



REFERRAL REPORT

Report Date: May 27, 2020
Contact: Dan Garrison
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RTS No.: 13645
VanRIMS No.: 08-2000-20
Meeting Date: June 23, 2020

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts

RECOMMENDATION

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend the Zoning and Development By-law as follows:
- (i) in Section 2, add a definition for “residential rental tenure” to enable zoning for rental housing; and
 - (ii) in the C-2, C-2B, C-2C, and C-2C1 district schedules:
 - (a) to allow for six storey mixed-use buildings development where the entire residential portion of the building is secured as residential rental tenure, in certain areas of the districts as identified in the draft by-law;
 - (b) improve local shopping areas by requiring a minimum amount of commercial retail use and by allowing an additional 2.2 m. in overall building height for greater floor-to-floor ceiling heights in commercial retail units; and
 - (c) ensure that the setback requirements for the new residential rental tenure align with the current regulations for regular residential development;

FURTHER THAT the application be referred to Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally as set out in Appendix A for consideration at Public Hearing.

- B. THAT, at the time of enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council's consideration new associated C-2, C-2B, C-2C, and C-2C1 Residential Rental Tenure Guidelines, generally as set out in Appendix B.
- C. THAT, at the time of enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council's consideration amended C-2 Guidelines and C-2B, C-2C, and C-2C1 Guidelines, generally as set out in Appendix C and Appendix D.
- D. THAT, subject to approval of the amendments to the Zoning and Development By-law, Council approve consequential amendments to the Secured Rental Policy, generally as set out in Appendix E, to reflect implementation of the district schedule changes in commercial areas.
- E THAT Recommendations A through D be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

On November 26, 2019, Council approved the Secured Rental Policy to encourage new rental housing. As part of the approval, Council also directed staff to implement the new policy through a number of actions, including amendments to the C2 zoning districts to allow 6 storey rental buildings, as well as the addition of 'residential rental tenure' as a definition in the Zoning and Development By-law in order to utilize the new authority granted from the Province to zone for residential rental tenure. Over the past 6 months, Staff have undertaken technical analysis and engagement with public and stakeholders to implement this direction. This report includes:

- Amendments to the C2, C2-B, C-2C, and C-2C1 zoning districts to allow for six storey mixed-use buildings, where 100% of the residential tenure is secured as rental, in areas outside of recently approved community plans or where a major planning program is underway;

- Addition of new C2 Design Guidelines for Residential Rental Tenure;
- Addition of a definition of residential rental tenure in Section 2 of the Zoning and Development By-law; and
- Minor amendments to the C2, C2-B, C2-C, and C-2C1 zoning districts city-wide to align with the new proposed changes for rental, as well as several housekeeping changes.

A separate implementation report is expected later this year which will include policy and zoning changes to increase market rental housing in low density transition areas.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Secured Rental Policy (2019)
- 10 Year Affordable Housing Delivery and Financial Strategy (2018)
- Housing Vancouver Strategy (2017)
- Housing Vancouver 3 Year Action Plan 2018-2020 (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Climate Emergency Response report (2019)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

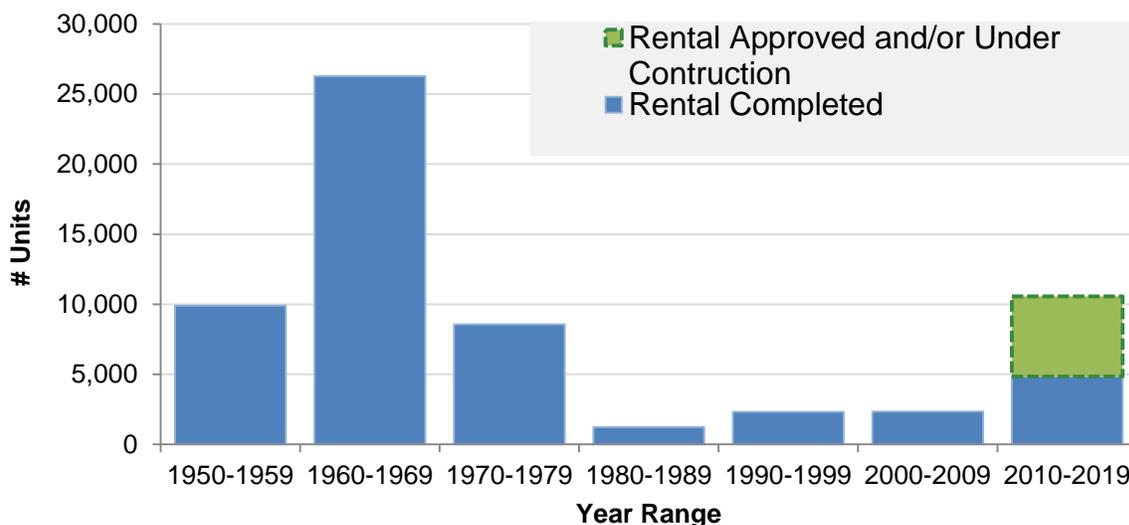
Vancouver's Rental Housing Challenges

Renters in Vancouver and across the region are facing a crisis in affordability and availability of rental to meet their income and household needs. Vancouver's purpose-built rental vacancy rate has been 1 per cent or less from 2014-2019; over the same period, average rents in purpose-built rental apartments have increased by over 33 per cent.¹ This situation is the result of several factors, including decades of limited construction of market and non-market rental housing (Figure 1); high and rising demand for rental housing from a growing population; and rapid increases in housing costs that is putting home ownership out of reach for many Vancouver households.

In 2017, Council approved the *Housing Vancouver Strategy (2018-2027)*, a multi-faceted strategy to ensure Vancouver can be home to people of all incomes and backgrounds, today and in the future. One key objective of the strategy is to shift toward the 'right supply' of housing, which includes a 10 year target of 20,000 new purpose-built market rental housing units. After 3 years, the City has approved 15% of its new purpose-built market rental housing target is not currently on track to achieve the 10 year target by 2027.

¹ CMHC Rental Market Report 2019

Figure 1. Purpose-Built Rental Construction in Vancouver by Decade (1950-2019)



Source: CoV Market Rental Inventory

Council Direction for Rental Housing in C-2 Commercial Areas

In 2017, in approving the *Housing Vancouver 3-Year Action Plan 2018 – 2020*, Council directed staff to explore zoning amendments to the C-2 zoning districts to allow rental housing development up to 6 storeys. Staff began this work as part of the rental housing incentive programs review in 2019 and identified areas for potential zoning amendments to improve clarity around development allowances and streamlining the rental development process. The following section describes this work and the rental review in more detail.

Historical Review of City Rental Housing Incentive Programs

In August 2018, staff began a historical review of the City’s rental housing incentive programs, which were first introduced in 2009. The review consisted of historical analysis of results of various rental programs, financial testing of current conditions for rental housing construction, and consultation with the public and key stakeholders. The following are key findings from the review:

- The feasibility of building rental housing is challenging and incentives are required;
- Rental housing is only marginally viable to construct, even with City incentives;
- The approvals process for rental housing can be improved;
- There is a need for new purpose-built rental housing;
- Renters are facing significant challenges in finding secure rental housing;
- There is a desire for purpose-built rental housing options throughout all areas of the city, including area off of busy arterial streets;
- Purpose-built rental housing provides more security of tenure for renters, compared to secondary rental housing; and
- Other types of housing are also needed (e.g. social and co-op housing).

A breadth of housing policy responses and programs will be required to address the diversity of findings coming from the rental incentives review, including actions to increase market rental

housing and social housing through community and city-wide policies, community plan implementation and through the upcoming Vancouver Plan.

Secured Rental Policy

Following the City's review of its rental housing incentive programs, Council approved the *Secured Rental Policy: Incentives for New Rental Housing* on November 26, 2019. The Secured Rental Policy is intended to help address several of the key findings and challenges that were identified in the rental housing incentives review.

Informed by the City's review of rental incentive programs, the *Secured Rental Policy* seeks to help achieve the following targeted outcomes:

- Increase housing choice for renter households by encouraging construction of new rental housing
- Streamline process and clarify policy requirements
- Diversify rental housing options
- Respond to City's climate emergency
- Help enhance local shopping areas
- Improve livability of rental housing

The *Secured Rental Policy* builds on previous City rental incentive policies and maintains similar locational eligibility and municipal incentives. Generally, the *Secured Rental Policy* consolidates the rental housing development opportunities previously enabled through the *Secured Market Rental Housing Policy* and *Affordable Housing Choices Interim Rezoning Policy* into a single policy.

Under the new *Secured Rental Policy*, the City has also taken new measures to improve clarity around development allowances and requirements, as well as streamline development processes. Two of the primary policy enhancements include direction to:

- Amend the zoning in select areas of C-2² zoning districts, using the new residential rental tenure zoning authority to provide unique building height and density allowances for rental housing development. This is the subject of this Council report.
- Create standardized rezoning options for low density transition areas (RS/RT zoned areas), along or near arterial streets. A separate report to Council outlining these options is expected later this year.

Rental Housing Opportunities in C-2 Commercial Areas

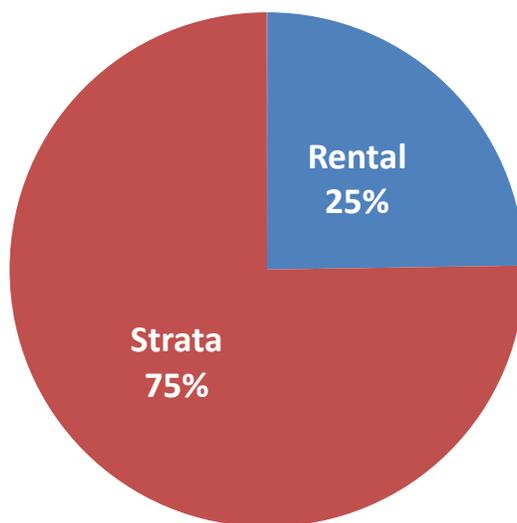
Beginning in the late 1980s, mixed-use commercial/residential development has been encouraged through zoning regulations in C-2 commercial areas in an effort to locate new housing near shops, services, amenities, and transit routes. As a result, there has been a significant amount of mixed-use residential development in C-2 areas over the past three decades. The tenure of the residential units built has typically been stratified condominiums.

Since the introduction of City rental housing incentive programs with the *Short Term Incentives for Rental* (STIR) program in 2009, a significant amount of the City's new rental housing

² "C-2 zoning districts" include C-2, C-2B, C-2C, and C-2C1 zoning districts, as per the Zoning and Development By-law

development has occurred in C-2 zoned areas. However, despite the rental incentives available in C-2 areas through a rezoning process, the majority of development in C-2 areas over the past decade has been mixed-use commercial/residential strata development developed under the existing zoning regulations (Figure 2).

Figure 2. Distribution of mixed-use projects by tenure approved in C-2 zones by percentage of projects, 2010-2018



This trend is consistent with financial testing performed by an external consultant as part of the rental incentive programs review. Coriolis Consulting Corp. found that even with incentives, such as additional building height and density (6 storeys, 3.5 FSR) for rental development in C-2 areas, lower density (4 storeys, 2.5 FSR³) strata condominium development are projected to have significantly greater financial returns.⁴

A shift in development trends in C-2 zoned areas toward rental housing would help facilitate much needed rental housing. Taking a district schedule approach for rental development is expected to improve clarity for staff and applicants around development potential, as well as reduce processing times by removing the need for a rezoning application. The proposed amendments to the C-2 zoning for rental development can help facilitate a shift in C-2 areas toward increased levels of residential rental tenure development compared to strata condominiums.

Residential Rental Tenure Zoning Authority

In May 2018, the Government of British Columbia amended the Local Government Act and Vancouver Charter to provide local governments with a new authority to zone for residential rental tenure. This tool allows municipalities to:

³ Maximum FSR in C-2C and C-2C1 District Schedules is 3.0.

⁴ Coriolis Consulting Corp. (2019). Rental Incentive Review Phase 2: Summary of Key Findings of Financial Analysis. <https://vancouver.ca/files/cov/rental-incentives-review-phase-2-summary-coriolis-key-findings.pdf>

- Require new housing to be developed and occupied as rental in multi-family or multi-use areas;
- Set different rules that restrict the form of tenure of housing units for different zones and locations within a zone; and
- Require that a certain number, portion or percentage of housing units in a building be rental.

The new residential rental tenure zoning authority delegated by the Province will enable the City to amend the C-2 zoning to limit the residential portion of a building to 100% residential rental tenure where the building height and density are greater than what is currently enabled by the zoning.

