect between departments (planning, engineering and sewer)
- Requirements of variance requested not clear, seems to change
- Too many and often conflicting
- No/little room for creativity for public benefit or sustainability and common sense
- Inconsistent application by city staff and changes late in the process
- Checklist for standard projects
- Difficulty in gathering all the applicable regulations and guidelines etc. that impact a site
- Some regulations are too prescriptive eg. zones with FSR & UPA
- Update heritage list
- Long wait times for building development permits – financial implications
- Polarizing viewpoints (from extreme ends) holding too much sway in public debate
- Too little in way of incentive to encourage green or EE [energy efficient] development
- Housing inventory change unaffordability issues; we need more styles of smaller housing units.
- Unwritten rules - these rules keep changing from project to project (insecurity of staff)
- Checklist for applicants vs checklist for staff
- Regulations by staff not correctly addressed
- Consistency and inconsistency of city staff (continue throughout process and project)
- Bulletins quickly issued, but city staff has not thought to follow through

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the “Parking Lot” and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

TABLE 1 - IDEAS

Flip Chart

- Does this policy bring me joy! If not then throw it out!
- Access to staff in person/multiple disciplines at the table*
- Much simpler rezoning application requirements in other jurisdictions
- Escalate projects that promote key city policy:
 - Direction with benchmark dates with approvals
- Prioritize without realizing other applications - Rental housing vs market...community benefits
- Planners need to be planners*
- Update community plans
- Find a way to retain staff - continuity/consistency*
- Staff need to be able to balance community interests with large city planning goals
- Don't regulate parking
- Increase flexibility in all zones

Discussion Cards (for reference):

- Maintaining staff - allows more familiarity with policies and bylaws
- For existing dwelling allow for targeted repairs that comply with best practices understanding there may be a slight difference in aesthetics
- Empower staff to make decisions and use of them
- Holland and Amsterdam RFP land to bidder but not a \$, public benefit, sustainability, best use.
- Back common sense, simplify the process
- Create a citywide OCP
- Capturing City objective for each area
- Create increased flexibility in all zones and simpler zoning regulations to encourage creativity
- Empower staff to make design decisions
- No need to regulate parking
- Live/work facilitating development
- Empower project architect, planners and energy advisors to mediate between the city and property owners during the entire development process
- Require performance-based development rather than perceptible to foster creativity and innovation to require complex goals /interests to be met in synergistic ways
- Accelerate development for missing middle and climate change
- Masterplan? Process? Continuity?
- Bigger picture
- Planning department double in size

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

TABLE 2 - KEY ISSUES

Flip Chart:

- Character Merit:*
 - No incentive for post-1940 buildings which have character
 - Cambie corridor character homes lost, yet single-family dwelling character retention cumbersome
- Heritage:*
 - No incentive*
 - Heritage Density Transfer bank*
- Single lot development (inside lot):
 - Conflict in planning policies
 - Avoid rezoning & selling the lot
 - Official Community Plan & existing zoning conflict
 - Parking challenge like parking elevator*
 - Reduce parking regulation with car sharing and bikes*
 - Different or innovative subsections for engineering*
 - Guidelines on parking layout*
- Multiple policies & guidelines:
 - Inconsistent eg. setbacks, form of development
 - The inconsistency of advice
- Letter of inquiry:*
 - Drastic cost increase to project due to insufficient advice on identified issues eg parking, trees, density*
 - Simplification of process*
 - Improve advice on identified issues eg parking, trees, density*
- Tree retention for new development:
 - Sometimes unrealistic to design around tree and time length from City staff to provide guidance
 - All design issues for new proposals should be identified by staff prior to application stage
- Better liaison between inspections and Project Coordinators:*
 - Inspectors may require many drawings*
 - Better access needed to city staff and various departments to resolve issues quicker*
 - Quicker timeline needed for setting meetings with staff
 - Staff interaction and feedback to customers lacking*
- Prior- to review by staff:*
 - Too long and uncertain
 - Tracking helpful
- Urban Design Panel:
 - Maybe out of touch with economics of a development
 - Cost impact may be large
 - Design issues and materials should be resolved prior to Urban Design Panel to avoid multiple Urban Design Panel reviews*
- FSR - 1 & 2 FD [Family Dwelling]
 - Zoning regulations not tested for new duplex provision in bylaw
 - Different scenarios should be separated by word "or"
 - Secondary suites - Min & max 400 sq.ft

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Complex regulations:
 - RM Zones
 - Calculations of density
 - Inconsistency in interpretations due to high turnover of staff
 - More flexibility and clarity needed
- Regulation Transparency:
 - Hidden policies not available to the public
 - Update website to improve regulation clarity with diagrams
 - Information requirements: has increased for DP applications - eg, Hydro geological report
 - Provision of list of requirements helpful at pre-application stage

Discussion Cards (for reference):

- Regulations are often not transparent and are not being consistently interpreted and applied by the city staff
- There are often situations where regulations are too onerous for a particular situation and City staff are not equipped to deal with issues outside of the box
- Character merit (cut off at 1940?)
- Multiple policies and guidelines (sometimes up to 10)
- Inconsistency within bylaws, policy, and guidelines
- Requiring more information at early stages of planning
- Process - after prior-to re-submission takes 6-8 months to get DP issued
- Intake times 6-8 weeks out
- Trees
- Review dates
- Communication protocol
- Heritage
- Development and parking regulations
- Late introduction of planning requirements in development
- Trees
- Staff variations of advice
- Inconsistent application of bylaws

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the “Parking Lot” and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

TABLE 2 - IDEAS

Flip Chart:

- Guideline Documents:
 - Low quality of images on old guidelines
 - Some photos out of date
 - Better linkage required between regulations and guidelines
- Remove RS guidelines:
 - Materials, roof slopes unnecessary
 - Removal could provide more flexibility
 - Limit regulations to essentials eg. FSR (Floor Space Ratio), height
 - Make regulations less prescriptive
 - Roof forms geared to single-family dwelling
 - Should not be regulated
 - Use performance points methods for roofs
- City-initiated rezoning:
 - Better than single site rezoning
- Downtown District (DD) zone:
 - Simplify, esp map showing for density and height
 - Need for concurrent rezoning & development permit process*
- FSR - 1 & 2 FD
- Zoning regulations not tested for new duplex provisions in Bylaws

Discussion Cards (for reference):

- City zoning based on city priorities
- Introduce a trackable process with estimated timeline for each portion of review
- Clean up and edit website
- Clarify what is a policy and what is a guideline
- Make existing policies more transparent to ensure they are applied
- More performances based regulations
- Processing time! Intake meeting 6-8 weeks
- City Initiated rezoning
- Guidelines too prescriptive
- Simplify DD - Maps too complicated areas are different on different maps
- Feedback loop, appeal process for issues would help
- Remove SF zones
- Form and character only - no design guidelines on SF neighbourhoods, NO DP requirements
- Have all documents run through OCP
- Checklists needed
- Port Moody has a nice clear diagram for each zone

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

TABLE 3 - KEY ISSUES

Flip Chart:

- Stratas vs small projects - over-regulated for scale of projects
- Existing non-conforming - lack of clarity how to proceed
- Temporary events - too complex many departments*
- Competing regulations - disconnected from defined outcomes - Hierarchy not consistent
- Archaic zoning - not recognizing modern needs
- Laneway Houses - 15 hours no 50 hours to designs - 6-8 hours to process
- Holding costs affected - staff not clear of implication of delays*
- More flexible uses - shared spaces
- More live/work opportunities*
- Developments abandoned due to complexity of rules
- Benefits to the city lost
- Objectives of rules unclear
- Boxes created- no room for innovation
- Rigid application of all the rules
- Outright projects lost in complexity

Discussion Cards (for reference):

- Zoning doesn't reflect the 21st century
- Industrial very different these days
- Business licenses
- Solar panels
- Too slow, too complicated, not transparent, too costly
- Impact on public events and arts and culture
- Hotel land use
- Performance-based outcomes
- Not clear how to determine grade in calculating building heights
- The concept of adhering to neighbourhood character is different
- Lack of clarity with regards to redevelopment/value-add for existing building
- Difficulties with the certainty of approval for minor renovation projects

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

TABLE 3 - IDEAS

Flip Chart:

- Complete redesign - simple - city properties - regulated - safe, green, affordable, best practices
- Performance-based - outcomes/facilitate - dynamic zoning - prioritize objectives - constantly updated to regulations change - transparent reporting
- Less emphasis on FSR - more on affordability/sustainability*
- Upzoning across the board - more units*
- More outright opportunities - less - rezoning, DCL/CAC (clear explanations)
- Presumptive zoning with clear time limits - UK*
- Transfer of density - more opportunities - NYC*
- Less view corridors - no height restrictions
- Clarify what neighbourhood can comment on - expectations understood*
- Update Vancouver charter
- More online processing - smart technology*
- Less design control for up to 3-storey development
- Encourage more co-op housing
- Other jurisdictions - Copenhagen new land for affordable housing - San Fransisco - innovation zones - Kelowna - pre-approved plans

Discussion Cards (for reference):

- Start over again
- A new way cannot be fix
- Copy global best practices
- Create a city-wide plan
- Performances that reflect land use outcomes
- Clear and transparent reporting is vital
- Less emphasis on FAR and more on metrics of affordability and sustainability
- More co-op housing
- An across the board upzoning
- Estimate height restrictions/simplify view cones

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the “Parking Lot” and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

TABLE 4 - KEY ISSUES

Flip Chart:

- Competing property priorities:
 - View cones, shadowing, etc. Reduces buildable floor area
 - Hard to repeat projects, use precedent, or design models
 - Need process to resolve (e.g. ranked list)
- Over-emphasis on neighbourliness:*
 - Area will be upzoned in the future; shouldn't design for transition to single-family houses*
 - Stepping back of building = fewer units, less sustainable*
- Clarify intents of requirements:
 - eg. Horizontal angle of daylight, no doors on side yard (because secondary suites)
 - Takes time/approval to achieve relaxation (going up the chain)
- Additional hurdles for heritage sites
- Inconsistencies between departments (e.g. Planning, Parks, Engineering)
- Lack of incentives for proper heritage restoration/retrofit*
- Sloping sites - Lack of flexibility, conflict with height limits
- Reduce steps people have to do*
- Can't rely on use of precedent:
 - Policies can be conflicting/inconsistent
 - Staff avoid setting new precedent
- Use of city sidewalks for parking access forbidden*
- Multiple permits required for small things (patio exceeding into sidewalk)
- Delays due to other bodies eg. BC Hydro - adds cost
- Cannot add power poles

Discussion Cards (for reference):

- Structure of bylaws
- Consistency
- Take too long
- Sloping sites
- No single-family
- Competing priorities are ruining new buildings
- Fast track is a nightmare
- Not enough clear communication and transparency between departments. We spend a lot of time debating approaches with each department and 3rd party organizations
- The same process applied regardless of scale
- The city has been a hoarder on regulations over the past 3-4 decades
- Look at other cities - why does Vancouver micromanage its housing
- Simplify policies and regulations
- Lack of coordination between regulations and zoning
- No authority to relax height or unloosing to relax by staff
- Sloping sites
- Multiple permits for simple sites (patios)
- Parking, heritage and process for heritage building is too onerous
- Too many committees deal with heritage

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

TABLE 4 - IDEAS

Flip Chart:

- Remove contradictory policies - Character homes vs duplex policies
- Eliminate rezoning - Comprehensive plan includes pre-zoned areas
- Identify intents of every policy/regulation, then evaluate and prioritizes against city priorities:
 - Affordability, heritage, etc.
- Official Community Plan [should be] looking 100 years out with time-based implementation
- Allow 6-storey projects with zero line lot*
- Allow for zero lot line development if neighbours agree*
- Repeal RS-1 zoning
- Heritage projects have a dedicated staff/streamline process*
- Transparency; share examples of how other projects were successful
- Clarify what is allowed on lanes with fire services, garbage, etc.