Strategic Analysis

This report recommends a suite of complementary amendments to the Zoning & Development By-law, as well as to the *Secured Rental Policy*. The recommendations include the following:

1. Addition of a new definition of ‘residential rental tenure’ to Section 2 of the Zoning & Development By-law
2. Amendments to the C-2, C-2B, C-2C, and C-2C1 District Schedules of the Zoning & Development By-law to enable 6 storey rental projects in specific areas
3. Amendments to the C-2, C-2B, C-2C, and C-2C1 District Schedules of the Zoning & Development By-law to align basic form of development regulations for all development
4. Housekeeping amendments to the *Secured Rental Policy* to align with C-2 zoning amendments

In addition, Staff recommend adding new C-2, C-2B, C-2C, and C-2C1 Residential Rental Tenure Guidelines, as well as amended C-2 Guidelines and C-2B, C-2C, and C-2C1 Guidelines to provide further details on the intent and interpretation of the new zoning changes.

Proposed Zoning and Policy Amendments

1. New Definition of Residential Rental Tenure

As part of this report, Staff recommend adding a new definition to Section 2 of the Zoning and Development By-law for residential rental tenure, generally as set out in Appendix A. The addition of this definition will enable the City to utilize the new authority recently delegated from the Province to allow municipalities to zone for residential rental tenure.

Table 1. Definition of Residential Rental Tenure

Current Regulations	Proposed Changes	Rationale
The Zoning and Development By-law does not include a definition of residential rental tenure	<ul style="list-style-type: none"> • Introduce a new definition for residential rental tenure in Section 2 of the Zoning and Development By-law to permit circumstances where the form of tenure of a property is limited to residential rental tenure • Definition of residential rental 	<ul style="list-style-type: none"> • Use of new authority delegated by the Province to implement residential rental tenure zoning • Support new rental development through zoning • Provide flexibility in the definition for any future

	tenure to include market rental, social, and co-op housing	implementation of residential rental tenure zoning in other areas of the city
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If approved by Council, this will be the first use of rental tenure zoning in Vancouver. Moving forward, this broad definition of residential rental tenure can also be applied to other areas / zoning districts in Vancouver should there be a desire to zone for rental in other areas (beyond the C-2 zoning districts).

2. Amendments to the C-2 District Schedules for Rental Housing

Staff are proposing amendments to the C-2, C-2B, C-2C, and C-2C1 District Schedules of the Zoning and Development By-law to allow for a 6 storey mixed-use development where the entire residential portion of the building is secured as rental tenure. These amendments to the C-2 District Schedules would utilize the new residential rental tenure zoning authority and proposed definition of ‘residential rental tenure’ in Section 2 of the Zoning and Development By-law (discussed in the previous section).

The proposed amendments to the C-2 District Schedules would provide unique regulations (e.g. increased height and density, and reduced setbacks) for development where the residential portion of the building is limited entirely to residential rental tenure. As the C-2 zoning districts are intended to provide for both retail/services and residential uses, the allowances for residential rental tenure will only be considered for mixed-use buildings. Non-residential space (i.e. retail) will be required to be provided on the ground level.

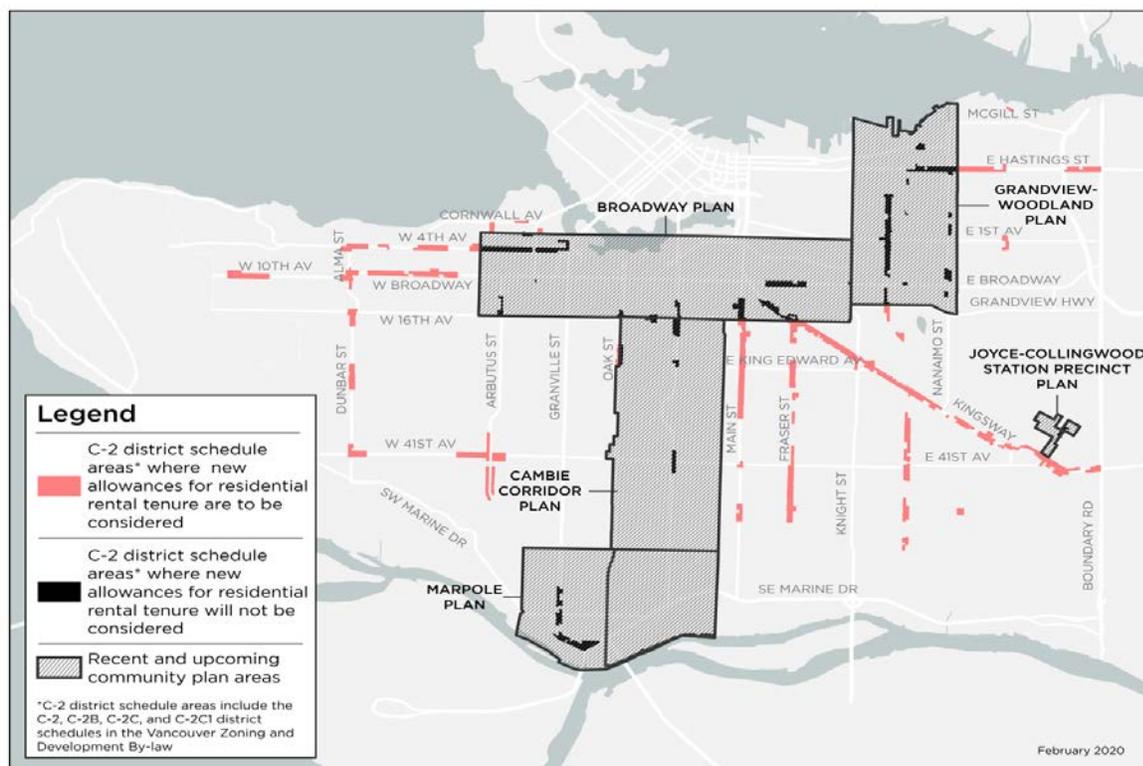
Allowances for Residential Rental Tenure Projects

Rental projects which meet the following set of criteria will be eligible for additional allowances and unique form of development regulations (e.g. 6 storeys, greater density, and reduced setbacks):

- 100% of residential floor area is secured as residential rental tenure;
- At a minimum, all floor area on the 3rd storey and above must be residential use;
- 35% of all dwelling units are family units with 2 or more bedrooms; and
- Green building requirements (see section below on green building requirements for further details)

Where will the Proposed Zoning Amendments Apply?

Figure 3. C-2 areas where additional allowances for Residential Rental Tenure will apply



The proposed amendments to C-2 zoning districts for Residential Rental Tenure development will only apply to areas of the city outside of recently approved community plan areas (e.g. Cambie Corridor, Marpole, Grandview-Woodland) and areas currently undergoing planning processes (e.g. Broadway Plan). These community plans include specific direction for rental housing and the C-2 zoned areas within their boundaries. Similarly, ongoing work on the Broadway Plan will inform direction for rental housing and C-2 areas within the Broadway Plan boundaries, which includes the False Creek Flats, Mount Pleasant, Fairview, and Kitsilano neighbourhoods.

Additionally, the *Norquay Village Neighbourhood Centre Plan* endeavours to expand sidewalk width along Kingsway within the *Plan* area. Typically, these wider sidewalks have been achieved through a rezoning process. Sidewalks that are approximately 7.6 m (25 ft.) wide are expected to be achieved through building setback requirements. While it is still expected that the majority of developments on Kingsway in Norquay will proceed through rezoning, Staff are also recommending to increase the building setback requirements for all Norquay C-2 developments to respond to the directions of the *Plan*.

Processing Times and Changes to Development Process

The proposed C-2 zoning amendments are intended to help meet the targeted outcomes of the Secured Rental Policy. Amendments to the C-2 zoning districts to include allowances for rental housing are intended to expedite processing times by removing the current requirement for rezoning on a site by site basis. Additionally, the proposed zoning amendments are expected to

increase clarity around project expectations and requirements compared to the rezoning process.

Green Buildings

Previously, rental housing applications in C-2 areas were enabled through rezonings, and as a result, were required to meet the City's *Green Buildings Policy for Rezonings*. However, with the proposed transition for rental developments in C-2 areas from a rezoning process to a development permit process, the *Green Buildings Policy for Rezonings* would no longer apply. The *Green Buildings Policy for Rezonings* will continue to apply to all rezoning applications under the *Secured Rental Policy*.

To ensure that rental housing projects in C-2 areas continue to contribute toward meeting the City's sustainability and climate emergency objectives, Staff are recommending green building requirements to be embedded within the C-2 zoning districts. These requirements would only apply to residential rental tenure buildings which benefit from increased building height and density and reduced building setbacks.

Rental housing applicants will be provided with energy efficiency options to choose from, including:

- Design to Passive House certification; or,
- Design to greenhouse gas intensity limits consistent with zero emissions heating and hot water, and the same energy efficiency requirements as the *Green Buildings Policy for Rezonings*;

These requirements maintain consistent energy efficiency outcomes to those expected of rezonings, while also responding to the climate emergency by requiring zero emissions heating and hot water. This interim measure allows the City to focus the climate emergency response on areas where new development is expected and density is being increased, in advance of anticipated future updates to the Building By-law that would apply city-wide by 2025. Staff will recommend removing the green building requirements from the C2 districts when these anticipated amendments to the VBBL are presented to Council in the future. Staff recommend that applicants provide confirmation of their compliance with the energy and emissions requirements of the proposed district schedule as a condition of development permit. This approach has been used successfully in the expedited rezoning process to confirm compliance with the *Green Buildings Policy for Rezoning*. The Sustainability group has committed to include review of the submission material by qualified technical staff within the work of the Green Buildings Team, building on their current work in rezoning and development permit review processes.

These green building requirements will not apply to buildings in C-2 areas which are not residential rental tenure buildings, as defined by the zoning. For full details on green building requirements, please refer to the proposed zoning amendments in C-2 areas, contained in Appendix A. Additionally, further guidance on requirements and situations where these requirements may be relaxed can be found in the C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings, contained in Appendix B.

Response to Public and Stakeholder Feedback

The proposed zoning amendments were informed by feedback received from members of the public and stakeholder groups consulted throughout the engagement process. Further commentary on proposed zoning amendments and public/stakeholder input is provided in Table 4. Further details on public and stakeholder feedback are contained in the Public/Civic Agency Input section of this report, and Appendix F.

Architectural Testing

Staff retained Perkins + Will Architects to perform architectural and design testing on the draft zoning amendment proposals. Perkins + Will was asked to identify any issues and potential solutions relating to the targeted policy outcomes for the C-2 zoning amendment proposals. This testing, along with detailed staff analysis and stakeholder consultation with industry and architects, informed the proposed zoning amendments. This testing also assisted in confirming design feasibility given the regulations of the proposed zoning amendments.

For more details on Perkins + Will's design testing and findings, see Appendix G.

Proposed Zoning Amendments – Form of Development

Design Flexibility and Simplified Building Form

The regulations proposed for residential rental tenure offer more flexibility around building form requirements compared to current C-2 zoning regulations and what has typically been required for rental housing rezonings in C-2 areas. The proposed zoning amendments would enhance flexibility in design options by allowing a building envelope which is greater than the maximum allowable density under the existing zoning. In doing so, the floor area of the building would generally be able to be accommodated through a variety of building designs.

The more flexible building form requirements are intended to enable a simplified building form with fewer building step-backs. A simplified building form would have the benefits of facilitating more sustainable building design by reducing the number of corners and intersections that increase thermal bridging and lower the ratio of exterior envelope to occupied space, as well as improve livability of rental units.

Residential Livability

The proposed regulations for residential rental tenure also aim to improve livability for residential units. Through design testing, it was identified that building forms with multiple building steps, similar to previous forms in C-2 zones, can create varying residential floor plate depths. In a form with multiple building steps, shallow floor plates or overly deep floor plates often occur, which in turn lead to very shallow or deep units where livability is compromised. The proposed zoning amendments seek to mitigate these livability issues through a simplified building form, where multiple building steps and varying floor plate depths are not required.

Additionally, on larger lots, a courtyard building form can be accommodated and is enabled through the proposed zoning amendments. Courtyard building forms have livability benefits which create more sources of light into residential units. Often, due to greater solar access, more family units are able to be accommodated in a courtyard form compared to a double-loaded corridor scheme.

Flexibility around inclusion of balconies is also considered under these proposals. For studio and one-bedroom units, private balcony space may be substituted by shared common outdoor amenity space for all residents. This provides flexibility in design approaches. Balconies will still be expected of family units with two or more bedrooms.

Guidance around courtyard development and residential balconies is included in the new C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Buildings in Appendix B of this report.

Commercial Spaces

The proposed changes also introduce measures to improve commercial spaces by establishing clear commercial space requirements and providing building height relaxations to accommodate greater commercial ceiling heights. Measures to help improve the public realm are also being proposed, including increased building setbacks at grade to enable sidewalk widening.

The following table summarizes the proposed changes to the C-2 zoning districts for residential rental tenure projects. Full details can be found in Appendix A of this report.

Table 2. General Summary of Proposed Changes to C-2 Commercial Zoning Districts (C2, C2-B, C-2C, and C-2C1) for Residential Rental Tenure Buildings in Certain Areas

Topic	Current Regulations	Proposed Changes for Residential Rental Tenure	Rationale
Building height	<ul style="list-style-type: none"> ● Maximum outright building height in C-2 is 10.7 m (35 ft.), in C-2B is 12.2 m (40 ft.), and in C-2C and C-2C1 is 10.7 m (35 ft.) ● In each zone, increases in maximum building height may be considered by Director of Planning or Development Permit Board ● Maximum conditional building height in C-2 is 13.8 m (45 ft.), in C-2B is 15.3 m (50 ft.), in C-2C and C-2C1 is 13.8 m (45 ft.) ● Consideration of 6 storey development through rezoning under Secured Rental Policy where 100% of residential floor area is rental housing 	<ul style="list-style-type: none"> ● Maximum building height of 19.8 m (65 ft.), or approximately 6 storeys ● Overall building height allowance of 22.0 m (72 ft.) provided the first storey facing the arterial street has a minimum floor-to-floor height of 5.2 m (17 ft.) 	<ul style="list-style-type: none"> ● In response to feedback from members of the public on need for more purpose-built rental housing options in the city, allowance for greater maximum building height up to 6 storeys is intended to encourage construction of purpose-built rental housing. ● To enable greater ceiling heights for commercial spaces on the first storey. Generally, greater ceiling heights improve flexibility and allow for more variety in commercial uses. <p><u>Targeted Outcomes:</u></p> <ul style="list-style-type: none"> ● Encourage construction of new rental housing ● Streamline process and clarify policy requirements ● Help enhance local shopping areas

<p>Building density</p>	<ul style="list-style-type: none"> Maximum building density of 2.5 FSR in C-2 and C-2B zoning districts Maximum building density of 3.0 FSR in C-2C and C-2C1 zoning districts Consideration of commensurate density to 6 storey development through rezoning under Secured Rental Policy where 100% of residential floor area is rental housing 	<ul style="list-style-type: none"> Maximum building density of 3.5 FSR Maximum building density of 3.7 FSR on corner sites with a minimum arterial frontage of 45.7 m (150 ft.) and minimum site area of 1,672 sqm (18,000 sqft.) 	<ul style="list-style-type: none"> In response to feedback from members of the public on need for more purpose-built rental housing options in the city, allowance for greater maximum building density is intended to encourage construction of purpose-built rental housing. <p>Targeted Outcomes:</p> <ul style="list-style-type: none"> Encourage construction of new rental housing Streamline process and clarify policy requirements
<p>Front yard setback at-grade</p>	<ul style="list-style-type: none"> Minimum front yard setback at ground level of 0.6 m (2 ft.) in C-2, C-2C, and C-2C1 zoning districts No front yard setback is required in C-2B zoning district 	<ul style="list-style-type: none"> Minimum front yard setback at ground level of 2.5 m (8 ft.) in all C-2 zoning districts In Norquay Village Neighbourhood Centre Plan area, minimum front yard setback at ground level of 4.6 m (15 ft.) 	<ul style="list-style-type: none"> To improve public realm and pedestrian movement by enabling wider sidewalks This is consistent with the City's transportation objectives <p>Targeted Outcomes:</p> <ul style="list-style-type: none"> Help enhance local shopping areas
<p>Front yard setback above-grade</p>	<ul style="list-style-type: none"> In C-2 districts, the minimum front yard setback of 2.4 m (8 ft.) for portions of the building above 10.7 m (35 ft.) is required In C-2B, C-2C, and C-2C1 zoning districts, a 30 degree chamfer is required for any portion of the building above 7.3 m (24 ft.) 	<ul style="list-style-type: none"> No front yard setback required above grade for buildings on arterial streets with a right of way of greater than 27.5 m (90 ft.) OR on arterial streets running north south with a right of way of 24.4 m (80 ft.) or greater.* <p><i>*For buildings on arterial streets:</i></p> <ul style="list-style-type: none"> Running north south with a right of way of less than 24.4 m (80 ft.); OR Running any other direction with a right of way of 27.5 m (90 ft.) or less <p><i>no portion of the building shall extend above an envelope formed by a vertical line measuring 15.3 m (50 ft.) in height at the front property line and a plane formed by a 45 degree angle measured from the horizontal and having its vertex at the maximum building height permitted at the front property line.</i></p>	<ul style="list-style-type: none"> Removal of the upper building step back and/or chamfer requirements for certain sites will help enable simpler building forms, improving building sustainability and livability. Staff are proposing a building chamfer requirement on narrow streets and where shadow impacts are most prevalent. This is respond to concerns around shadow impacts by members of the public, while also providing flexibility in building design on sites where shadow impacts are lesser. <p>Targeted Outcomes:</p> <ul style="list-style-type: none"> Help enhance local shopping areas
<p>Rear yard setback at-grade</p>	<ul style="list-style-type: none"> In the C-2 zoning district, the minimum rear yard setback at ground level of 0.6 m (2 ft.) In C-2B, C-2C, and C-2C1 zoning districts, the rear yard setback is dependent on the presence of and width of a lane 	<ul style="list-style-type: none"> Minimum rear yard setback at ground level of 1.5 m (5 ft.) 	<ul style="list-style-type: none"> To enhance public realm by enabling landscaping and services along the lane. <p>Targeted Outcomes:</p> <ul style="list-style-type: none"> Help enhance local shopping areas at the lane

<p>Rear yard setback above-grade</p>	<ul style="list-style-type: none"> • In the C-2 zoning district, two building step backs are required at the rear of the building ranging from 6.1 m to 10.7 m (20 – 35 ft.) • In C-2B, C-2C, and C-2C1 zoning districts, residential uses must be set back 4.5m (15 ft.) from the ultimate rear property line 	<ul style="list-style-type: none"> • Above 6.1 m (20 ft.), the building must be setback a minimum of 4.6 m (15 ft.) from the rear property line* <p><i>*An exception to this is on large corner sites, where a portion of the residential building may have a reduced setback (min. 1.5 m), creating an “L” building typology.</i></p>	<ul style="list-style-type: none"> • The single uniform building step back is intended to simplify the building form, which can help improve design flexibility, sustainable building design, and livability of residential units. <p>Targeted Outcomes:</p> <ul style="list-style-type: none"> • Respond to City’s climate emergency • Improve livability of rental housing
<p>Minimum non-residential space</p>	<ul style="list-style-type: none"> • No portion of the first storey of a building to a depth of 10.7 m (35 ft.) from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion 	<ul style="list-style-type: none"> • No change to the 10.7 m (35 ft.) limitation on non-residential use • Add a requirement for a minimum of 0.35 FSR to be allocated to non-residential use (i.e. commercial) at the ground level facing the arterial street 	<ul style="list-style-type: none"> • To clarify the expectation for non-residential use floor area • To ensure a minimum amount of non-residential or commercial space is provided facing local shopping streets. <p>Targeted Outcomes:</p> <ul style="list-style-type: none"> • Help enhance local shopping areas

Additionally, Staff recommend a new set of design guidelines be adopted by Council, which apply specifically to residential rental developments in C-2 zoning districts. These new guidelines provide further details on the intent and interpretation of the new zoning, particularly where the zoning would allow the Director of Planning or the Development Permit Board to exercise discretion. The proposed guidelines also provide guidance on several issues and topics raised by members of the public and stakeholder groups, including building façade treatment and pedestrian interest, public realm space, and measurement of building height on sloping sites.

More information is contained in Appendix B of this report. These new guidelines provide further details on the intent and interpretation of the new zoning.

Securing Residential Rental Tenure Projects

Through the last 10 years of Rental Incentive Programs, the City’s policy has been to require a housing agreement for rental projects to be secured as rental housing for 60 years or life of the building, whichever is greater. In addition, there is also a requirement for a non-stratification and no separate sales covenant to ensure that these buildings are not stratified in the future.

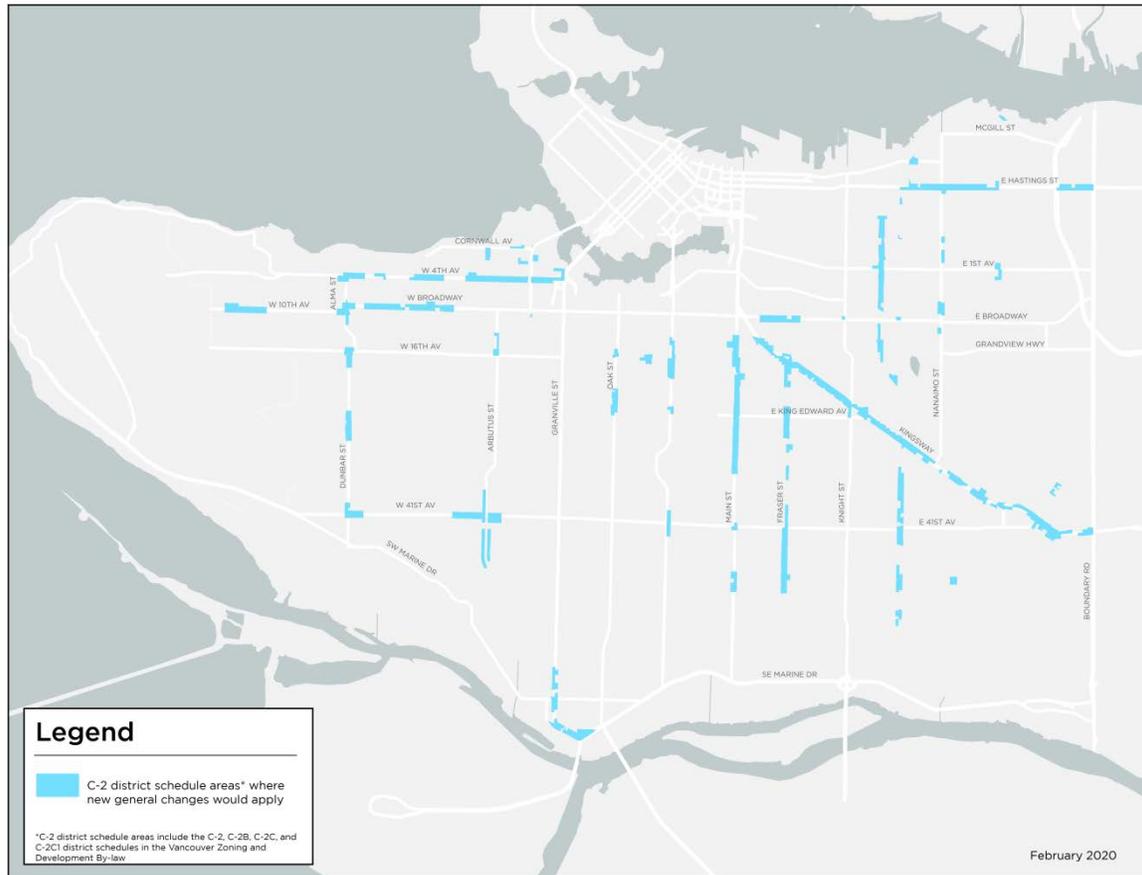
The new residential rental tenure zoning authority will ensure that the building remains rental tenure for the life of the building. Staff will also continue to require a housing agreement which is filed at the Land Title Office to ensure that the property remains rental tenure for a minimum of 60 years; as well as a non-stratification covenant which will be applied to the residential portion of the building to ensure that no rental units can be stratified or sold separately in the future.

3. Other Minor Amendments to C-2 District Schedules

In addition to the proposed zoning changes for rental housing in certain C-2 areas of the city, staff are recommending minor changes to all C-2 district schedules (C-2, C-2B, C-2C, and C-2C1) for all C-2 developments across the city, including in community plan areas. The allowable building density will remain the same as what is currently allowed in the zoning (generally up to

4-storeys and 2.5 FSR⁵). The intent of these minor changes is to align building forms for all C-2 development with the new building form regulations for rental housing (e.g. setbacks, commercial space requirements, etc.), and to enable simpler building forms, improve commercial spaces, and enhance the public realm. The changes will not impact the development potential under these district schedules.

Figure 4. C-2 areas City-Wide where Proposed Minor Changes Apply



⁵ In the C-2C and C-2C1 zoning districts, the maximum floor space ratio is 3.0.