Discussion Cards (for reference):

- No parking for rental
- Transit corridor
- Upzoning
- Parking minimums for rental/social
- Prioritize acquiring parkland and transit corridor
- City-wide plan to provide clarity
- Reduce parking in density corridor for rental and affordable housing
- Policy for missing middle
- Focus on planning that extends beyond the life of a building
- Create a city-wide OCP/zoning plan
- All subsequent applications are reviewed by non-political expert panel
- Transparent process by the city
- Coordination of third -party contributions
- Vote on OCP
- Rely on professionals to do the job responsibly

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

TABLE 5 - KEY ISSUES

Flip Chart:

- Conditions and requirements of development permit DP need to be outlined at the start:*
 - Many surprises as the project progresses like structural engineer plans are requested mid-way, but was not required as a condition*
- Tree Bylaw:
 - Needs to be updated “no one wants to touch it”
 - Terminology is confusing on how to deal with significant trees which take priority
 - Should be considered on case-by-case basis as it can delay development
- Conflicting policies within the City:
 - Too many zones/sub-zones - some difficult to interpret - need to reduce # of zones
- Waiting times for intake (development services)*
- Difficulty with accessing City Hall and City staff expertise to address your concerns (both over the phone and coming to City Hall) needs to be a better way to easily find out status of project*
- Need to be a better way to finds out project status/application*
- Can we reach a point where regulation can be self-administered- with teeth*
- The requirements for design rationale in general are redundant/pointless. The regulations already tell applicants what is required*
- The administrative process:*
 - Expensive, complicated, time-consuming*
 - Over-administration*
- Requirements applied during ‘change of use’ become onerous
- Clarity on CAC’s is required- who do they go to and how are developed?
- Confusing with when to incorporate new policies into on-stream applications eg. Broadway/Cambie Corridor Plan is being distributed but no one knows what to do with it
- Need helpline to assist with questions*
- Integrating building into planning
- Hard to navigate zoning/subdivision part of VanMaps
- Abundance of new policies/guidelines are coming on daily - how do we prioritize them:
 - Eg. City-wide plan, accessibility, energy efficient
- Most planning staff are on a reactive basis, rather than addressing policy
- City over-administers - need to be more creative with regulations (too generic)
- Planning doesn’t reflect that well need to give up 2ft from alley for PMT’s:
 - Regulations reflect regulations for PMT’s and BC hydro (City must be aware of whats happening with outside agencies)
- Competing bylaws/priorities
- Will City incorporate “net zero” national policies in its planning?*
- Every project is unique and requires a “human” lens, There needs to be an element of flexibility, rather than adding more and more regulations (at the end of the policy review, how do we still remain human) - need to look case-by-case.
- No one is enforcing landscape regulations- the building inspectors that end up enforcing some of it, but don’t know enough about landscape design rationale- is ineffective, pointless redundant, not necessary - often disregarded by applicants*

Discussion Cards (for reference):

- Prioritizing conflict bylaw, guidelines and policy
- The rate of new guidelines and policies as to conflict
- Conflicting regulations and policies

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the “Parking Lot” and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Outside requirements like BC Hydro
- Wait/lead times to get an intake and other meetings
- Lack of communication with staff
- Permit time was City Hall
- Property taxes escalating due to land values
- Lack of arts and culture
- Hard to navigate policies

TABLE 5 - IDEAS

Flip Chart:

- Tree management plan and bylaw needs to be reviewed:
 - City needs to look at plan for new tree planting, rather than just tree retention
- Access to planner:
 - Other jurisdictions give much more authority to their planners (New West and Sunshine Coast)
- Planner should have more discretions/power- should not always need to go to Director of planning for decisions
- Limiting need for neighbourhood notifications if its “out-right” (can take over a month)*
- Better communication from the City:*
 - City is like a black hole*
 - A solution can be that all emails need to be responded to within “_” hours*
- Definitions need to align with Provincial and Federal laws and regulations
- Staff (planners and project co-coordinators) could dedicate 1 hour a day to responding to applicants re: status and concerns
- Pre-intake process is becoming too onerous:*
 - Time-consuming, need to book with intake coordinate on Monday for 6 weeks from now*
- More staff at building services and longer hours:*
 - Some municipalities have one evening a week with longer hours*
- More clarity around Community Amenity Contribution for applicants and/ Arts & Cultural organizations - Amount of Community Amenity Contribution and transparency on where it's going*
- Possible alternate Community Amenity Contribution currency for non-profit organizations
- More creativity if required
- Email sent to in-take meeting:*
 - No automated response advising that email has been received*
 - Let me know if I'm in the queue*
- Reduce the zones and increase variance:
 - Board authority - too difficult to get something to the variance board
- Needs to be a “helpline” to assist with explaining regulations (more immediate answers with where there is opportunities*
- Waiving seismic upgrades for properties slated for demolition
- Reduce number of zones - over-regulated
- Give more weight to professional sign-off (engineers and architects)
- City needs to accept digital copies/files*
- Intent needs to be clarified
- Also needs to links there to areas of conflict
- Reduce zones - over-regulated
- Retire the landscape design rationale and design rationale - it's redundant

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the “Parking Lot” and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- A flow chart around how application proceed is required*
- City needs to reduce the need for consultants for virtually every city requirement
- Seller of a building should have onus on them to certificate of occupancy at time of sale
- Other places provide bonuses for creativity - Italy \$ high quality retention
- Other municipalities provide better access to staff - less time required at hall

Discussion Cards (for reference):

- Online resource centre with linked regulations, forms and checklists
- Help line for fast feedback
- Improved VBBL presentation which must link all applicable amendments, guidelines and community plans
- Access to the planner
- Guaranteed reply time from staff
- Permit release date guaranteed
- Online update
- Scrap design groups (too many voices)
- Online permit process/schedule
- Dedicated planners
- Scrap design groups
- Scrap neighbourhood notifications
- Engineers over regulated
- More staff at longer hours
- CAC's to be addressed at the beginning of the project
- Have a cultural service staff working in connection with other department
- Wave seismic upgrades on project slated for demo
- CAC's increased predictability
- Process and timing

TABLE 6 - KEY ISSUES

Flip Chart:

- Staff empowerment to interrelate bylaws - take action - enable
- Conditional (amount), opens too much for negotiation (adding conditions, green design)
- Focus on form and character (unit mix and parking can vary)
- Elevations in package requirements (parking designs P.T conditions) Parking review is too early in design process*
- Sustainability and energy REQs by professional
- Building codes compliance drawing requirements overlays not necessary - rely on professional not just structural*
- Unit size for townhouse - building cost doesn't match - can't build
- Can't meet livability regulations in laneways with garage and building code, WC + same with townhomes, SFD
- Green building goals and buildings goals conflict - no priority
- Livability bedroom size - lights - locations - kills affordability

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Trees regulations too restrictive and \$ for land value
- Inconsistent apply thought City
- Amalgamate zones RT/RS, one street across next are not the same
- Write it so we don't need to interpret it - For non-profit and small businesses (uses multiple relevant uses same)
- 8 months for a coffee shop because it was retail - bank = retail = office...spaces uses so similar
- Changes of use small tenant delay marking
- Definitions of use out of date - simplify
- Kitchen ventilation/clear out/12 weeks/vent to street - use mechanical system - hard for tenants to carry out with jr staff
- Production repair/distribution use - pilots are not tested enough
- Places of worship/halls/non-profits land - loss of spaces - kids club, enable the protection of this in bylaw in (CAC) somewhere. Value not in property taxes giving to City regulation in monetary value
- Loading corridor to be FSR exempt
- Digitals drawings*

Discussion Cards (for reference):

- Inconsistent policy regarding the density of rental and marking towers
- Office density
- Planning expecting such as passive housing vs design expectations and code requirements
- Review and approval process
- Conditional zoning - increase the land use outright - limit what can be asked for in conditional zoning
- Stop expanded use of pre-application "free time" Pre-application is taking 2-12 months that don't count and are replacing what used to happen during the application process
- Building bulletin - get released with no industrial consultation
- Reduce use or project spacing CD-1 and adopt more flexible advice to use zoning options
- Increased documentation at rezoning combine with D4
- Paperless
- Sustainability - energy modelling and performance
- Zoning budding duplication - accessibility
- DPB neighbourhood input
- Conflicting bylaws
- Access to info
- Empower staff to problem solve
- Political interference
- Urban design - building code
- Too many bulletins that are hard to understand
- Lack of diagrams to understand basic concepts
- Need to prioritize City objectives
- Lack of updates in the bylaw
- Lack of consistency in what the parts of the permit

TABLE 6 - IDEAS

Flip Chart:

- Have a "service level agreement" to process, step by step, clear and accountable*
- Make renovations easier

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Intent (don't make one SDF and apply to all projects don't affect public realm)
- Abolish UDP or penalty instead of standard process
- Taking outsiders to seriously up flexibility/ innovation with base guidelines and let market innovate. Not realizing to do everything on one site
- Ask council to prioritize policies
- Enable transfer of resources to be applied elsewhere*
- Enable staff mentor/train - think outside the box*
- Micro suites - let people live how they want to live - allow lifestyle choice on livability, rental, size not restricted*
- Make it easy to build new models for sharing of community living
- Illustrated guides to make intent evident
- Adaptability requirements (accessibility) Door swings, 1/2 walls - products not make sense in multiple drawing
- State of California - accessibility apply to all zones/site specific
- Affordability/ sustainability (being displaced) non-profit - part of arts and culture - like small businesses*
- More P.F's
- Regulatory concierge - enable those spaces
- Too many people (staff) get in the way. too many eyes on the project*
 - Especially if priority (everyone tries to help)
 - Right staff in the right roles*
 - Staff with single focused objective in management*
- Cost of permit requirements affect affordability
- Finance and real estate want to own land - procedures make more complicated*
- Change dynamic from regulate to enable (let private pros innovate)
- Archaic ration for package reservation
- Regulations don't allow for creativity but just a minimum so you achieve "basic" products eg. tower podium

Discussion Cards (for reference):

- Simplified-source centre with linked regulations, forms and checklists
- Helpline for fast feedback
- Improved VBBL presentation which must link all applicable amendments, guidelines and community plans
- Access to the planner
- Guaranteed reply time from staff
- Permit release date guaranteed
- Online update
- Scrap design groups (too many voices)
- Online permit process/schedule
- Dedicated planners
- Scrap design groups
- Scrap neighbourhood notifications
- Engineers overregulated
- More staff at longer hours
- CAC's to be addressed at the beginning of the project

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

TABLE 7 - KEY ISSUES

Flip Chart:

- Renovations need to be easier than new build:
 - Both residential and commercial
- Inconsistency between regulations and info hard to find
- Patios for pubs:
 - In general unclear design parameters, slow process, too many “experts” involved
- Building bylaws not flexible for renovations - Also including heritage
- Tree bylaws:
 - Onerous requirements
 - Requirement process not effective
 - Lack of flexibility on varying building footprints
 - Need high bar for “project killing” tree
- Shouldn't be different development permit process for infill development and single lots*
- No clear point of contact at the City for certain regulations
- Energy efficiency upgrades for renos onerous
- Design guidelines out of date and not connected with current city building goals
- Inconsistency between regulations and info is hard to find

Discussion Cards (for reference):

- Trees, too complicated and time-consuming + inflexible
- Redevelopment: building depth, rear yard, site coverage all regulating the same things
- Separate DP with neighbour notification - way too much for a small lot project
- Too precise: too many decimal points!
- Finding the required information/bylaws
- Process and wait-times
- Delays and clarity of bylaws
- Delays between steps - time if money
- Requirements can differ in building permits + delay
- Hiring professionals (expensive) which do not always seem to save time
- Different departments require approvals at different stages eg patios and liquor licenses
- City trees on boulevard can delay/stop a project and using arborist is time and money
- Lack of accommodation of existing conditions in heritage house and buildings
- Retention goals vs feasibility of retaining a building/house at a reasonable cost
- Difficulty and length of time in getting plans approved and lack of consistency in implantation (like inspections)
- VBBL should be available free online to everyone
- Need good framework and guidance with community input
- Inconsistency/conflict in the regulations, bylaws and policy

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the “Parking Lot” and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

TABLE 7 - IDEAS

Flip Chart:

- Simplify tree bylaw and categorize trees into good tree to keep bad tree to remove:
 - More flexibility, relax requirements for trees that need to be kept
 - Need high bar for 'project killing' tree
- Shared goals/priorities across all city departments
- Heritage project need their own focused process
- Flip around the process:
 - Rather than try to preserve everything, approach it as what must be kept
 - Ensure regulations align with city goals with we are reviewing them
- Make regulations a living document so we can change things in real time rather than review everything all at once ever "X" number of years
- Shorter/simpler zoning bylaw
- Character should not be driving most of the process

Discussion Cards (for reference):

- Heritage projects need their own set of regulations, process and experienced staff to achieve good outcomes and help meet City goals
- Each project is custom, need to be encouraged and facilitated

TABLE 8 - KEY ISSUES

Flip Chart:

- Challenges to find relevant info for site - no way to know about missing info
- Requirements are not clear
- Website information is scattered
- Website can have too much info
- Hard to find the right person to connect with
- Challenge identifying which policy takes precedent when many apply
- Regulation focused not design focused*
- If there is policy flexibility charity is needed about that flexibility is
- Consistency at staff level is needed
- Overly prescriptive design for heritage and character and modern interventions
- Relaxation for heritage retention are needed
- Integration between ZDB [Zoning and Development Bylaw] and building code is needed
- Policy and regulations often have conflicting goals eg. Housing Vancouver vs ZDB
- What part of policies/plans apply for a project when multiple policies apply:
 - This should be clearly communicated to public
- Common processes should have guides (step-by-step) - important for small business*
- Simplify rezoning
- Encourage applicant to gather community support*
- Submission requirements for small projects are onerous*
- Submission requirements are often unclear*

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Small businesses have challenges identifying policy that applies - location of policies
- Discretionary decision that go to BoV [Board of Variance] should be made by planning staff:
 - Decisions should be made earlier in process
 - Less dependence on BoV
 - Policy is needed to give staff discretion
 - More discretion to Director of Planning
 - Regulators should reward good design*
- Too much of City land is allocated to single-family dwelling*

Discussion Cards (for reference):

- Finding required information on the website
- Information is scattered - always concerned I have missed something that will affect a design
- Not sure of submission requirements for small projects, particularly interiors
- Requirements can be excessive and then find out what is written is not required
- Lack of clarity regarding rear yard setback, very discretionary. good in some ways but don't know what parameters are
- Mis-interpretation by new and training staff
- Conflicts between policy and existing bylaws
- The bylaws are policy forward rather than design forward
- Simply rezoning - ask the applicant to check for public support
- Businesses struggle with understanding restrictions and regulations especially in the DTES
- Small businesses need different supports than developer jargon
- Clarify issues eg locations within different zoning districts (DTES vs downtown)
- Take top processes, boil them down to a step by step - common inquiries, examples

TABLE 8 - IDEAS

Flip Chart:

- Be courageous in investments and technological solutions
- Have conversations with city, development and community early - developers engage with community early
- Identify shared objectives early eg. Westbank - Vancouver House
- City should facilitate engagement
- Upzone single-family zones - add density*
- Allow for diverse uses in zones eg. allow for evolutions of jobs and communities
- Downtown industrial manufacturing not permitted:
 - Low impact use should be allowed
- Give less space for parking & roads:*
 - Parking requirements drive up costs
- More separated bike lanes
- Incentivize sustainable design eg. passive housing and greater floor area*
- Remove view cones - height restriction
- Permit tracking - for users - Transparency of staff discussions and decisions*
- GIS identify zoning and related documents (web-based, auto prop)
- Senior staff attend intake meetings*
- Increase willingness to use discretion on part of staff/Director of Planning (use common sense)
- SF Cultural districts
- If small business is important to disallow lot consolidation

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Consider community functions
- Intangible heritage*
- Public space permitting
- More fun!

Discussion Cards (for reference):

- Upzone a lot of single-family zones
- Use within zones - allow for more uses
- Less space requirement for parking and roads
- More separate bikes ones
- Less regulations
- Incentive for sustainable design and passive house (more flood area)
- Intake by meeting with senior staff
- Eliminate view cones and height restrictions in DT core and high-density areas
- More aggressive OCPs
- GIS to indicate zoning and related documents
- Access to staff notes and more transparency
- Establish process for feedback on regulations so issues and challenges are addressed faster - living documents to adjust
- Investment in technological solutions to reduce workload and wait times for applicants
- Money is always an issue so getting on board has to be a priority
- Uses within DTES consider how zoning and policies impact DTES and residents and community members
- Consider impact of zoning on small businesses gentrification of retail and small business

TABLE 9 - KEY ISSUES

Flip Chart:

- Fee simple ownership (shared party wall):
 - Lack of clarity to achieve
 - Specific to townhouse and row house
 - Required education
 - Regulatory obstacles like engineering requirements
- Use definitions have not kept up with actual work/use
- Excluded space:
 - FSR (Floor Space Ratio)
 - Unique to Vancouver repurposing of spaces (renovations)
- Inconsistency of advice on development potential from staff
- Need consistent application of policy
- Upgrade triggered in renovations
- Vancouver Building Bylaw requirements:
- Conflict between contemporary building requirements and heritage conversation conservation objectives
- Should have one C-2 zone not multiple C-2 zones:
 - 30% daylight to street results in step back and no street wall
 - The discretionary capacity in C-2 zone would accommodate other sites

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the “Parking Lot” and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Application of urban forest policy:
 - Clarity and consistency when landscape/tree needs to be retained
 - Impacts development capacity
- Vancouver Building Bylaw upgrade requirements:
 - Conflict with other city objectives like character retention
 - Also leads to work without permit
- Regulations require specific green building approach - over time becomes outdated or changed midstream
- Regulations are implemented too quickly without an understanding of cost impacts/implications:
 - Adds cost to development
- Inconsistent application of design standards eg. materials - for design guidelines zones “natural material” - wood vs hardie
- New policy eg West End plan trumps zoning district schedule - Policy moves “faster” than regulations (bulletin)
- How to find out and keep track of changes

Discussion Cards (for reference):

- Fee simple, shared wall/party wall agreements still not widely adopted but would address ownership and density issues
- Why is temporary housing temporary? Is there a mechanism to allow it to be permanent?
- Plain language to explain the intent
- The inconsistency of advice when making inquiries on potential redevelopment options for sites
- Lack of understanding of which policies are applicable when assessing a site for redevelopment
- Timing, winter Xmas closed, intake timing, hours/weekends
- Cannot provide the date of approval
- Culture issues
- Can't make an appointment
- Regulations too many districts/zones
- Hard to decipher FSR guideline
- Users haven't changed with the times/tech
- CofV workers don't understand the policy
- FSR regulations
- Excluded spaces regulations
- Upgrade triggers

TABLE 9 - IDEAS

Flip Chart:

- Reduce number of zoning distinctions (to 6-10) and apply across the City
- Single duplex zone for all 'residential' zoning in City:
 - Move away from multiple RS and RT zones
- Determine what intake priority - mission statement and guiding principles for zoning
- Intake statement - must be kept up to date
- Group for ongoing review/update/delete policies and regulations to make sure they stay current
- More cross-pollination across departments at City - coordination of feedback*
- Incentive/relaxation for voluntary VBBL upgrades

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the “Parking Lot” and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- No Official Community Plan = makes it difficult as no overall guidance:
 - Brings clarity to property expectations
- Develop partner model for development and City:
 - More collaborative approach
 - Clear, consistent advice
 - Take more responsibility
- Simplify FSR (Floor Space Ratio) regulations so development potential is more clear
- Transition to new regulations:
 - State broad objectives and give flexibility on how it can be achieved eg. district energy & passive house
- Good rollout of policy/regulations changes including wide range of consultation including stakeholders (open houses)
- Lessons to learn from other cities:
 - Be proactive about adapting ready-made solutions
- Match your policy objectives with incentives (eg, food waste and compost policy/garbage pickup every 2 weeks)
- Set minimum cost of constructions/sq.ft. to achieve high level of innovation and construction quality (passive housing) - needs some authority too
- Better retain institutional knowledge:
 - Staff need to share info and knowledge
- Clear/transparent organizational structure and contact info for staff made available to the public
- App/software to allow application or enquiry to be tracked*