Table 3. Proposed Minor Changes to C-2 Commercial Zoning Districts (C2, C2-B, C-2C, and C-2C1) for All Development in All C-2 Areas

Topic	Current Regulations	Proposed Changes for All Development	Rationale
Building height	<ul style="list-style-type: none"> Maximum outright building height in C-2 is 10.7 m (35 ft.), in C-2B is 12.2 m (40 ft.), and in C-2C and C-2C1 is 10.7 m (35 ft.) In each zone, increases in maximum building height may be considered by Director of Planning or Development Permit Board Maximum conditional building height in C-2 is 13.8 m (45 ft.), in C-2B is 15.3 m (50 ft.), in C-2C and C-2C1 is 13.8 m (45 ft.) 	<ul style="list-style-type: none"> Allow building height relaxation to 15.3 m (50 ft.) in all C-2 zones provided the first storey facing the arterial street has a minimum floor-to-floor height of 5.2 m (17 ft.) 	<ul style="list-style-type: none"> To enable greater ceiling heights for commercial spaces on the first storey. Generally, greater ceiling heights improve flexibility and allow for more variety in commercial uses. <p>Targeted Outcomes:</p> <ul style="list-style-type: none"> Help enhance local shopping areas
Building density	<ul style="list-style-type: none"> Maximum building density of 2.5 FSR in C-2 and C-2B zoning districts Maximum building density of 3.0 FSR in C-2C and C-2C1 zoning districts 	<ul style="list-style-type: none"> No change 	
Front yard setback at-grade	<ul style="list-style-type: none"> Minimum front yard setback at ground level of 0.6 m (2 ft.) in C-2, C-2C and C-2C1 zoning districts No front yard setback is required in C-2B zoning districts 	<ul style="list-style-type: none"> Minimum front yard setback at ground level of 2.5 m (8 ft.) in all C-2 zones In Norquay Village Neighbourhood Centre Plan area, minimum front yard setback at ground level of 4.6 m (15 ft.) 	<ul style="list-style-type: none"> To improve public realm and pedestrian movement by enabling wider sidewalks This is consistent with the City's transportation objectives. <p>Targeted Outcomes:</p> <ul style="list-style-type: none"> Help enhance local shopping areas
Front yard setback above-grade	<ul style="list-style-type: none"> In C-2 districts, a minimum setback of 2.4 m (8 ft.) for portions of the building above 10.7 m (35 ft.) is required 	<ul style="list-style-type: none"> In the C-2 zoning district, the minimum 2.4 m (8 ft.) setback above-grade would be removed 	<ul style="list-style-type: none"> To enable simpler building forms with less stepping to support better energy performance. This is consistent with the City's Green Buildings objectives <p>Targeted Outcomes:</p> <ul style="list-style-type: none"> Respond to City's climate emergency
Rear yard setback at-grade	<ul style="list-style-type: none"> In the C-2 zoning district, the minimum rear yard setback at ground level of 0.6 m (2 ft.) No rear yard required for commercial use on site with a lane in C-2B, C-2C and C-2C1 	<ul style="list-style-type: none"> Minimum rear yard setback at ground level of 1.5 m (5 ft.) 	<ul style="list-style-type: none"> To enhance public realm by enabling landscaping and services along the lane. <p>Targeted Outcomes:</p> <ul style="list-style-type: none"> Help enhance local shopping areas at lane.

<p>Rear yard setback above-grade</p>	<ul style="list-style-type: none"> • In the C-2 zoning district, two building step backs are required at the rear of the building ranging from 6.1 m to 10.7 m (20 – 35 ft.) • In C-2B, C-2C, and C-2C1 zoning districts, residential uses must be set back 4.5m (15 ft.) from the ultimate rear property line 	<ul style="list-style-type: none"> • In the C-2 zoning district, a single building step back of 6.1 m (20 ft.) would be required at the rear of the building. 	<ul style="list-style-type: none"> • To enable simpler building forms with less stepping to support better energy performance. • This is consistent with the City's Green Buildings objectives. <p>Targeted Outcomes:</p> <ul style="list-style-type: none"> • Respond to City's climate emergency
<p>Minimum non-residential space</p>	<ul style="list-style-type: none"> • No portion of the first storey of a building to a depth of 10.7 m (35 ft.) from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion 	<ul style="list-style-type: none"> • No change to the 10.7 m (35 ft.) limitation on non-residential use • Add a requirement for a minimum of 0.35 FSR to be allocated to non-residential use (i.e. commercial) at the ground level facing the arterial street 	<ul style="list-style-type: none"> • To clarify the expectation for non-residential use floor area • To ensure a minimum amount of non-residential or commercial space is provided facing local shopping streets. <p>Targeted Outcomes:</p> <ul style="list-style-type: none"> • Help enhance local shopping areas

Timing of Zoning By-law and District Schedule Changes and Implementation

Should Council approve the proposed changes to the Zoning Development By-law and the C-2 district schedules, changes will result in how applications are processed. To the extent possible, Staff will facilitate a smooth transition between the existing and amended regulations.

Currently there are 26 instream development permit applications in C-2 areas of the city. These projects will be “grandfathered” and can continue to proceed under the existing C-2 regulations. Instream projects will also have the option to withdraw their application and submit a new one under the amended C-2 District Schedules.

In order to ensure processing staff and systems are ready for the new changes, the effective enactment date of the proposed amendments to the Zoning and Development By-law and C-2 District Schedule is planned for September 30, 2020. Staff will begin accepting new applications under the amended C-2 Zoning District Schedules on this date.

4. Housekeeping Amendments to the Secured Rental Policy

Currently, rental housing development in C-2 areas of the city is considered through rezoning applications under the *Secured Rental Policy*. Should Council approve the proposed amendments to the C-2 district schedules for rental housing, minor amendments to the *Secured Rental Policy* are also required to reflect these new zoning changes.

Amendments to Current Rezoning Opportunities in C-2 Zoning Districts

The primary change to the *Secured Rental Policy* being proposed is the removal of C-2 areas for consideration of rezonings. As new allowances for height, density, and form of development are being added directly to the district schedules, a rezoning path in C-2 areas for rental is no longer necessary. Staff are recommending that any rezoning proposals for rental housing in C-2 areas under the *Secured Rental Policy* received on or following the referral of this report to public hearing proceed through a Development Permit application and comply with the allowances under the proposed district schedules when the by-laws have been enacted, and

that the opportunity for rezoning be removed. This change would not limit the ability to consider rezoning applications under other plans or policies in C-2 zoned areas (e.g. community plans, MIRHPP, etc.).

In-stream rezoning applications and enquiries

Staff will continue to process all in-stream rezoning enquiries and applications in C-2 areas, either under the Secured Rental Policy (approved by Council on November 26, 2019) or the previous Secured Market Rental Housing Policy (Rental 100). This applies to all projects which have already submitted a formal rezoning application, or a formal rezoning enquiry prior to the date this report is referred to public hearing. Subject to Council approval of amendments to the C-2, C-2B, C-2C, and C-2C1 District Schedules, applicants in the rezoning enquiry phase would be required to submit a full rezoning application prior to November 30, 2020 in order to remain eligible for rezoning under the Secured Rental Policy or the previous Secured Market Rental Policy (Rental 100).

In-stream projects will also have the option to withdraw their current rezoning application or enquiry, and submit a new development permit application under the amended C-2 district schedules for residential rental tenure, so long as a CD-1 zone has not been enacted and the site remains zoned C-2, C-2B, C-2C or C-2C1.

Following enactment of the by-laws, 6 storey rental proposals may proceed under a development permit. Rezoning enquiries and applications for 6 storey rental in C2 areas would no longer be approvable under the Secured Rental Policy.

5. Anticipated Rental Development in C2 areas

As part of the rental incentive programs review, the City contracted Coriolis Consulting Corp. to perform financial testing on the options being proposed as part of the development of the Secured Rental Policy, which was approved by Council in November, 2019. Specific financial testing was performed for rental development in C-2 zoning districts. The assumed building height, density, and incentives are in line with the zoning changes being proposed as part of this report.

Coriolis found that even with rental incentives, such as a district schedule approach, additional building height and density, and a waiver of the City-wide DCL, return on project costs remained significantly lower for rental development than strata development allowed under existing zoning in C-2 areas (e.g. 4 storey mix-used buildings). While the proposed zoning changes would enable greater height and density (e.g. 6 storey mixed-use), the added height and density is required to be rental, which do not generate return on costs at the same level as strata ownership units. No increase in land values in C-2 areas is expected as a result of these zoning changes.

Coriolis expressed that in some cases, developers may be willing to proceed with a project despite lower anticipated return on costs. These circumstances could include:

- Long term property owners who wish to avoid capital gains taxes, who may decide to redevelop at a lower return rather than sell
- Investors looking to create a portfolio of rental housing properties, who have access to necessary capital

- Developers originally intending to construct a strata building may transition to a rental project due to concern over short term strata market risks

Coriolis' testing confirmed that the highest rate of return in C-2 areas will continue to be strata development. As such, the proposed amendments are not anticipated to produce increased financial incentive for C-2 development overall. Between 2010 and 2018, there were 23 total rental housing rezoning projects approved in C-2 areas under the City's rental incentive programs. This amounts to approximately 2.5 rental projects per year. At the same time period, 73 strata projects proceeded under the existing C-2 zoning. We do not anticipate a significant change to this overall historical trend. However, we do expect to see a shift from some of the anticipated strata developments to rental. Staff estimates that proposed amendments are projected to deliver a range of 1,100 - 2,000 new rental homes from 2020-2027. The low end of the range refers to the scenario where the pace of change in C-2 districts remains the same at 2.5 rental projects and 7 strata projects approved per year. The high end of the range refers to the scenario where supply has shifted to a share of 45% rental and 55% strata equivalent to 4 rental and 5 strata projects approved per year.

Other Related Issues and Work Programs

Impacts on Commercial Spaces and Local Shopping Areas

During public engagement, staff heard feedback related to commercial spaces in C-2 areas. The general themes included:

1. Affordability of commercial spaces due to:
 - a. Increasing lease rates; and
 - b. Property tax implications of the current 'highest and best use' assessment methodology
2. Concern over displacement of businesses due to redevelopment;
3. Property tax implication on retail spaces; and
4. The form and scale of commercial spaces being provided in new buildings.

With respect to zoning, questions were raised about the types of retail that should be encouraged in C-2 and whether there should be maximum building frontage requirements to discourage large-scale retail formats (e.g. large drug stores, supermarkets, etc.). Currently, C-2 zoning districts do not have maximum building frontage requirements as the intention of C2 is to provide retail and services that meet the needs both city-wide and local needs. In addition, supermarkets and drug stores are retail 'anchors' supporting the range of other businesses in a shopping district. For comparison, the C-2B, C-2C, and C-2C1 District Schedules, and a small portion of the C-2 District Schedule on Nanaimo Street, contain maximum commercial unit frontages. In those districts, the emphasis is on maintaining pedestrian scale and interest.

The topic of business retention was also raised in relation to concerns about potential displacement of small businesses. In many areas, retail units in new mixed-use developments are pre-leased in advance to chains and franchises. As part of the approval of the *Secured Rental Policy* on November 26, 2019, Council directed staff to:

Report back on a commercial replacement policy that could include incentives for landlords to provide units at non-market rates, first right of refusal and to provide commercial tenants with the same or similar rent on return.

Issues identified by businesses and residents are being considered through the ongoing Employment Lands and Economy Review (ELER). The ELER is anticipated to provide Council with draft actions and policies through the Retail Action Plan (RAP) and the Land and Economy Action Plan (LEAP) in September 2020.

The RAP will include directions to address commercial space typology, needs and affordability, and the supply of retail required to serve both local and city-wide needs. Options to retain and/or relocate commercial tenants within the city will also be included as part of the RAP. Importantly, the need to address the tax implications of commercial property assessments through a new commercial sub-class or similar intervention will continue to be a key direction for maintaining the economic viability of small businesses.

Extending the Rental Housing Stock Official Development Plan to C-2 Areas

As part of the approval of the Secured Rental Policy on November 26, 2019, Council also directed staff to:

Prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts city-wide.

Currently, the rental replacement requirements contained in the Rental Housing Stock ODP does not apply to C-2 zoning districts. There are 377 purpose-built rental buildings containing 3,053 rental units in areas currently zoned C-2, representing 4% of the rental units in the city. Purpose-built rental units in C-2 are generally small, with 17% of buildings containing 3 units or less, 64% with 4-10 units; and 20% with over 10 units.

As part of this work, staff will be engaging existing land-owners to alert them of the change, as well as to resolve some of the practical challenges of securing a small number of rental units on a larger strata condominium site. This work is now in progress and is anticipated to come back to Council in late Fall of this year.

Public/Civic Agency Input

In 2018 and 2019, staff engaged the public and stakeholders as part of the Rental Housing Incentive Program Review and the development of the *Secured Rental Policy*⁶. The following engagement was conducted:

- **Rental Incentives Review Phase I:** Consultation included engagement and workshops with developers and landlords, a survey of renters residing in buildings constructed under city incentive programs, and pedestrian intercept surveys.
- **Rental Incentives Review Phase II:** Consultation methods included in-person dialogue through two public open houses, written comment forms at the open houses, and an online public survey via Talk Vancouver. Overall, we heard from 3,500 people during the Phase II consultations.