Discussion Cards (for reference):

- Regulations obstacles to fee simple, shared wall, engineering requirements of senate connection to each lot, Langley has a shared utility agreement that deals with this
- Transition to regulations, specifically green sometimes well managed, but sometimes not. Especially philosophical changes, like district energy to the passive house and electric baseboard
- City coach for projects, this is a person you contact for a problem
- The vast reduction in zones, clarity provided for FSR
- Update permitted uses to current trends and technology
- Cultural change to me more if a partner as opposed to always a fight
- More responsibility on behalf of the CoV once they have provided guidance
- Methodology for removing excluded spaces regulations
- Determine what zoning is needed - then apply these 6-10 zones thought out the city
- Develop a mission statement
- For regulations then use this to review existing policy to see if any meet this

TABLE 10 - KEY ISSUES

Flip Chart:

- Communication - lack thereof:
 - Planning unaware of Vancouver Building Bylaw issues which could impact design
 - Not clear info in one place
 - Better communication with Planning, Sustainability and Urban Design and Development, Buildings and Licensing Bylaw

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Zero language about arts & culture spaces:
 - Regulations about arts & culture don't reflect arts & culture spaces
 - No alignment of arts and culture between the Zoning and Development Bylaw, Vancouver Building Bylaw and the License Bylaw
- Applicant becomes project manager of processes, e.g. Did you call engineer, planner, Development Services, etc.*
- A&C [Arts & Cultural] institutions leaving because there is no option for them in city - lack of spaces
- Vancouver addicted to dragging out process which takes way too long*
- Trees shut down project - Who pays for carrying costs
- Principles needed about highest and best use
- Really need guiding principles
- More discretion "would like to approve" but regulations don't allow
- City says wants more "x", then when trying to apply, not possible as there is no policy in place
- No opportunity to replicate development
- Complete lack of consistency between departments and interpretation of regulations
- Rio Theatre would have been an opportunity to create great cultural spaces but is, instead isolated project
- Bylaws writers don't have full understanding of impacts
- Inter-connectedness of canopies
- PTR [Prior-to] letter has 91 DS conditions with sub-conditions - more than other departments
- Too much over-thinking of regulations
- Design guidelines - pendulum swings to the extreme
- Architects act as planners - planners should be planners - Planners commenting on project playing architect
- Land-use:
 - No collective overarching policy and lack of clarity
- Common sense hijacked by process*
- "War zone" of rental housing
- Should be incremental changes - less big boom
- Lack of density on west side - Dunbar*
- Too much seeking "top level" advice only to have say no
- Density concentrated downtown - suggest develop arterial first then work out towards residential (start with Dunbar and work out)*
- Don't be short-sighted on building usages
- Onus should be on professionals who install not homeowner - WWOP [Work without permit]
- Departments are siloed:
 - Interests are not aligned
- Need 1 point of contact:*
 - That person should be contacting city departments to get clearance instead of applicants running around*

Discussion Cards (for reference):

- Lack of adequate land-use regulation for arts and culture - diversity of practices (assembly, production, residential etc.)
- City staff consistency - not just within permitting + land use, but across city departments
- Inability to deal with non-conforming properties
- Consistent policy changes

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Common sense hijacked by the process
- Need a QB to help you, break down lines between departments
- Arts and cultural spaces have not been kept up with art spaces (especially multi-use spaces and has caused confusion/delay in development
- Getting specific advice from one staff member and directly contradicts advice later
- Having to have expensive consulting staff for relatively easy issues
- The applicant has to be the project manager
- Too much conflicting information
- Too complex
- Why is safety standard higher for better uses?
- DP notification
- Tree bylaw
- Setback regulations
- How the laneway house & duplex will affect the future zoning bylaw
- Too many rely on City for the regulation procedure
- Communication with public on policy change
- Inter-department conflicts (Planning and landscape)
- Land use policy is limited to the neighbourhood which creates conflict

TABLE 10 - IDEAS

Flip Chart:

- Other municipalities: 1 contact, clearly outlines what is needed:
 - Empowered to make decisions
- Need a culture shift of getting things done institutional culture of the City of Vancouver
- Interesting relationship between staff and applicants:
 - Unfortunately less partnership more adversarial
- CD-1: Why one off zoning? - Is there a more appropriate zone to use
- Over-regulating roof deck covers
- Shift focus to improve instead on rejecting - how do we get to approval?
- Nexus line - trust in architects
- Common sense approach to complaints - neighbours using regulations to get back at each other*
- Policies need to be taken together
- Focus which has been placed on affordable housing projects carried throughout all projects in the City
- Less design oversight (from staff)
 - What does it say? How enforced?
 - City oversteps boundaries
- Too much complexity - no one understands who to move forward
- Apply for more “umbrella” uses - less minutia - less specific
- Arts need to be defined: painter vs graphic designer etc. more arts-related vs video game designers
- Balance of definitions needed
- Richmond - no lineup
- Citizens using City to report neighbours - “I don’t like my neighbour - go after him”
- Lacking capacity to mediate
- “Newbie vigilance”

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the “Parking Lot” and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Too many times waiting in line for small issues
- “I can only comment on my part of the process”
- Too much proving out of FSR
 - No allowance to permit minor overage
- Look at regulations that has massive impact:
 - Ask what the impact of regulations is
- Too rigid - regulations (FSR)
- Applications should be intent driven vs regulation driven
- Need a holistic approach: more contemplation on things
- City should have their own arborist
- Should be certified arborist:
 - Professionals city trusts
 - Too often requires 2-3 arborist reports, 1st rejected

Discussion Cards (for reference):

- Align city departments - if the city loves policy so much, ensure that policies are aligned with each other - Affordable housing, Creative City, Design Guidelines
- Clear checklist - City staff is responsible for conflicting answers - if one person approves and the other doesn't - it's on the city to sort it out.
- Citywide policies - more consistency
- Simplify process - rename to the single-family to multifamily
- More resources to multifamily
- Nexus pass system +Architects - unclog the system
- More density in SF neighbourhood
- We shouldn't regulate use for arts and culture spaces, that should be in the building code
- Include all non-profit spaces not just housing in density bonus opportunities
- Improve intake - have staff members who connect all the pieces - like your caseworker
- Apply zoning and bylaw principles with discretion.
- Approach applications with an objective of finding a way to approve, not identify ways to reject
- We need a planner to handle and respond for every single project application
- We need a computer tracking system to let the client know the process
- Less design oversight
- Let design professionals shoulder the burden of approvals
- Provide simplified planning initiatives that have a clear outcome

TABLE 11 - KEY ISSUES

Flip Chart:

- Need to review mandates of the Heritage Commission, Gastown Heritage Area Planning Commission (GHAPC) and Chinatown Heritage Area Planning Commission (CHAPC):
 - Items that go to GHAPC and CHAPC don't go to Heritage Commission-is embarrassing Heritage Commission does not have input on significant heritage issues.
 - Lack of training and orientation/briefing binder for new committee members – they are not clear about their role and responsibilities.
- City's performance objectives and implementation policies conflict:
 - Zoning regulations too specific
 - Need to decide on performance standards and be less heavy on regulation

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the “Parking Lot” and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Results in spot zoning
- An example is having affordable housing as an objective but implementing parking requirements that increase cost of units (should not require parking for affordable house developments or developments near transit)
- Explosion of new requirements e.g. energy audit; especially for smaller development
- Get late hits:*
 - Have list of prior-to's and then hit with more requirements
- SHORT program and ASAP haven't helped applicants:
 - Process still as long for developers (they just do more before applying to the City)- just made it better for City stats (looks like faster processing)*
- Has been a lot of staff change – loss of knowledge*
- Get inconsistent information from City staff:
 - Architect told can't do something, but homeowner complains and City allows it – architect looks bad
 - Vague responses to questions – no certainty
 - Would like to be able to call a staff person and get an answer
- Too much Director of Planning discretion lately – adds uncertainty and time to process
- Bylaws and policies are mixed up – what is a regulation?
- Conflicting feedback from different departments:
 - No mechanism to solve conflicts
 - No staff responsibility to resolve conflicts
 - No one helps applicant to deal with it or communicates enough with applicant
- Hard to get information on the status of application:*
 - Old files are in one system and new files in another
 - Hard to find info on heritage buildings
- Passive house – being pushed, but results in box form which results in issues of shadowing, massing:
 - City says it only adds about 5% to cost; but people want houses with big windows and doors (not tiny ones in passive house) which adds cost
- Don't have a good definition of affordable*
- First response from City is often no, with no assistance on how to get a yes; or if get a yes, then get hit with additional requirements late in the review process – never know what you'll get*
- Would be helpful for City to be specific about info required for application and to not expect applicants to come in for so many meetings*
- Conflict between zoning and community plans
- City doesn't trust experts
- Neighbours can impact development too late in process*
- City doesn't work with expediency or pay attention to urgency of timelines for applicants
- ASHRAE requirements should not apply to tenant improvements, only to owner led improvements*
- Zoning is broken/ over-regulate:
 - Should consider looking at impacts vs specific uses
 - Don't regulate small things like decks, rear doors, light wells

Discussion Cards (for reference):

- Mandates and effectiveness of heritage advisory agencies - Commission, CHAPC, GHAPC
- Informal reductions in mandates
- Lack of density
- Lack of training
- The conflict between existing zones and community plans

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Unnecessary complexity - Requirements work against each other
- Regulations interpreted differently between staff and projects
- Policy and regulations appear geared more towards market development
- Difficulty in delivering affordable middle-income rental projects giving current market and policy structure
- Ability to meet objectives of affordability, daycare, church renewals, parking etc...
- Competing City objectives can make development difficult (engineering chasing with the landscape with bylaws)
- Inconsistencies
- Director of Planning overuse - relies on intermediate levels of staff
- New procedures, policies and laws alarming
- Explosions of new requirements
- Multi-headed monsters
- Outside vs inside the box

TABLE 11 - IDEAS

Flip Chart:

- Provide clear requirements (from all departments) up front so no surprises and before start designing so don't have to re-design*
- Staff should be more pro-active in pushing applications through and resolving conflicts - saying yes*
- Electronic submissions would be easier to track*
- Allow higher basements so can have more livable suites*
- Decide on a building envelope and not regulate what happens inside it
- Provide clear requirements (from all departments) up front so no surprises and before start designing so don't have to re-design
- Staff should be more pro-active in pushing applications through and resolving conflicts - saying yes
- Need a project ambassador for small projects to manage application process
- Provide an agreement - timeline for review that is to be met if nothing in the application changes and clearly* identify any issues up front
- Integrate project facilitator into process better; have them as key contact and empower them to make decisions and move process*
- Revisit parking requirements - consider a maximum number of spaces instead of minimum*
- Get rid of guidelines and regs about building materials (e.g. RS-5 and 6) let designers decide:
 - Yes there will be good and bad design, but there already is
- Eliminate 1940s arbitrary date for character houses*
- Performance based zoning instead of prescriptive zoning:
 - Figure out what City wants and get it via objectives rather than detailed regulations - don't have to say how to achieve it
- Don't regulate activities in a building/specific uses, just impacts or interactions between uses; many parts of the world do it that way
- Define neighbourhoods differently- not based on Neighbourhood Improvement Program areas which currently are used to define neighbourhoods:*
 - Should be smaller to reflect actual character of area
 - Can use performance based zoning to better reflect character of area
- Combine heritage advisory groups into one committee (have reps from GHAPC and CHAPC on Heritage Committee), and hold meetings in pm rather than am to make it easier to recruit members
- Overlay community plans on zoning - so don't need rezoning
- CAC [Community Amenity Contribution] expensive - work differently in every city; is there a better mechanism to get amenities?

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Want flexibility but also certainty – how to balance outright regs and discretion:
 - Outright can be too rigid
 - Discretion can take too long
- Need better leadership; staff empowered to make decisions; need access to decision-makers; need more accountability by staff and they need to recognize urgency and timing
- Need better training for staff and applicants; regular training and updating
- Electronic submissions would be easier to track
- Decide on a building envelope and not regulate what happens inside it
- Allow higher basements so can have more livable suites- frustrating because can't have light wells, so very dark

Discussion Cards (for reference):

- Integrate advisory heritage agencies
- Get rid of using NP boundaries to design neighbourhoods
- Community plans to be overlaid on zoning with integrating as part of planning approval process
- Have broad performance-based zoning rather than activity based areas
- Define: Build bonafide neighbourhoods
- Move away from water
- De-regulate use, regulate interference
- Having an ambassador at the city to not simple pas on information but to actively push project - analyze and ensure feedback is not conflicting
- Empower CoV planning staff to make decisions
- Agree on timelines
- Shared goals - collaborations
- Policing in zoning, side doors, no BR without window
- Regulate what is required from leadership vs authority
- Any smaller communities so it better

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the “Parking Lot” and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

TABLE 12 - KEY ISSUES

Flip Chart:

- Hydro requirements - transformers:
 - Impact on site layout
 - Underground policy
- To retain a shed - led to delays
- Regulations and rules - Need to be a brain surgeon:
 - Make regulations more accessible to non-experts
 - [Currently] Requires need for experts
- Issue of regulations changing and not published/not communicated
- Unknown fees - surprises! - project impacts
- Regulations can lead to sub-standard buildings - timelines discourage innovation
- Clarify regulations for artist production space [studio]
- Regulations not following intent
- Unintended consequences - Example character retention reduces # of units
- FSR CALC's - negative effects:
 - Wiggle room? Leniency? Code flexibility?
- Artist production space - 4" sprinklers, VBBL, Rigid
- Discourages spaces (covered) that are outside (not counted FSR) - Porches
- Consolidate R zones
- Cases that go to BOV (why are some cases going - seems silly)
- Smaller scale (residential):
 - A minefield
 - Too many requirements
- Implementability regulations - interpret
- Heritage projects - Parking and Z/D [zoning and development]
- Discretionary vs outright need boundaries that staff and industry can understand
- Affordable housing/parking regulations
- High density housing for families and children
- Regular communication between departments
- Resolve where logic and code don't meet by referring to City objectives
- Project objective/intent to lead the process to and encourage innovation (FSR/ Floor Space Ratio interpretation and exclusions could be worded better)
- Communication and coordination between departments:
 - Lack of capacity on interpretation
- Increasing incentives to reward projects that achieve municipal objectives:*
 - Smaller scale development regulations*
 - FSR (Floor Space Ratio) and exclusions*
- Low density - regulatory minefields (consolidate Residential zones):
 - Need to consolidate R Residential zones

Discussion Cards (for reference):

- Simplify and accelerate development process
- Discussion at early pre application CoV meeting carry through to prior to conditions
- Planner focus on bylaw issues at DP stage less on architectural issues

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Ensure that internal CoV committee reviews staff project reviews
- Streamline minor amendments process
- Planning and engineering conflicts
- Incentives for heritage
- West Van doesn't include basement in FSR
- Digitize submission
- Change requirements for small spaces
- Allow folks to relocated to replace trees - simple
- Relax safety code in interior residential eg., starts, 4' gap min requirements, door handles
- Improve communication between various departments
- Review guidelines for family living in high density housing
- Review role of urban design staff and UDP advisory group especially for affordable housing
- Allow staff to make more decisions - because good stand the best way to guide projects through the process efficiently
- Review parking requirements for affordable housing - set formulas based on proximity to transit
- Can we book appointments online
- Clarity of FSR overlay process because has been tricky and time consuming
- Inter-departmental connections - Planning to connect with cultural services
- Understanding of the space needs of the arts community
- Smaller builds should be looked at differently
- Lack of accountability and transparency in timelines and services
- Time = money
- Contradictory policies - what are priorities
- Unknown costs - CACs
- Empowerment of city staff to make decisions

TABLE 12 - IDEAS

Flip Chart:

- Trees:
 - Cut a tree - plant a tree (private property)
 - Tree retention affects high density
 - Need more balance
 - Is the tree bylaw too generic - city wide - emerging densification
- VBBL:
 - Safety requirements override personal design preferences (door knobs and railings)*
 - What are driving the safety regulations? - how many accidents are really occurring?*
- Incentives vs. sticks - Incentives preferred:
 - Move from No to yes
- City of Port Coquitlam - eg. Heritage project vantage wall addition by applicant to revolve space issues
- Reward creativity and innovation:
 - FSR
 - Permit times
 - Staff given tools to be more flexible
- Not need to regulate: basement and rental suites
- Regulations for small homes - change regulations in definition of a small buildings (VBBL, access, stairs)

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the "Parking Lot" and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

- Why restrict patio space area?
- Issues on “neighbourliness”:
 - What does that mean?
 - As city densifies - challenges
- Out of date policies:
 - Focus on fixing policies that meet future needs - High density guidelines for children and families
- Incentivize designs elements that encourage community interactions*
- Different uses that are similar - Restaurants, retail, offices
- Community based elements to allow flexibility in regulations:
 - eg, Rooftop patios and amenity decks (height calc’s)
 - Add 10% flex to height and FSR
- Apply human thought and meaning to the regulatory decisions process - staff sensitivity
- Move away from no-no-no to yes based process:
 - Incentivise flexibility
 - Culture change
 - “Partners” in city building (not enforcers/authoritative)
 - Look to smaller city departments for customer service attitudes
 - Staff could be excited or focus on good things the project offers
 - Culture shift encourages staff to administer regulations with room for discretionary interpretation
- Disconnect between policy makers and staff who implement
- In-board bedrooms:
 - Don’t always need a window
- Allowing planners more discretion
- West Van’s approach to FSR (Victoria, Langley, Penticton)
- Municipal Best practices:
 - Great customer service - Victoria (Mike Wilson) Penticton (Ben Johnston) Township of Langley (Stephen Richardson)
 - More diversity on UDP - Policy, environmentalist, disabled persons
 - City of Vancouver is way ahead of other municipalities

Discussion Cards (for reference):

- Train staff to have skills in resolving conflicts
- Train staff to assess design issues
- CoV planning reviews to clarify policy
- Change the requirements for 2’-10” doors - a combo of thicker walls and wider doors makes it difficult to design on 33 x122 lots
- Digital submissions
- Checklists
- Provide visuals more visual examples
- Look at regulations for the future
- Customer services tied to accountability, timeline, financial, implications
- Ongoing consultation
- Flexibility to the planner to make decisions on ie 5% of FSR, tree bylaw
- Not be scared to remove policies
- Promote public spaces policy

* These flipchart items raised points which are outside the Regulation Redesign Project, eg. points pertaining to application processes or specific policy review. They are also documented in the “Parking Lot” and will be shared with the appropriate City departments. With further review of the verbatim notes, if additional out-of-scope items are identified these also will be shared with the appropriate departments.

E. Parking Lot

Ideas and discussion points that are beyond the scope of the Regulation Redesign project are listed here. The Regulation Redesign team will share input with relevant City departments or work teams.

1. Permit Process

Processes

- Simplification of process: Reduce steps people have to do
- Reign in process back to basics: Pre-application, Inquiries, Rezoning applications, Development Permit applications
- Pre-intake process is becoming too onerous
- Senior Staff attend intake meeting
- Provide early, reliable directions and decisions at intake
- Conditions and requirements of development permit need to be outlined at the start. Many surprises as the project progresses like structural engineer plans are requested mid-way, but was not required as a condition
- Prior-to review by staff are too long and uncertain; tracking would be helpful. After prior-to (e.g. for Development Permit) no one can give an update
- Need to be a better way to find out project status /application
- Design issues and materials should be resolved prior to Urban Design Panel to avoid multiple Urban Design Panel reviews
- Limit neighbourhood notifications (exclude outright DPs)
- Neighbours can impact development too late in the process
- Time needed to resolve issues with trees on site
- Staff reviews at wrong time in process — not effective; e.g. review of parking too early in process
- Late hits - additional requirements after prior-to letter
- Applicant becomes project manager of processes, e.g. Did you call engineer, planner, Development Services, etc.?
- App/software to allow application to be tracked, and let me know if I'm in the queue
- Common sense hijacked by process
- QC checklist
- Get inconsistent information from City staff:
 - Architect told can't do something, but homeowner complains and City allows it - architect looks bad
 - Vague responses to questions - no certainty
 - Would like to be able to call a staff person and get an answer

Processing streams

- Need development focused streams for different types of projects
- Process need to be faster to get an answer on small sites - Best practice: Port Moody zoning
- Expedite projects that promote key city policy
- Heritage project need their own focused process
- Shouldn't be different development permit process for infill development and single lots
- Need for concurrent rezoning & development permit process
- Nexus pass for permitting
- SHORT program and ASAP haven't helped applicants:
 - Process still as long for developers (they just do more before applying to the City)- just made it better for City stats (looks like faster processing)
- Has been a lot of staff change - loss of knowledge

Submission

- Unclear/unnecessary submission requirements (which can lead to multiple meetings)
- Submission requirements not always clear and can be onerous for smaller projects
- City needs to accept digital copies/files
- Overlay drawings are not necessary for Building Code compliance if approval can rely on Certified Professionals
- Unknown fees
- The requirements for design rationale in general are redundant/pointless. The regulations already tell applicants what is required

Operations and wait times

- More staff at [Services Centre] and longer hours; some municipalities have one evening a week with longer hours
- Waiting times at processing centre too long
- Single-family dwelling line-up
- Time-consuming, need to book intake coordinate: 6 weeks [wait time]
- Have a "service agreement" for process, step-by-step, clear and accountable: provide an agreement timeline for review that is to be met if nothing in the application changes
- Small project took 2 years
- Shorter turnaround time for meetings