⁶ Refer to pg. 89 <https://council.vancouver.ca/20191126/documents/p1.pdf>

Following Council approval of the *Secured Rental Policy* on November 26, 2019, further public and stakeholder engagement was conducted as part of policy implementation work.

Engagement included two primary policy implementation actions:

- Proposals to amend the zoning in select areas of C-2 commercial zoning districts, allowing up to 6 storey purpose-built rental buildings
- Proposals to create standardized rezoning options for low density transition areas (RS/RT zoned areas), along or near arterial streets.

The City's engagement events included informational material on both the proposed changes to C-2 areas as well as the proposed changes the low-density transition areas. Based on the implementation work to date, Staff will continue to refine the proposed changes to low-density transition areas and seek additional feedback from the public⁷.

This consultation summary below focuses on the proposed amendments to C-2 zoning for rental housing. Consultation feedback on proposals for rezoning options in low density transition areas (RS/RT zones) will be included in a separate Council report, anticipated to be brought to Council later this year.

Please refer to Appendix F for the complete engagement summary on C-2 zoning for rental housing.

As part of the implementation work, Staff consulted the public as well as key stakeholders on the proposed changes to refine the implementation details of the *Secured Rental Policy*. The City held six in-person public information sessions throughout Vancouver, hosted meetings and workshops with six key stakeholder groups, and provided opportunities for feedback through an online open-comment feedback form, as well as written submissions. Summary pamphlets on the proposed changes were available in English, Punjabi and Simplified Chinese. Interpretation services in Cantonese were available at two information sessions.

Overall, feedback from the public on the proposals in C-2 commercial areas at public information sessions and through online comments was limited. While feedback from the public on the proposed amendments to C-2 zoning districts for rental housing was varied, a significant portion of respondents expressed general support for the proposals. There were also some respondents who expressed concerns.

Main Themes from Public on Proposed Amendments to C-2 Zoning Districts:

- **General support to create more rental housing options in C-2 commercial areas:** A significant amount of respondents expressed support for the proposals stating that these measures will help accommodate the growing number of renters in Vancouver, increase rental vacancy rates, and shorten development timelines. Additionally, some respondents who were generally supportive of the proposals, but had some concerns or areas they would like to see addressed.
- **Some concerns about the height, scale, and design of the proposed building forms:** Some respondents were concerned about the impact of the proposed development forms on shadowing, compatibility with the existing built form, and potential uniformity of new developments.

⁷ Preliminary engagement results for low-density transition areas can be found here: <https://vancouver.ca/files/cov/secured-rental-policy-engagement-overview-april-2020-update.pdf>

Staff response: Staff are recommending increased front-yard setbacks and have included a chamfer requirement on narrower arterials to address concerns around compatibility with existing built form and uniformity of new developments. See Table 3 in the Strategic Analysis section for more details.

- **Displacement and affordability concerns:** Some respondents were concerned about the potential for renter and business displacement in C-2 commercial areas due to redevelopment. The affordability of market rents in new developments was also expressed as concerns by some respondents.

Staff response: Staff are exploring issues around affordability and potential displacement of small businesses in commercial areas as part of the ongoing Employment Lands and Economy Review work. See Impacts on Commercial Spaces and Local Shopping Areas in the Strategic Analysis section for more details. In addition, Staff are recommending a number of changes through this report that will enhance new commercial developments, including minimum commercial space requirements.

- **Diverging opinions on policy scope and geographic coverage:** While some respondents suggest expanding the geographic coverage of these changes to include more areas of the city, others are concerned the proposed development forms bring too much change to certain neighbourhoods. Several respondents also commented on the importance of community character, and retention of heritage buildings in Vancouver.

Staff response: Six-storey mixed-use rental developments have already been allowed through rezonings in C-2 areas since 2012 through the Secured Rental Policy. The proposed changes in this report to amend the C-2 district schedules are intended to simplify the process by removing the need for a rezoning, which reduces uncertainty, costs and processing times.

The topic of where new market rental housing should be located is a broad area of discussion that will be explored through the Vancouver Plan process that is currently underway. The planning process is an opportunity to address key challenges facing residents, including affordability challenges and the need to increase housing that is affordable to a diversity of incomes.

The city recognizes the value of historically and culturally significant buildings in Vancouver. As such, there are a number of heritage programs and policies that encourage the retention of heritage buildings in Vancouver. These policies and programs continue to apply and are not superseded by the recommendations in this report.

- **General support for proposed changes to commercial spaces in all C-2 areas:** Overall, we heard from residents about the importance of having commercial spaces within walking distance to where people live. Respondents were also concerned about supporting small and local businesses to ensure these areas remain vibrant and walkable. Some respondents suggested relaxations of building height to enable more flexible and functional commercial spaces.

Staff response: providing renters with more choice to live within walking distance to local shops is a key policy objective of this work. Additionally, Staff are recommending a number of amendments through this report to enhance local shopping areas in C-2, including minimum commercial space requirements, provisions to encourage higher retail ceiling heights, as well as wider sidewalks.

Table 4. Stakeholder Group Key Feedback

Stakeholder Group	Key Feedback
Urban Development Institute	<ul style="list-style-type: none"> • Desire for flexibility of the proposed regulations to adapt to unique site conditions, especially on sloping sites • Support for shorter development timelines and simplified building forms • Update the building code to offer more building flexibility for wood-frame construction • Update the City’s policies on family housing guidelines to allow for flexible bedroom configurations
Local architects	<ul style="list-style-type: none"> • Desire for flexibility in the zoning allowances to design for individual site conditions
CoV Renters’ Advisory Committee	<ul style="list-style-type: none"> • Supportive of rental housing • Expressed the importance of livability considerations and support for the improved sustainable building requirement
Vancouver City Planning Commission	<ul style="list-style-type: none"> • General support for the proposals for rental housing in C-2 zoning districts • Desire for rental development to be distributed throughout the city, on both east and west sides to address geographic equity • Concerned about displacement of small businesses, impacts of the proposed building form on the public realm, and façade treatments
Business Improvement Area Executive Directors	<ul style="list-style-type: none"> • Staff received limited feedback or concerns from the BIA executive directors on the proposals for C-2 zoning districts

For more information, please see Appendix F. Additionally, Staff’s proposals have been revised since public engagement to address key feedback from the public and stakeholders. For more details, refer to the Strategic Analysis section of this report.

Financial Implications

The City has various tools to encourage the creation of purpose-built market rental, including additional density and waiving Development Cost Levies (DCLs). The recommendations in this report will change the development approval method for rental projects in C-2 areas from a rezoning to a development permit application under existing zoning.

In transitioning rental housing projects from its current rezoning process to a development permit process, Community Amenity Contributions (CACs) will no longer be applicable as CACs only apply to rezoning applications. The City’s *Community Amenity Contributions Policy for Rezoning*s already exempts 6-storey rental housing projects in C-2 areas from CACs. Based on financial testing and pro-forma analysis, routine 6 storey rental housing projects do not generate increased land value. For this reason, there is no anticipated impact on CACs as a result of the proposed zoning change for residential rental tenure in C-2 zoning districts.

As discussed in the Strategic Analysis Section, staff do not anticipate more development overall in C-2 areas, but a modest shift towards rental projects. Economic testing found that even with rental incentives, such as a ‘pre-zoning’ approach, additional building height and density, and a waiver of the City-wide DCL, return on project costs remained significantly lower for rental

development than strata development allowed under existing zoning in C-2 areas (e.g. 4 storey mix-used buildings). Based on these findings, staff anticipate the recommendations in this report will have minimal financial impact to the City; however, staff will continue to monitor any significant impact to the delivery of the various public benefits to support growth in the City.

CONCLUSION

The actions in this report are intended to implement the Secured Rental Policy, adopted by Council on November 26, 2019. If approved, the recommended changes to enable residential rental tenure projects in the C-2 zoning districts will help address the shortage of rental housing, and enhance the delivery of new purpose-built rental development across the city.

* * * * *

**DRAFT By-law to amend
Zoning and Development By-law No. 3575
Regarding Residential Rental Tenure in C-2 Districts**

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 Zoning and Development By-law No. 3575.

2. In section 2, Council adds the following new definition in the correct alphabetical order:

“Residential Rental Tenure Any of the following:

- (a) a tenancy governed by a tenancy agreement as defined in the Residential Tenancy Act or, in the event that the Act is repealed and not replaced, that contains the standard terms set out in the Residential Tenancy Regulation B.C. Reg. 477/2003;
- (b) a tenancy in which the landlord is the City of Vancouver, the Metro Vancouver Housing Corporation, the City of Vancouver Public Housing Corporation; the B.C. Housing Management Commission, a non-profit society or association incorporated under the Societies Act whose objects include the provision of affordable rental housing, or a partnership between any two or more such entities; or
- (c) an occupancy between a member and a non-profit housing co-operative incorporated under the Cooperative Association Act whose objects include the provision of affordable rental housing.”.

3. In section 1 of the C-2, C-2B, C-2C, and C-2C1 District Schedules, Council adds the following new paragraph after the first paragraph:

“In addition, this Schedule encourages mixed use development containing secure rental housing to increase the city’s supply of rental housing. In select areas, this Schedule includes unique provisions for residential rental tenure buildings, specifically for height, density, and rear yard requirements. For these mixed use residential rental tenure buildings, some flexibility in the allocation of floor space is provided and allows for either residential or non-residential use on the second storey of the building.”.

4. In section 1 of the C-2 District Schedule, Council strikes out “furthers” and substitutes “promotes”.

5. In subsection 2.2.A(f) of the C-2, C-2B, C-2C, and C-2C1 District Schedules, Council adds “section 4.10 of” after “prescribed in”.

6. In section 4 of the C-2, C-2B, C-2C, and C-2C1 District Schedules, Council adds the following new paragraph after the first paragraph:

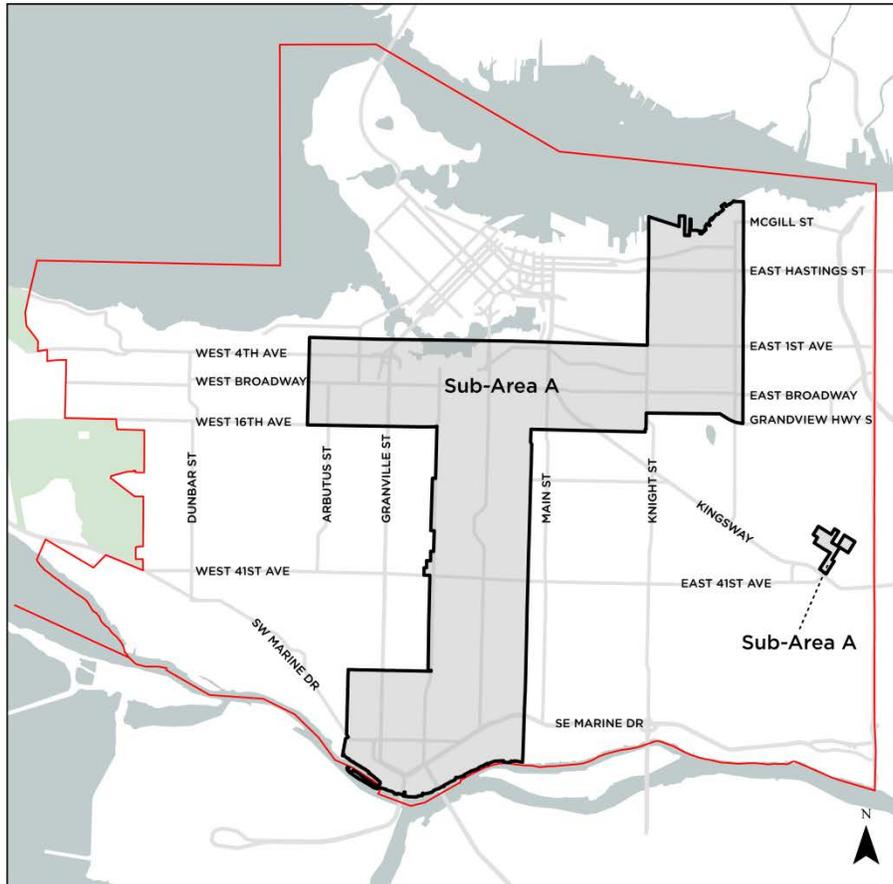
“For the purposes of this Schedule, “Residential Rental Tenure Building” means a building:

- (a) that is located outside of sub-area A, as illustrated in Figure 1, and as further illustrated in the maps in section 6 of this Schedule;
- (b) that contains three or more non-stratified dwelling units;
- (c) where all of the dwelling units are occupied as residential rental tenure;
- (d) where at least 35% of the total dwelling units are two or more bedroom units;
- (e) where the third storey and above, measured from the front property line, is limited to residential use only; and
- (f) that is designed to achieve either of the following energy efficiency requirements:
 - (i) certification under the Passive House standard set by Passive House International (PHI), or the Zero Energy standard set by the International Living Future Institute (ILFI), or
 - (ii) energy and emissions intensity limits in accordance with the following table for all dwelling uses, except for Seniors Supportive or Assisted Housing:

Low Carbon Energy System (LCES) connection, as per the LCES Policy	Total Energy Use Intensity (TEUI): kWh/m ²	Thermal Energy Demand Intensity (TEDI): kWh/m ²	Greenhouse Gas Intensity (GHGI): kgCO ₂ e/m ²
No	100	15	3
Yes	110	25	3

The Director of Planning may vary the requirements under (f)(ii), provided the Director of Planning is satisfied that sustainability objectives have been achieved on the development site.