2. Rezoning process

- Letter of enquiry: need simpler process, can have drastic cost increase to project due to insufficient advice on identified issues e.g. parking, trees, density
- Clarity of Community Amenity Contribution: Amount of Community Amenity Contribution and transparency on where it's going; consider possible alternate Community Amenity Contribution currency for non-profit organizations; more creativity if required
- Provide clear requirements (from all departments) up front so no surprises and before start designing so don't have to re-design
- Simpler rezoning application requirements in other jurisdictions

3. Staff

- Have one key contact for an application who clearly outlines what is needed and coordinates feedback from all departments
- Staff need training/mentorship/empowerment to think outside box
- Retain staff: allows more familiarity with policies and bylaws
- Too many staff gets in the way, have the right staff in right roles
- Staff should be more pro-active in pushing applications through and resolving conflicts
- Planners need to be planners [Planners commenting on projects, playing architect]
- Lack of staff consistency
- Lack of accountability and transparency
- First response is often a no, with no assistance to get to a yes
- More project facilitators, integrate them better
- Train staff to resolve conflicts
- Enable transfer of resources to be applied elsewhere

4. Communication and coordination

Communication

- Better communication. City is like a black hole. Difficulty accessing staff
- A solution can be that all emails need to be responded to within X# hours
- Automated response acknowledging receipt of email
- More opportunities to drop in and ask small questions.
- Would like opportunity to talk to planner early on (before investing 15k in designs)

- Need helpline to assist with questions
- Better feedback loop
- Clarify what neighbourhood can comment on (expectations understood)

Coordination

- Lack of inter-department connections
- Inspections are inconsistent with each other and Vancouver Building Bylaw
- Need better liaison between inspections and Project Coordinators
- No one is enforcing landscape regulations - the building inspectors that end up enforcing some of it, but don't know enough about landscape design rationale - is ineffective, pointless redundant, not necessary - often disregarded by applicants

5. Policy

Vancouver Building Bylaw

- Why is this required — use BC Building Code
- 8-Storey wood frame (New Westminster)
- Sprinkler design kills projects
- ASHRAE requirements should not apply to tenant improvements
- Safety requirements override personal design preferences: need to understand the driver of safety regulations

Density, form and character

- Upzone larger areas of land
- Upzoning places pressure on retail streets
- Up-zoning across the board
- Regulations should reward good design [eg. FSR, permit times, staff discretion]
- [Current system is] regulations-focused not design-focused
- Allow for zero lot line development: if neighbours agree, fewer setbacks, or for 6-storey projects or larger
- Overemphasis on neighbourliness: area will be upzoned in the future; shouldn't design for transition to single-family houses
- Stepping back of building = fewer units, less sustainable
- Define neighbourhoods differently - not based on Neighbourhood Improvement Program areas which currently are used to define neighbourhoods:
 - Should be smaller to reflect actual character of area
 - Can use performance-based zoning to better reflect character of area
- Lack of density on west side - Dunbar
- Develop arterial first then work out towards residential

Heritage

- No heritage incentives, especially for proper heritage restoration/retrofit
- Character merit: No incentive for post-1940 character buildings
- Eliminate 1940s arbitrary date for character house
- Cambie corridor character homes lost, yet single-family dwelling character retention cumbersome
- Heritage registry is not up to date
- Heritage Density Transfer
- Preserve streetscape of heritage homes, not individual ones
- Intangible heritage

Residential projects

- No single-family homes
- Encourage co-op housing, more paths to accept co-op housing

- Too much city land is allocated to single-family dwelling
- Upzone single-family zones, add density
- Basements suites: allow lifestyle choice on livability - don't restrict rental size, allow higher ceilings
- Micro suites: let people live the way they want to live

Parking

- End parking minimums
- Consider a maximum number of spaces instead of minimum
- Give less space for parking and roads
- Parking requirements drive up costs
- Reduce parking regulation with car sharing and separated bike lanes
- Parking challenge like parking elevator (for single lot development)
- Use of city sidewalks for parking access forbidden

Sustainability goals

- Too little incentive to encourage green or energy efficient development
- Incentivize sustainable design:
 - Passive house, Floor area
- Building envelopes/stepping and not sustainable
- Green City = no parking
- Will City incorporate "net zero" national policies in its planning?

Public Benefits, Amenities and complete communities

- Need more schools, amenities, community centres
- Like the west end plan, protect villages, priority heritage, parks
- Increasing incentives to reward projects that achieve municipal objectives: Smaller scale development regulations, FSR (Floor Space Ratio) and exclusions
- Not enough Community Amenity Contribution's for artist groups
- Incentivize design elements that encourage community interactions

Restaurants and patios

- Operating hours for patio been under study for years
- Bigger grease traps required for restaurants

Affordability

- Cost of permits affect affordability
- Don't have a good definition of affordability
- Affordable housing should be a regional issue
- Affordability/sustainability being displaced, like small business, non-profits, part of arts and culture

6. Other

- Property tax for small businesses
- CoV Finance and real estate want to own the land, procedures make more complicated
- More regional transit
- Allow more opportunities for transfer of density; best practice: NYC
- Public space permitting
- Common sense approach to complaints
- More diversity on UDP

F. Registrants

- Acton Ostry Architects Inc
- Esther Rausenberg, artist
- b Squared Architecture Inc.
- BC Artscape Society
- Brookhouse Residences Ltd
- Carscadden Architects
- Catalyst Community Developments Society
- Clay Construction Inc.
- Coho Commissary
- Colliers International
- Conwest Developments
- Cornerstone Architecture
- Creative Coworkers
- Downtown Vancouver BIA
- Draft On Site Services
- Eastside Studios / Eastside Flea / East Van Arts & Culture Society
- Formwerks
- Fountain Head Pub & Mary's On Davie
- GBL Architects Inc.
- Grant Street Properties Inc
- Greenworks Building Supply
- Haeccity Studio Architecture
- Hastings Crossing Business Improvement Association
- Heaccity Studio Architecture Inc.
- Henriquez Partners Architects
- Vancouver Heritage Commission
- Heritage Vancouver Society
- Inspired Architecture Inc
- Javier Campos
- K. Henry Design
- Kinexus Consulting Inc
- Lanefab Design/Build
- Larigakis Architecture
- Licon Construcion Ltd.
- Light House
- Listel Hotel/ Timber Pub
- Lotus Capital Corp
- Lower Mainland Health Authorities
- M+ Architecture
- maison d'etre design-build inc
- MCM PARTNERSHIP
- Metro Vancouver
- MONDEVO
- MST Development Corp
- Novell Design Build
- NSDA Architects
- Perkins+Will
- Project Mint Developments Ltd.
- Quadra Architecture
- RDH Building Science
- Regeneration Design Studio
- Regius Group
- Renegade Arts Society
- Ronse Massey Developments
- Open Road Living
- Greater Vancouver Home Builders' Association
- smallworks
- Social Purpose Real Estate Collaborative
- Stephane Laroye Architect Inc. | SLA inc.
- Studio Balcaen Kwan Architecture and Design
- Suna Studios Inc.
- Suncor Development
- Suvic Homes
- Terra Lumina Life Lease
- Tourism Vancouver
- Urban Development Institute
- Vancouver Economic Commission
- Vancouver Heritage Foundation
- Vanterre Projects
- Wesgroup Properties
- West End Business Improvement Association
- Western Front Arts Society
- Yamamoto Architecture

G. Staff List

- Aaron Lao - Planning, Urban Design, and Sustainability
- Alena Straka - Planning, Urban Design, and Sustainability
- Andrea Law, Director - Development, Buildings, and Licensing
- Berg Balantzyan - Development, Buildings, and Licensing
- Beverly Chew - Planning, Urban Design, and Sustainability
- Bill Boons - Planning, Urban Design, and Sustainability
- Brenda Clark - Planning, Urban Design, and Sustainability
- Danielle Wiley - Planning, Urban Design, and Sustainability
- Diana Leung - Planning, Urban Design, and Sustainability
- Haizea Aguirre - Planning, Urban Design, and Sustainability
- Hayley Hoikka - Planning, Urban Design, and Sustainability
- Heather Burpee - Planning, Urban Design, and Sustainability
- Ingrid Hwang - Planning, Urban Design, and Sustainability
- James O'Neill - Arts, Culture and Community Services
- John Greer, Assistant Director - Development, Buildings, and Licensing
- Joseph Tohill - Planning, Urban Design, and Sustainability
- Joyce Uyesugi - Planning, Urban Design, and Sustainability
- Kevin Cavell - Planning, Urban Design, and Sustainability
- Lee Beaulieu - Planning, Urban Design, and Sustainability
- Linda Gillan - Planning, Urban Design, and Sustainability
- Lisa King - Planning, Urban Design, and Sustainability
- Marco D'Agostini, Project Manager - Planning, Urban Design, and Sustainability
- Mark Hart - Planning, Urban Design, and Sustainability
- Matthew Lam, Assistant Director - Development, Buildings, and Licensing
- Michelle Au, Assistant Director - Development, Buildings, and Licensing
- Paul Cheng - Planning, Urban Design, and Sustainability
- Ryan Dinh - Planning, Urban Design, and Sustainability
- Sonia Erichsen, Manager - Development, Buildings, and Licensing
- Susan Haid, Deputy Director - Planning, Urban Design, and Sustainability
- Tami Gill - Planning, Urban Design, and Sustainability
- Zoë Greig - Planning, Urban Design, and Sustainability



REGULATION REDESIGN

simplifying rules for city building



Phase 1 Engagement Report

November 2018 - February 2019

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
1. INTRODUCTION	4
Report Contents	4
2. SUMMARY OF PARTICIPANT INPUT	5
What We've Heard	5
3. CONSULTATION AND PROCESS OVERVIEW	6
Consultation Program	6
Communication and Promotional Approach	6
Consultation Activities	6
4. INPUT FROM CONSULTATION ACTIVITIES	7
Regulation Redesign External Group (RREG)	7
Stakeholder Roundtable	8
Community Pop-Up Events	8
Public Open Houses	9
Listening Sessions	10
Land-Use Advisory Committees	11
Online Consultation	11
5. CITY OF VANCOUVER STAFF ENGAGEMENT	12

EXECUTIVE SUMMARY

Background

The City of Vancouver is conducting a comprehensive review of its land use regulations, policies, guidelines in order to make them easier to use and easier to find. The City's Corporate Plan 2019 identifies Regulation Redesign as a corporate priority to provide excellent service for city-building.

Consultation Process Overview

This report presents a summary of outreach and consultation feedback received during Phase 1 of the Regulation Redesign project. Eighteen stakeholder and public consultation events designed to build awareness of the project and to obtain feedback on issues and opportunities were held between November 7, 2018 to February 18, 2019. Internal City staff were also engaged leading up to and throughout Phase 1, starting in Spring 2018.

Public consultation activities included Regulation Redesign External Group meetings, a stakeholder roundtable, listening sessions, community pop-up events, open houses and an online survey.

Participant Feedback

We asked participants to provide feedback and share their ideas for simplifying and clarifying the City's land use regulations and improving the understanding of the City's regulatory framework. Over 650 ideas and comments were collected, which can be summarized through the following themes:

- I can't find the information I need
- Even when I find the information, I can't understand it
- The rules are being inconsistently interpreted and applied
- Information conflicts within by-laws and across regulations and policies
- Topic areas to work on: counting floor area (e.g. exclusions), measuring height, defining balconies, decks, porches

Next Steps

The initial findings from Phase 1 offer a starting point for further discussions with staff, the public and stakeholders towards ensuring the City's regulatory framework is more user-friendly by reducing repetition, simplifying language, enhancing online access to land use information and using consistent terminology and formatting throughout the Zoning and Development By-law.

Moving forward, Regulation Redesign will continue to work closely with staff and stakeholders on a technical review of the Zoning and Development By-law regulations and other land use documents.

2. SUMMARY OF PARTICIPANT INPUT

WHAT WE'VE HEARD

Regulation Redesign engaged over 350 individuals, generating more than 650 comments and ideas during Phase 1. Feedback collected was used to prioritize and refine the next steps of the project. For example, a new online document library was developed to respond to recurring feedback that the current system for finding information is confusing and disorganized.

This section is a high-level summary of comments, concerns and ideas received through Phase 1 consultation. Consistent themes emerged and are outlined below.

I can't find the information I need

- Improve and simplify digital access to regulations and policy documents
- Information online is often out of date

The rules are being inconsistently interpreted and applied

- Inconsistency between regulations and application of policy
- Challenging to figure out appropriate application of policy when several competing City objectives apply

Information conflicts within by-laws and across regulations and policies

- Some regulations between zoning and building by-laws don't match
- Policies between departments also don't match making it hard for users to understand and interpret

Technology, process / staff

- Use online system to improve processes, e.g. electronic submissions
- Inconsistent responses at each visit to the Development and Building Services Centre

I can't understand the regulation

- Incorporate the use of graphics and illustrations to present zoning regulations in a more straightforward, efficient and intuitive way
- Reformat the Zoning and Development By-law to make it more user friendly

Conditional and outright approval / Director of Planning discretion and relaxation

- Conditional approval requirements mean lack of certainty
- Discretion creates lack of consistency in interpretation

Topics and regulations to fix, update or remove

- Floor area calculations (e.g. exclusions)
- Measuring building height
- Trees and landscaping
- How balconies, decks, porches are defined
- Demolition permits

3. CONSULTATION AND PROCESS OVERVIEW

CONSULTATION PROGRAM

Between November 21, 2018 and February 2, 2019 the Regulation Redesign project team conducted a series of public and stakeholder outreach and engagement activities for Phase 1. The purpose of the engagement was to introduce the project, facilitate conversations to identify issues and challenges with the City's land use regulations, policies, and guidelines, and collect ideas for improving and simplifying the City's land use regulatory framework.

Several engagement methods were used to gather public input including forming a project advisory panel, the Regulation Redesign External Group or RREG, a stakeholder roundtable, pop-up events

Communication and Promotional Approach

Project Web Page

The project web page (vancouver.ca/RegRedesign) serves as a gateway for all project information and engagement activities. The web page features information on the project and consultation events, presentation materials and reports from community events, including Council updates and reports. The web page also hosts links to online surveys and two informational videos, one describing the project and the other called "What is Zoning?". To stay informed, the public can sign up for project email updates.

Public Notices

Printed informational materials such as rack cards, business cards, and posters were distributed at key locations such as the Development and Building Services Centre, in City Hall and at several local businesses. Notices were sent to 16,000 recipients as part of the Business Licence Renewal process. RREG members also assisted by posting notices at their respective networks. Local businesses sent email-promotions to 1000+ people on their distribution lists. Two newspaper advertisements were placed in the Vancouver Matters section of the Vancouver Courier, and in the Georgia Straight two weeks prior to the open house events.

Social Media

The City of Vancouver used its Twitter account @CityofVancouver to promote #regredesign as a means to advertise consultation events. Partnerships with local businesses allowed us to advertise pop-up events on their Facebook pages. Two videos were launched with Phase 1 and to date have had over 1,500 combined views.

Consultation Activities

To ensure broad participation from key stakeholders and members of the public, the following consultation activities were conducted. Over 350 people participated with over 650 ideas and comments generated during Phase 1 of public consultation. City of Vancouver staff from various departments were also engaged throughout.

Regulation Redesign External Group (RREG)

Stakeholder Roundtable

Community Pop-Up Events

Public Open Houses

Listening Sessions

Land Use Advisory Committees

Online Consultation

City of Vancouver Staff Engagement

4. INPUT FROM CONSULTATION ACTIVITIES

REGULATION REDESIGN EXTERNAL GROUP (RREG)

An external advisory panel of stakeholders was established in November 2018 to provide advice and guidance on the Regulation Redesign project. The RREG is comprised of 16 members including one chairperson, representing a cross-section of development and construction industry experts. The RREG meets bi-monthly for the duration of this project. Five themes emerged as a result of the meetings on November 21, 2018 and January 10, 2019.

What We Heard

Uncertainty in regulations and policies

- Reducing the number of regulations is a priority
- Need consistency of how rules are applied
- Future-proofing: create flexibility to respond to changing priorities/goals/strategies

City priorities and the pace of new policies

- Clarity, transparency regarding timing, grandfathering, when new regulations come into effect

Technology, staff, application processes

- Online submission system + automation
- Better enquiry process with diagnostic and 3-D plans
- Clarify Development Planner's role

Access to regulatory information, especially:

- Use graphics to communicate regulations
- Develop an online wizard tool

Conditional vs. outright uses

Director of Planning discretion vs. relaxation

Members

**Norm Shearing
(Chair)**
Open Road Living

Alan Davies
Acton Ostry
Architects

Anne McMullin
alt: Jeff Fisher
Urban Development
Institute

Barry Thorson
Thorson McAuley
Certified Professionals

Brennan Cook
Musqueam, Squamish,
T'sliel Waututh
Development
Corporation

Dani Pretto
Vanterre Projects

Don Piner
Intarsia Design

Jim Bussey
Formwerks
Architectural

Marianne Amodio
MA+HG Architects

Mark Sakai
alt: Jake Fry
Homebuilders
Association Vancouver

Maura Gatensby
Architecture
Institute of BC

Robin Petri
Catalyst Community
Development
Society

Ryan Thé
Urban Development
Institute

Samuel Yau
Licon Construction

Shawn Gill
The Panther Group

Veronica Gillies
HDR Architects

STAKEHOLDER ROUNDTABLE

The roundtable event was held on November 28, 2018 with industry stakeholders who have frequent experience with the City's land use regulations. Sixty-eight stakeholders attended the roundtable, representing a cross section of design and architecture firms, large and small developers, building industry, business, real estate, commercial, public and non-profit operators, heritage, and the arts and culture sectors. (See consultant report in Appendix L, also available on the project webpage).

What We Heard

- I can't find the information I need
- I can't understand the regulation (or it is confusing)
- The rules are being inconsistently interpreted and applied
- Information conflicts within by-laws and across regulations / policies
- There is over-regulation
- There is a need for an organizational culture change to better assist applicants
- Staff needs more authority and discretion
- Roles of advisory committees and the Board of Variance need to be reviewed

COMMUNITY POP-UP EVENTS

From November 26 to December 6, 2018, a series of pop-up public engagement events were held at local building and construction retail stores and at the City's Development and Building Services Centre. Over 170 people shared their experience with the City's land use and development regulations, policies and guidelines.

What We Heard

Access to information

- Finding information is difficult
- Information online is often outdated and the volume of information is too much
- Dead weblinks, need searchable documents (PDF)

Clearer by-laws

- By-laws are cryptic and full of 'legalese', use simpler words, be more direct
- Technical language is hard to understand
- Use more illustrative diagrams to help explain complex information (e.g. how to measure buildings, more illustrative drawings in general, and make them available online)

Rules are inconsistently interpreted and applied

- Needs to be consistent
- Communication needs improvement, especially when introducing new zoning amendments
- Definitions are extremely challenging

Specific regulations identified for further exploration

- Counting floor area, including exclusions
- Measuring height
- Defining porches, decks and balconies

PUBLIC OPEN HOUSES

Two public open houses were held on January 29 and February 2, 2019. The open houses provided an avenue to share best practice research and issues and Ideas we've heard so far, to seek input on a new format for Sections 2, 10 and 11 of the Zoning and Development By-law, and to preview the first cut of the new online document library. The following is a summary of comments collected at the open house and submitted online.

What We Heard

- Generally (88%) respondents agreed (64% strongly agree, 24% somewhat agree) with the four main themes (I can't find the information I need, I can't understand the information, rules are inconsistently applied and interpreted, and information conflicts within by-laws and across regulations/policies)
- Respondents mentioned they had a hard time finding information because information on the website is often outdated (e.g. linking to superceded plans and policies) and updated infrequently to reflect new information.
- Applicants and staff deal with too many by-laws, over-regulation; City priorities create competing goals leading to rules being inconsistently applied.

New Format for the Zoning and Development By-law

- 79% of respondents either strongly agreed or somewhat agreed with the proposed new format for the Zoning and Development By-law.

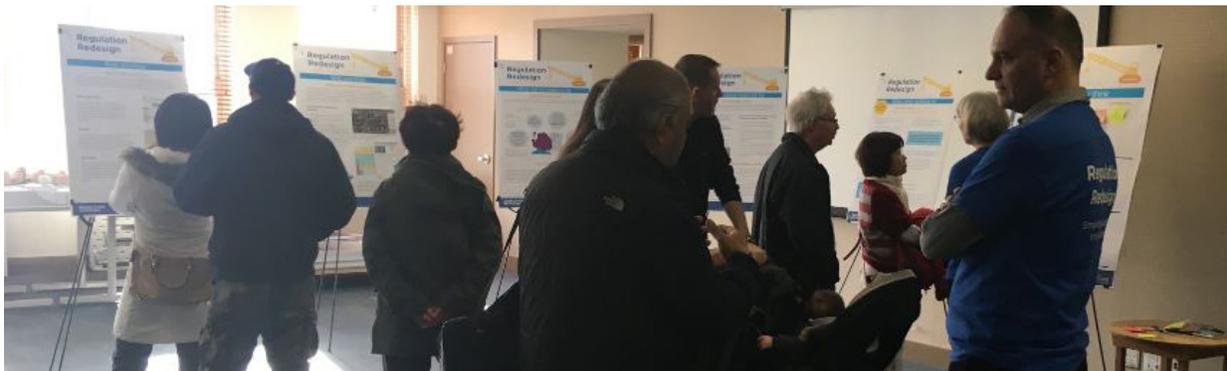
Document Inventory and Website Improvements

- 89% respondents either strongly agreed or somewhat agreed with the proposed directions for a document inventory and website improvements.
- Suggestions for improvement included eliminating irrelevant and outdated by-laws, policies and guidelines to clean up the inventory.