Figure 1. Sub-Area A



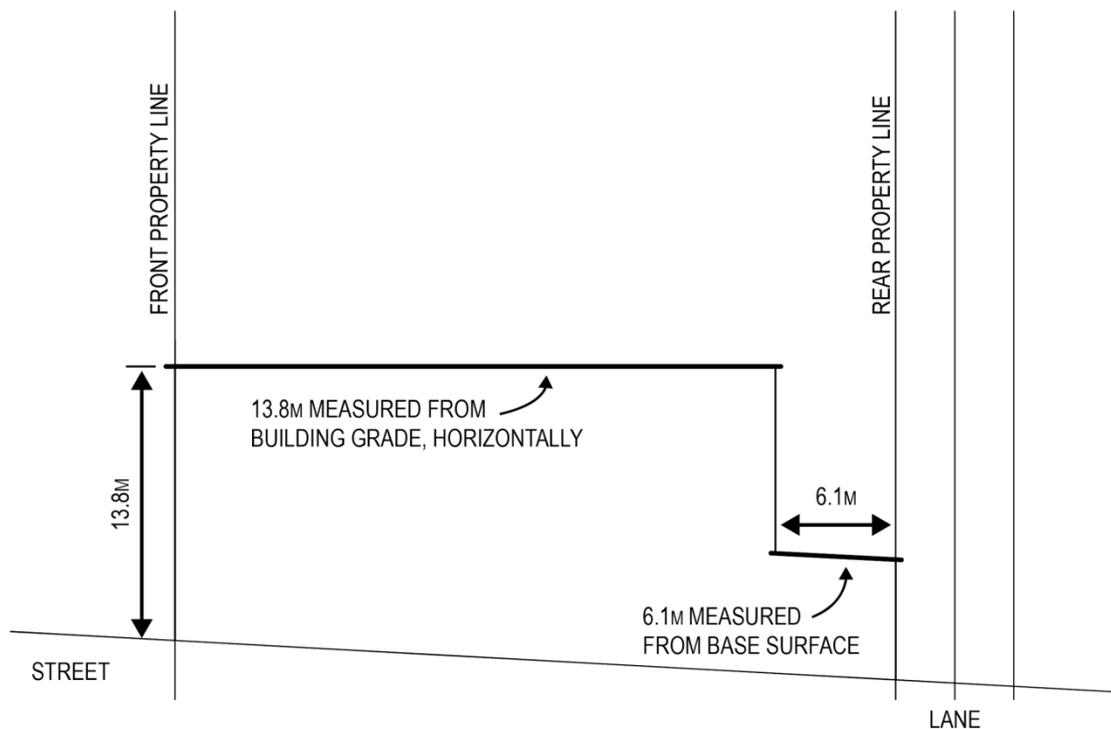
7. In section 4.2 of the C-2 District Schedule, Council:

- (a) in section 4.2.1, strikes out “Figure 1” and substitutes “Figure 2”; and
- (b) re-labels Figure 1 as Figure 2.

8. In section 4.3 of the C-2 District Schedule, Council strikes out sections 4.3.1 and 4.3.2 and substitutes the following:

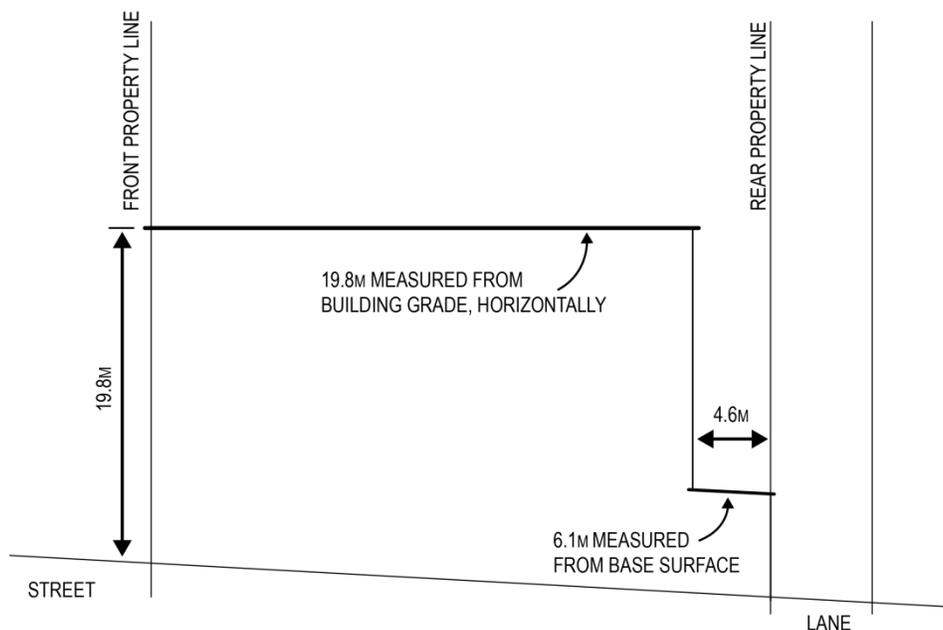
- 4.3.1 The height of a building shall not exceed 13.8 m measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line, except that for 6.1 m measured from the ultimate rear property line, the height of a building shall not exceed 6.1 m measured from base surface, as illustrated in Figure 3.
- 4.3.2 Despite section 4.3.1, if a minimum floor-to-floor height of 5.2 m is provided for non-residential uses located at the first storey facing the street, the height of a building shall not exceed 15.3 m, except that for 6.1 m measured from the ultimate rear property line, the height of a building shall not exceed 6.1 m measured from base surface, as illustrated in Figure 3.

Figure 3. Height



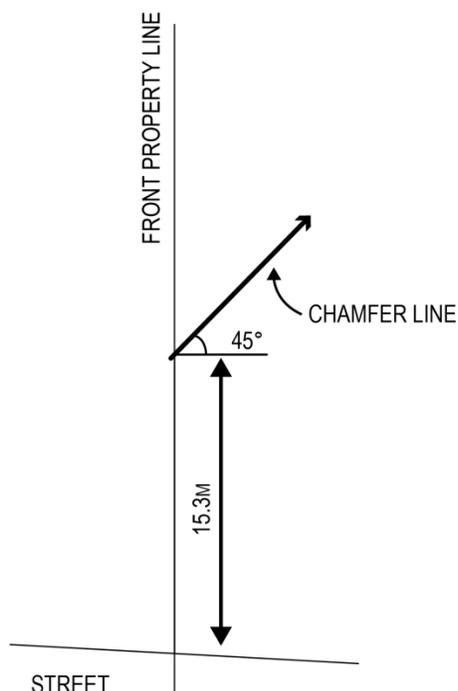
- 4.3.3 Despite sections 4.3.1 and 4.3.2, if a building is a residential rental tenure building, then the height shall not exceed 19.8 m measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line, as illustrated in Figure 4, provided that:
- for 4.6 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(c); and
 - the building does not exceed 6 storeys.

Figure 4. Height for Residential Rental Tenure Buildings



- 4.3.4 Despite section 4.3.3, if a minimum floor-to-floor height of 5.2 m is provided for non-residential uses located at the first storey facing the street in a residential rental tenure building, the height of a building shall not exceed 22.0 m, provided that:
- (a) for 4.6 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(c); and
 - (b) the building does not exceed 6 storeys.
- 4.3.5 Despite sections 4.3.3 and 4.3.4, no portion of a residential rental tenure building shall extend above an envelope formed by a vertical line measuring 15.3 m in height at the front property line and a plane formed by an angle of 45 degrees measured from the horizontal, as illustrated and described in Figure 5, except in cases where:
- (a) the site frontage faces a street:
 - (i) with a total width measuring 24.4 m or greater, measured from property line to property line or, where any building lines exist, measured from the building line or lines, and
 - (ii) generally running north south; or
 - (b) the site frontage faces a street with a total width measuring more than 27.5 m, measured from property line to property line or, where any building lines exist, measured from the building line or lines.

Figure 5.



4.3.6 Despite sections 4.3.1, 4.3.2, 4.3.3, 4.3.4, and 4.3.5, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.

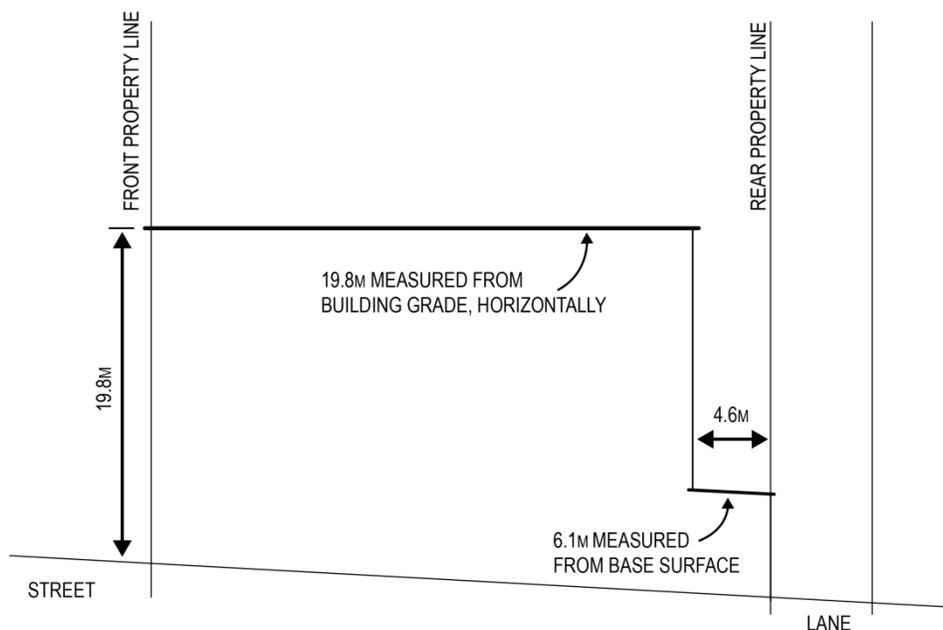
9. In section 4.3.2 of the C-2C and the C-2C1 District Schedules, Council strikes out “13.8 m” and substitutes “15.3 m”.

10. In section 4.3 of the C-2B, C-2C, and C-2C1 District Schedules, Council adds the following new sections:

“4.3.3 Despite sections 4.3.1 and 4.3.2, if a building is a residential rental tenure building, then the height shall not exceed 19.8 m measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line, as illustrated in Figure 2, provided that:

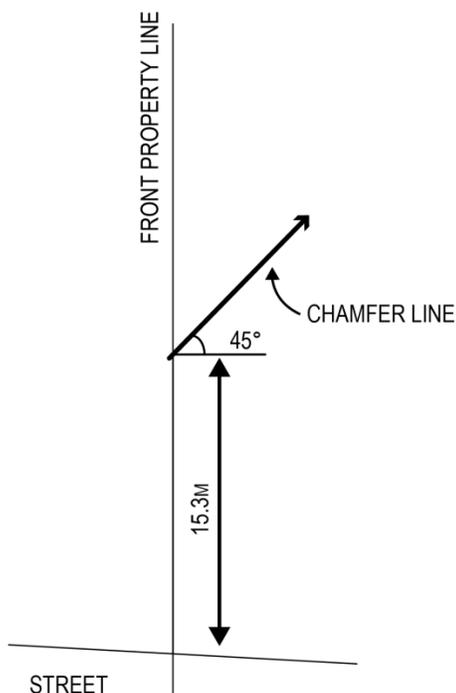
- (a) for 4.6 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(c); and
- (b) the building does not exceed 6 storeys.

Figure 2. Height for Residential Rental Tenure Buildings



- 4.3.4 Despite section 4.3.3, if a minimum floor-to-floor height of 5.2 m is provided for non-residential uses located at the first storey facing the street in a residential rental tenure building, the height of a building shall not exceed 22.0 m, provided that:
- (a) for 4.6 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(c); and
 - (b) the building does not exceed 6 storeys.
- 4.3.5 Despite sections 4.3.3 and 4.3.4, no portion of a residential rental tenure building shall extend above an envelope formed by a vertical line measuring 15.3 m in height at the front property line and a plane formed by an angle of 45 degrees measured from the horizontal, as illustrated and described in Figure 3, except in cases where:
- (a) the site frontage faces a street:
 - (i) with a total width measuring 24.4 m or greater, measured from property line to property line or, where any building lines exist, measured from the building line or lines, and
 - (ii) generally running north south; or
 - (b) the site frontage faces a street with a total width measuring more than 27.5 m, measured from property line to property line or, where any building lines exist, measured from the building line or lines.