Priority Topics and Regulations to Fix or Remove

(highest to lowest, all with over 30% of votes):

1. Counting floor area
2. Trees and landscaping
3. Measuring height



Other Comments

- Tree regulations were mentioned multiple times. Respondents felt tree regulations should be updated to:
 - Allow for removal and replacement, even if replacement ratio is greater than 1:1
 - Clarify and make the rules feasible for average homeowner (e.g. remove requirement for certified arborist report)
- Too much time is spent on details such as measuring roof angles and height, disagreements over landscaping and daylight requirements; regulations are too excessive and restrictive, which adds to permitting process times
- Reduce the number and scope of regulations. Idea: consolidate exemptions for all uses
- Provide better training for staff, improve communication between departments and with the public

LISTENING SESSIONS

To ensure engagement is inclusive and diverse, the staff team also met with targeted stakeholders and members of the public. A total of five listening sessions were held, engaging over 115 people.

- South Asian Small Home Builders
- Vancouver Business Improvement Associations
- Arts and Culture Policy Council Spaces Subcommittee
- Social Purpose Real Estate
- Vancouver Economic Commission

What We Heard

- By-law definitions are too restrictive for innovation, co-location or temporary spaces; replace specific uses with a set of criteria for activities
- Simplify regulations for outright uses (e.g. “give me the box and let me build what I want.”)
- Apply regulations consistently so there is less misinterpretation
- There is over-regulation
- Other concerns: permit delays, high cost of fees, need more efficient service including online submission capability and greater staff authority

LAND USE ADVISORY COMMITTEES

A total of 56 Land Use Advisory Committee members were consulted in September and October 2018. The following advisory committees were engaged:

- Chinatown Historic Area Planning Committee
- Development Permit Board Advisory Panel
- First Shaughnessy Design Panel
- Gastown Historic Area Planning Committee
- Urban Design Panel
- Vancouver City Planning Commission
- Vancouver Heritage Commission

What We Heard

Discretionary authority is too vague

- This tool needs to be clarified and redefined

Roles / terms of reference for land use advisory committees need to be clarified

- Uncertainty about which projects should go to which committee(s) for review
- Members unclear about the mandate of their committee - need a clearer terms of reference
- Conflicting advice between committees

Need to reconcile competing City objectives

- Perceived conflicts between policies (e.g. Character Home Zone Review vs. Making Room)
- Conflicting regulations - (e.g. the Building By-law vs. heritage preservation)
- Conflict between trees, heritage, zoning by-laws

Review structure of land use advisory committees

ONLINE CONSULTATION

As part of the online consultation, the Regulation Redesign webpage provided a platform for members of the public to provide feedback. The general feedback form was available online from November 2018 to February 2019. Open House display boards were also available online and a link to a questionnaire was available on vancouver.ca/RegRedesign, which included the same set of questions asked at the open houses. The questionnaire was available from January 29 to February 18, 2019.

5. CITY OF VANCOUVER STAFF ENGAGEMENT

A series of presentations and focus groups with City of Vancouver staff was conducted in Phase 1. The following is a summary of key ideas and challenges:

Regulations, policies and guidelines are being inconsistently interpreted and applied

ISSUE / COMMENT	IDEA	WORK IN PROGRESS
Lack of clarity around which regulations / policies apply to a site and how to find out		Inventory of documents + wizard tool
Definitions - too many similar but different definitions; wording is confusing, making it hard to decipher meaning		Reformatting Section 2 Definitions of the Zoning and Development By-law into table format; adding words to existing wordless definitions
	Clarify and consolidate use categories; broader definitions of use can allow for more flexibility which could reduce the number of text amendments needed	Distinguishing between 'Use definitions' vs. 'General terms'; exploring broader use categories e.g. Manufacturing
	Need more nuanced and clearer definitions for Multiple Dwelling (e.g. triplex, four-plex, townhouse, apartment)	Identifying terms that need further clarification
	Clarify Live-work / Artist Studio use definitions - currently read more like Multiple Dwelling	Reviewing definitions and regulations for live-work and artist studios (Regulation Policy)
	Clarify: Heritage vs. Character	
	Clarify: MCDs	
	Update permit definitions	
	Update the index	Index to be update in reformatted by-law
Definitions - some missing	E.g. Habitable Room, Groundwater, Porches, Decks etc., Temporary / Occasional Use, Caretaker Suite	Noted, work underway to define these terms
Some regulations and policies are outdated and / or no longer relevant (e.g. sustainability and evolution over time)		Ongoing work to identify and repeal outdated documents
Information in related documents (e.g. policy vs. admin bulletin) can be different / conflicting		
Calculation methodologies are inconsistent (e.g. height, FSR, building depth / width)		Exploring opportunities for consistent measurements
Unclear how to prioritize competing City objectives		
Lack of clarity around how discretion is applied - currently a wide range of approaches and interpretations within regulatory / policy documents (e.g. What is the role of guidelines)		

Suggestions for policy / regulation development

TOPIC	EXAMPLES OF IDEAS / SUGGESTIONS
Acoustics	Consolidate regs; remove 'N' zones
Archaeological sites	Need new policy guidance
Artist Studios	Provide more incentives in industrial zones to support retention / creation of artist studios
Authority	Clarify who makes which decisions DoP vs. DPB, GM Engineering, License Director
Board of Variance	Review the role of the Board of Variance. It's a total mess now, and needs to be seriously rethought
Clone zones	Get rid of clone zones (e.g. C-2 clones)
CD-1s (rezoning-related)	Create district schedules for CD-1s that are formulaic / similar e.g. R100 on arterials; From a sewers perspective we need a database of all of the CD-1s so that we can have a more comprehensive understanding of the infrastructure needed
Commercial floor area	Amount of commercial floor area required in C-2 zones needs to be explored; requirement is not high enough vs. residential
Cultural	Index to be updated in reformatted bylaw
Discretion	Confusing, unclear: Need to retain flexibility while being more clear about guidelines around processes (and better training for staff!)
Heritage	Historic areas (Gastown / Chinatown are not reflected in regulations and policies
Indigenous	Incorporate indigenous design into urban design regulations; review processes for development on First Nations-owned land
Industrial	Review outright uses
Park Board projects	Need a discreet process (vs. developer-driven projects)
Sustainability	Review process and requirements for solar panels (over-regulating)

Topic specific issues

TOPIC	EXAMPLE ISSUE(S)
Accessory Building - Rear Yard	Include this regulation right in the individual District Schedules
Balconies	4x8 is the max deck size in some instances - you can hardly use decks this size
Building depth	Depth and width calculations confusing; bylaw sub-sections are challenging to interpret
Building grades	Replace the building grade guideline bulletin with trained staff who can review the surveyed grades to waive BGs for RT development
Deep sites	Deep sites are difficult for general and fire fighting access
Demolitions	Sequencing of permitting process not logical - applicants have to get a permit to protect the tree if it's going to be removed at the time of demolition
Density bonus	Density bonus regs are not easy to find in district schedules (referred to as "amenity share")
Dwelling Unit Density	Unclear expectations in terms of max dwelling units in RM-7
Floodplain	Interpreting floodplain elevation in RA-1 is unclear
FSR + related	Covered porches in RA-1 are counted towards FSR - this is not consistent with other zones
Lanes	Lane dedication requirements are not clear in Vanmap - be more transparent
Murals	We should not be issuing development permits for murals, which are not a land use
Industrial	Confusing when both I-2 & HRA are applied
Parking	Develop simple permit review / approval for adding class A bicycle parking to existing developments by use of COV design templates
Porches/decks	Aluminum deck covers - very difficult to enforce approvals, builders/homeowners changing them soon after occupancy. They rarely get legalized
Shadowing	Policies across different areas in the city refer to different times of day for shadowing, and boundaries between policy areas are not always consistent e.g. downtown / downtown south
Side yard	RS-5 side yard regulation is unclear, which leads to applicants "splitting" the building and having two different areas next to the reduced side yard, creating a courtyard type space between the two portions
Site coverage	Site coverage in RA-1 can be difficult to visualize / calculate
Suites	Seeing secondary suites with extra "bedrooms" that are less than 6 feet. Builders are getting away by saying these units are mahjong rooms, prayer rooms, computer rooms, family rooms
Sunken patio	Not clear if sunken patios are counted in FSR or covered porch exclusion
Under spaces	Do away with crawl spaces that are forced upon developments
Vertical angle of daylight	Term "vertical angle of daylight" rarely used in current work
Weather protection	Regulations not clear on whether or not to allow weather protection on a site
Window well	Not clear how to calculate height of window well, the regs don't say how deep to go. Issue: calculations differ depending on the scale of the house

WHAT'S WORKING

Easiest / favourite regulations / policies to work with:

- Recent policies from community plans that have summary sheets for different regulations and areas (e.g. Cambie Plan explanation summary)
- Typically, newer policies and regs: more details / easier to reference
- Policies / documents with good visuals and illustrative / explanatory maps e.g. Cambie Plan, AHC IRP
- Intent statements at the beginning of each district schedule are very helpful.
- Admin bulletins
- Policy statements / area plans are the easiest policies to work with
- Public art policy and procedures easiest to work with
- RS-7!!
- RT-5 + Guidelines
- District schedules
- CD-1s: love the flexibility
- Zoning regulations (other than CD-1s)
- Childcare & Social Facilities technical guidelines (REFM)
- Street Tree Guidelines
- Housing policies
- Tenant Relocation Plan
- Laneway House Guide
- Encroachment By-law

CHALLENGES

Most challenging regulations / policies to work with:

- Building By-law
- Community Visions
- DCL/CAC policy
- DDODP
- FCL and water conservation
- MIRHPP
- Old streams
- Rainwater Management Guidelines
- Rental housing stock ODP
- RS
- RS-1
- RS-6, RS-7
- Sewer and watercourse bylaw
- Z&D bylaws and district schedules
- Policies without maps
- A lot of regs and policies are challenging to work with

Complaints staff hear about:

- Small changes between similar areas
- Changing Engineering "standards" / requirements
- Policy statements that become out of sync with CD-1s
- Costs / late hits
- Time it takes to get a permit - conflicting requirements
- Posse - permit tracking
- Performance tracking (e.g. is regulation having design effect?)
- Needlessly complex process for approving minor renovations to create school age child care spaces in schools