Figure 3.



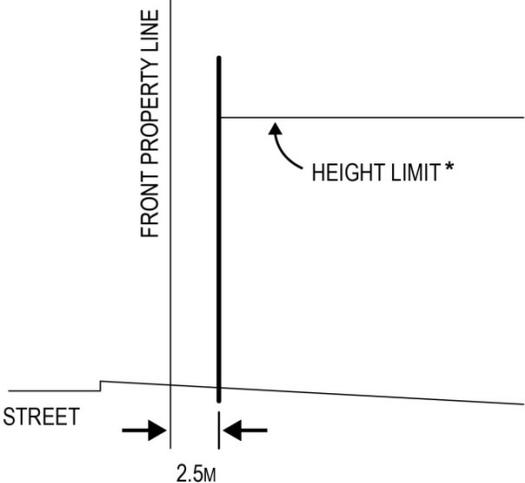
”.

11. In section 4.3 of the C-2C and C-2C1 District Schedules, Council adds the following new section:

“4.3.6 Despite sections 4.3.3, 4.3.4, and 4.3.5, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.
12. In section 4.4 of the C-2 District Schedule, Council:
 - (a) strikes out section 4.4.1 and substitutes the following:

“4.4.1. The front yard and front setback shall have a minimum depth of 2.5 m measured from the ultimate front property line, as illustrated in Figure 6, except that for buildings located in Sub-Area B shown on the map in Figure 7, the front yard and front setback shall have a minimum depth of 4.6 m.”;
 - (b) strikes out Figure 3 and substitutes the following new figure:

“Figure 6. Front Yard and Setback

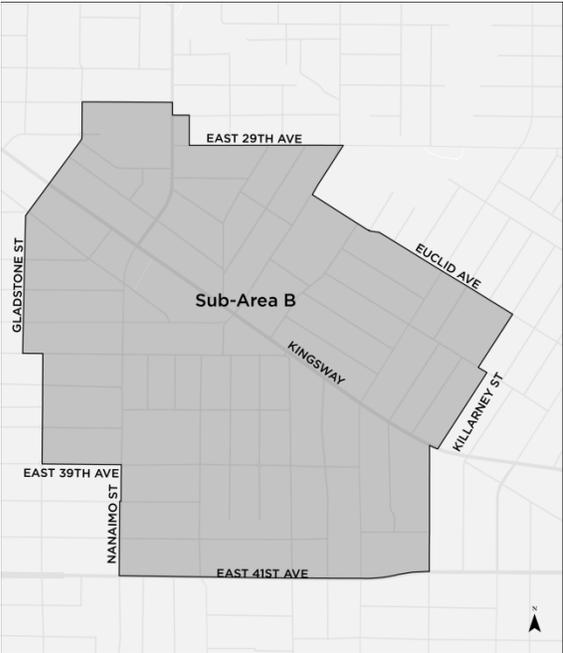


* HEIGHT LIMIT SUBJECT TO SECTION 4.3

”; and

- (c) inserts a new figure as Figure 7 immediately after the renumbered Figure 6, as follows:

“Figure 7. Sub-Area B

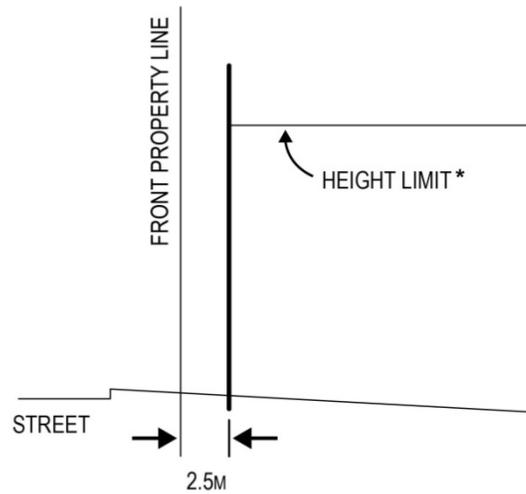


”

13. In section 4.4 of the C-2B District Schedule, Council strikes out sections 4.4.1 and 4.4.2 and substitutes the following:

“4.4.1 A front yard must have a minimum depth of 2.5 m measured from the ultimate front property line, as illustrated in Figure 4.

Figure 4. Front Yard and Setback



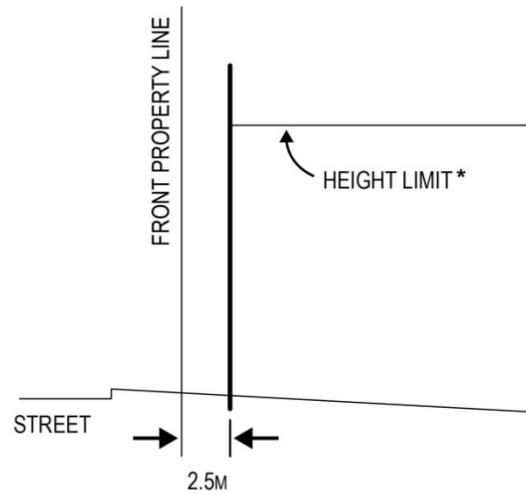
* HEIGHT LIMIT SUBJECT TO SECTION 4.3

”.

14. In section 4.4 of the C-2C and C-2C1 District Schedules, Council strikes out sections 4.4.1, 4.4.2, and 4.4.3 and substitutes the following:

“4.4.1 A front yard must have a minimum depth of 2.5 m measured from the ultimate front property line, as illustrated in Figure 4.

Figure 4. Front Yard and Setback

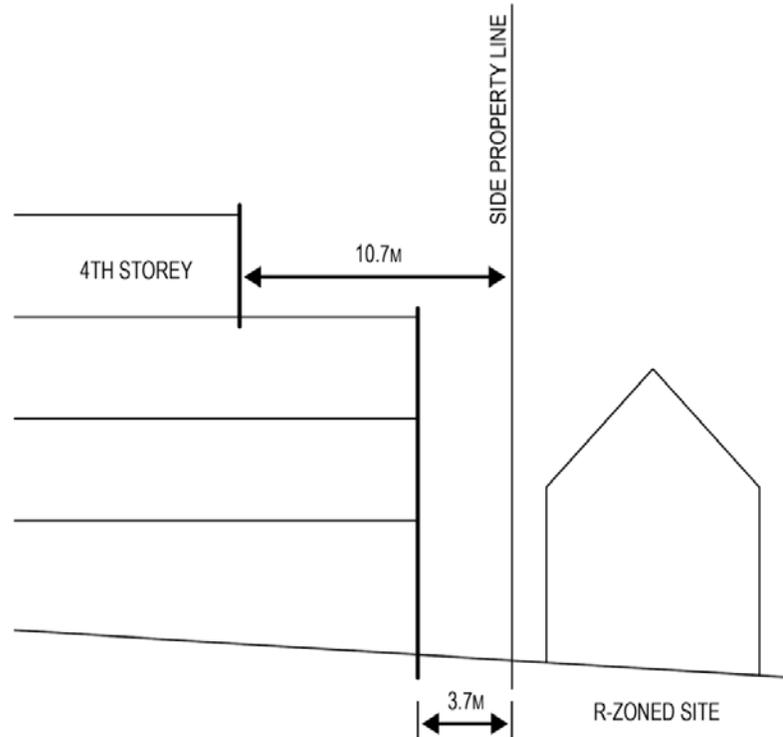


* HEIGHT LIMIT SUBJECT TO SECTION 4.3

4.4.2 Despite section 4.4.1, the Director of Planning may permit a reduced front yard or front setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.

15. In section 4.5.1 of the C-2 District Schedule, Council:
- (a) strikes out “Figure 4” and substitutes “Figure 8”; and
 - (b) strikes out Figure 4 and substitutes the following new figure:

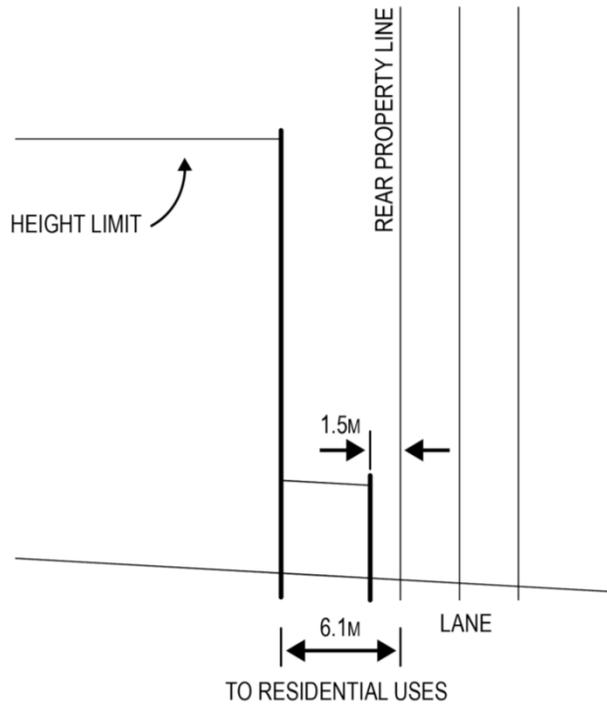
“Figure 8. Side Yard and Setback Adjacent



”

16. In section 4.5 of the C-2B District Schedule, Council adds a new section 4.5.4 as follows:
- “4.5.4 On a corner site, the exterior side yard and side setback requirements shall be the same as the front yard and front setback requirements in section 4.4.”
17. In section 4.5 of the C-2C and C-2C1 District Schedules, Council adds the following new sections:
- “4.5.4 On a corner site, the exterior side yard and side setback requirements shall be the same as the front yard and front setback requirements in section 4.4.
- 4.5.5 Despite sections 4.5.1, 4.5.2, 4.5.3, and 4.5.3, the Director of Planning may permit reduced side yards or side setbacks provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”
18. In section 4.6 of the C-2 District Schedule, Council:
- (a) in section 4.6.1, strikes out “Figure 5” and substitutes “Figure 9”;
 - (b) in subsection 4.6.1(a), strikes out “0.6 m” and substitutes “1.5 m”; and
 - (c) strikes out Figure 5 and substitutes the following new figure, inserting it below section 4.6.1:

“Figure 9. Rear Yard Setback



”.

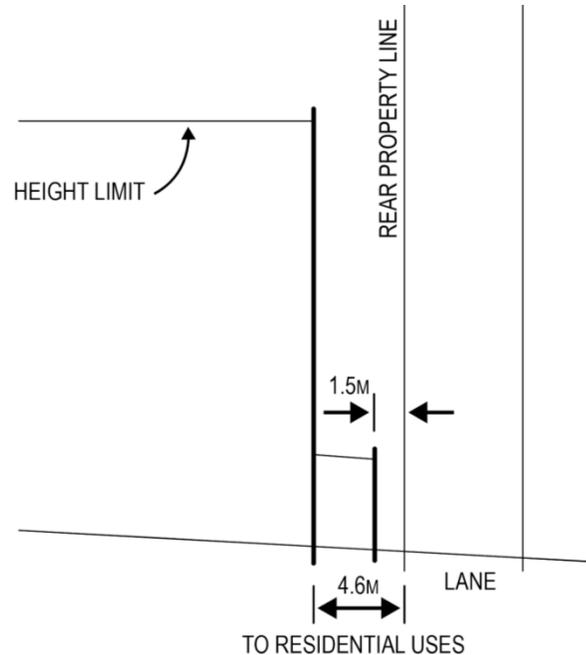
19. In section 4.6 of the C-2 District Schedule, Council strikes out section 4.6.2 and substitutes the following:

“4.6.2. Despite section 4.6.1, if a building is a residential rental tenure building, then a rear yard or rear setback, measured from the ultimate rear property line, shall be as follows, and as illustrated in Figure 10:

- (a) for portions of a building under 6.1 m in height as measured from the base surface, the minimum depth of the rear yard shall be 1.5 m;
- (b) for portions of a building:
 - (i) containing dwelling uses, or
 - (ii) above 6.1 m in height as measured from the base surface,

the minimum depth of the rear setback shall be 4.6 m, except that roof decks and balconies may intrude into the setback;

Figure 10. Rear Yard Setback for Residential Rental Tenure Buildings



- (c) despite subsection (b), in the case of a corner site, the rear setback for portions of the building containing dwelling uses may be reduced to a minimum depth of 1.5 m, provided that:
- (i) the portion of a building for which the rear yard is reduced is located a minimum distance of 22.8 m from an adjoining site, and
 - (ii) the portion of the building for which the rear yard is reduced does not exceed 25.3 m in width, measured from the ultimate exterior side property line; and
- (d) despite subsections (a), (b), and (c), if the rear of the site adjoins, without the intervention of a lane, the side yard of a site located in an R District:
- (i) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 3.1 m, and
 - (ii) for portions of a building containing dwelling uses, the minimum depth of the rear setback behind those portions of the building shall be 4.6 m, except that roof decks may intrude into the setback.

4.6.3 Despite sections 4.6.1 and 4.6.2, the Director of Planning may permit a reduced rear yard or rear setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.

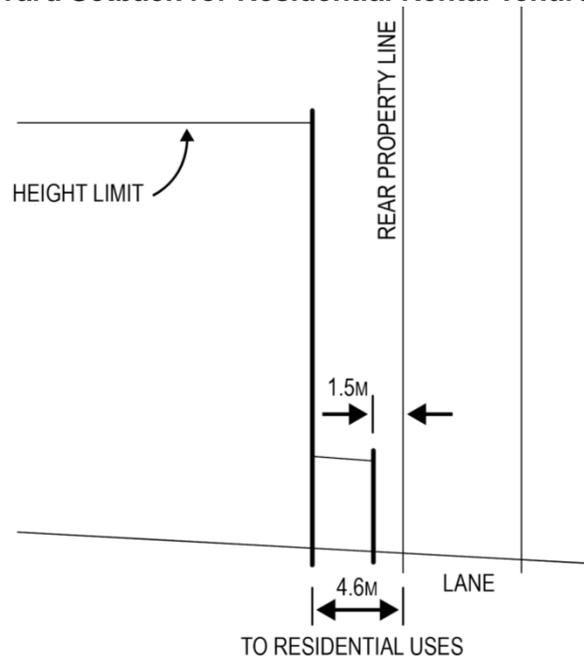
20. In section 4.6 of the C-2B, C-2C, and C-2C1 District Schedules, Council strikes out sections 4.6.1 and 4.6.2 and substitutes the following:

- “4.6.1 The rear yard and rear setback, measured from the ultimate rear property line, shall be as follows:
- (a) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 1.5 m;

- (b) for portions of a building containing dwelling uses, the minimum depth of the rear setback shall be 4.6 m, except that roof decks may intrude into the setback.
- 4.6.2. Despite section 4.6.1, if a building is a residential rental tenure building, then a rear yard or rear setback, measured from the ultimate rear property line, shall be as follows, and as illustrated in Figure 5:
- (a) for portions of a building under 6.1 m in height as measured from the base surface, the minimum depth of the rear yard shall be 1.5 m;
 - (b) for portions of a building:
 - (i) containing dwelling uses, or
 - (ii) above 6.1 m in height as measured from the base surface,

the minimum depth of the rear setback shall be 4.6 m, except that roof decks and balconies may intrude into the setback;

Figure 5. Rear Yard Setback for Residential Rental Tenure Buildings



- (c) despite subsection (b), in the case of a corner site, the rear setback for portions of the building containing dwelling uses may be reduced to a minimum depth of 1.5 m, provided that:
 - (i) the portion of a building for which the rear yard is reduced is located a minimum distance of 22.8 m from an adjoining site, and
 - (ii) the portion of the building for which the rear yard is reduced does not exceed 25.3 m in width, measured from the ultimate exterior side property line; and
- (d) despite subsections (a), (b), and (c), if the rear of the site adjoins, without the intervention of a lane, the side yard of a site located in an R District:
 - (i) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 3.1 m, and

- (ii) for portions of a building containing dwelling uses, the minimum depth of the rear setback behind those portions of the building shall be 4.6 m, except that roof decks may intrude into the setback.”.

21. In section 4.6 of the C-2C and C-2C1 District Schedules, Council adds the following new section:

“4.6.3 Despite sections 4.6.1 and 4.6.2, the Director of Planning may permit a reduced rear yard or rear setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.

22. In section 4.7 of the C-2 District Schedule, Council:

(a) strikes out sections 4.7.1 and 4.7.2 and substitutes the following:

“4.7.1. The floor space ratio shall not exceed 0.75, except that the Director of Planning may permit an increase in floor space ratio as follows, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:

- (a) for all uses combined, up to 2.5, provided that the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35;
- (b) for multiple dwellings, up to 2.15; and
- (c) for the purposes of subsections (a) and (b), an artist studio shall be deemed to be a dwelling use.

4.7.2. Despite section 4.7.1, if a building is a residential rental tenure building, then the floor space ratio is as follows:

- (a) for all uses combined, up to 3.5, provided that the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35;
- (b) despite subsection (a), up to 3.7 for all uses combined, provided that:
 - (i) the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35,
 - (ii) the site is a corner site,
 - (iii) the length of the front property line facing the street measures a minimum of 45.7 m, and
 - (iv) the site has a minimum site area of 1,672 m²; and
- (c) despite subsections (a) and (b), the Director of Planning may permit an increase in floor area of up to 0.05 FSR for exterior circulation located above the first storey.

4.7.3. All floors of all buildings, including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building, shall be included in the computation of floor space ratio.”;

- (b) renumbers sections 4.7.3 and 4.7.4 as sections 4.7.4 and 4.7.5 respectively; and
 - (c) in renumbered 4.7.5, strikes out “The Director of Planning may permit” and substitutes “If a building is not a residential rental tenure building, the Director of Planning may permit”.
- 23. In section 4.7 of the C-2B District Schedule, Council:
 - (a) strikes out section 4.7.2 and substitutes the following:

“4.7.2. Despite section 4.7.1, if a building is a residential rental tenure building, then the floor space ratio is as follows:

 - (a) for all uses combined, up to 3.5, provided that the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35;
 - (b) despite subsection (a), up to 3.7 for all uses combined, provided that:
 - (i) the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35,
 - (ii) the site is a corner site,
 - (iii) the length of the front property line facing the street measures a minimum of 45.7 m, and
 - (iv) the site has a minimum site area of 1,672 m²; and
 - (c) despite subsections (a) and (b), the Director of Planning may permit an increase in floor area of up to 0.05 FSR for exterior circulation located above the first storey.
 - 4.7.3. All floors of all buildings, including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building, shall be included in the computation of floor space ratio.”;
 - (b) renumbers sections 4.7.3 and 4.7.4 as sections 4.7.4 and 4.7.5 respectively; and
 - (c) in renumbered 4.7.5, strikes out “The Director of Planning may permit” and substitutes “If a building is not a residential rental tenure building, the Director of Planning may permit”.
- 24. In section 4.7 of the C-2C and C-2C1 District Schedules, Council:
 - (a) strikes out sections 4.7.1 and 4.7.2 and substitutes the following:

“4.7.1. The floor space ratio shall not exceed 1.20 in the case of office uses, 1.50 in the case of a site used for purely residential uses, and 3.00 in all other cases, provided that the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35, and for the purposes of

the computation of floor space ratio in this section, an artist studio shall be deemed to be a dwelling use.

4.7.2. Despite section 4.7.1, if a building is a residential rental tenure building, then the floor space ratio is as follows:

- (a) for all uses combined, up to 3.5, provided that the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35;
- (b) despite subsection (a), up to 3.7 for all uses combined, provided that:
 - (i) the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35,
 - (ii) the site is a corner site,
 - (iii) the length of the front property line facing the street measures a minimum of 45.7 m, and
 - (iv) the site has a minimum site area of 1,672 m²; and
- (c) despite subsections (a) and (b), the Director of Planning may permit an increase in floor area of up to 0.05 FSR for exterior circulation located above the first storey.

4.7.3. All floors of all buildings, including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building, shall be included in the computation of floor space ratio.”;

(b) renumbers sections 4.7.3 and 4.7.4 as sections 4.7.4 and 4.7.5 respectively; and

(c) in renumbered 4.7.5, strikes out “The Director of Planning may permit” and substitutes “If a building is not a residential rental tenure building, the Director of Planning may permit.”.

25. In section 4.14 of the C-2 District Schedule, Council:

(a) strikes out the title “**Dedication of Land for Sidewalk and Boulevard Purposes**” and substitutes “**Dedication of Land and Statutory Right of Way for Sidewalk and Boulevard Purposes**”; and

(b) adds the following new sections in the correct numerical order:

“4.14.3 For all new buildings, a surface statutory right of way on a portion of the site must be provided to the City for sidewalk and boulevard improvements to achieve a distance of 2.5 m from the front property line.

4.14.4 Despite section 4.14.3, the Director of Planning or Development Permit Board, as the case may be, may permit a reduced surface statutory right of way, provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.

26. In section 4 of the C-2B District Schedule, Council adds a new sections 4.11 as follows:

“4.11 Statutory Right of Way for Sidewalk and Boulevard Purposes

4.11.1 For all new buildings, a surface statutory right of way on a portion of the site must be provided to the City for sidewalk and boulevard improvements to achieve a distance of 2.5 m from the front property line.

4.11.2 Despite section 4.11.1, the Director of Planning or Development Permit Board, as the case may be, may permit a reduced surface statutory right of way, provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.

27. In section 4 of the C-2C and C-2C1 District Schedules, Council adds a new section 4.12 as follows:

“4.12 Statutory Right of Way for Sidewalk and Boulevard Purposes

4.12.1 For all new buildings, a surface statutory right of way on a portion of the site must be provided to the City for sidewalk and boulevard improvements to achieve a distance of 2.5 m from the front property line.

4.12.2 Despite section 4.12.1, the Director of Planning or Development Permit Board, as the case may be, may permit a reduced surface statutory right of way, provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.”.

28. In the C-2 District Schedule, Council adds a new section 6 as follows:

“6. Sub-Area A Maps

Sub-area A, as described in section 4 and Figure 1 of this Schedule, is further illustrated by Figures 11, 12, 13, 14, and 15.

Figure 11

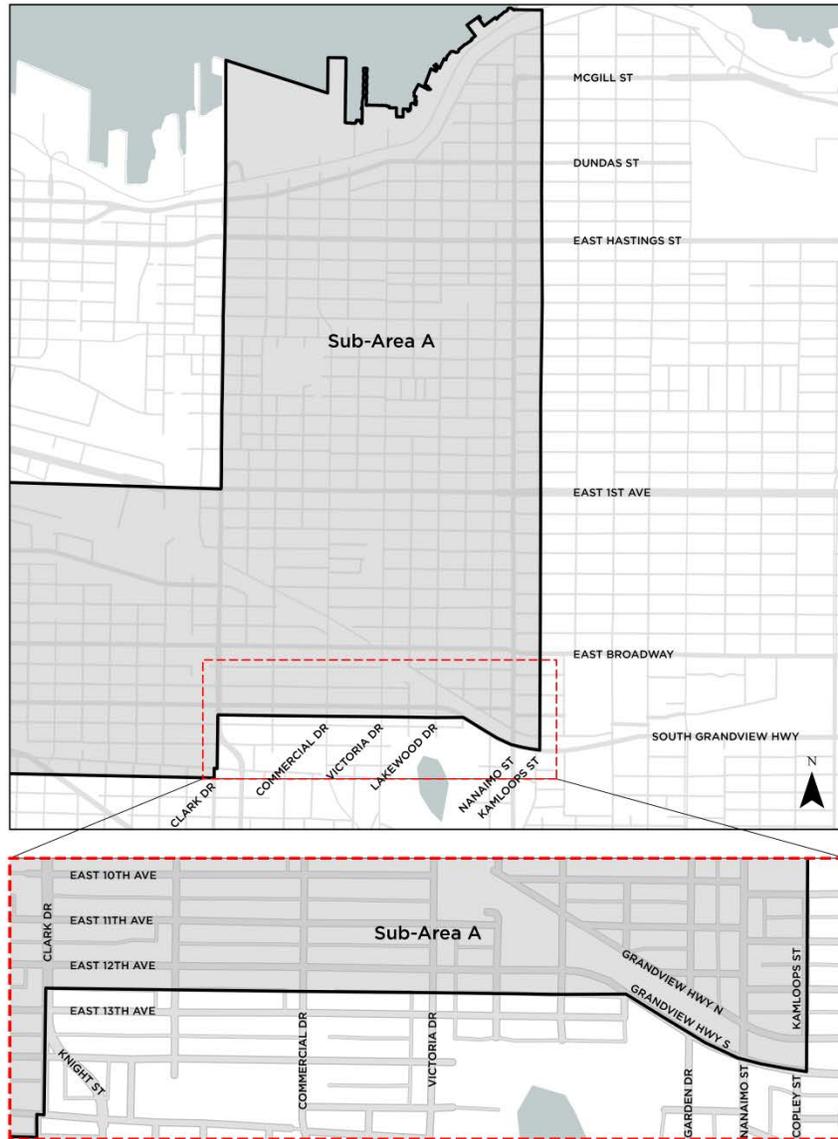


Figure 12

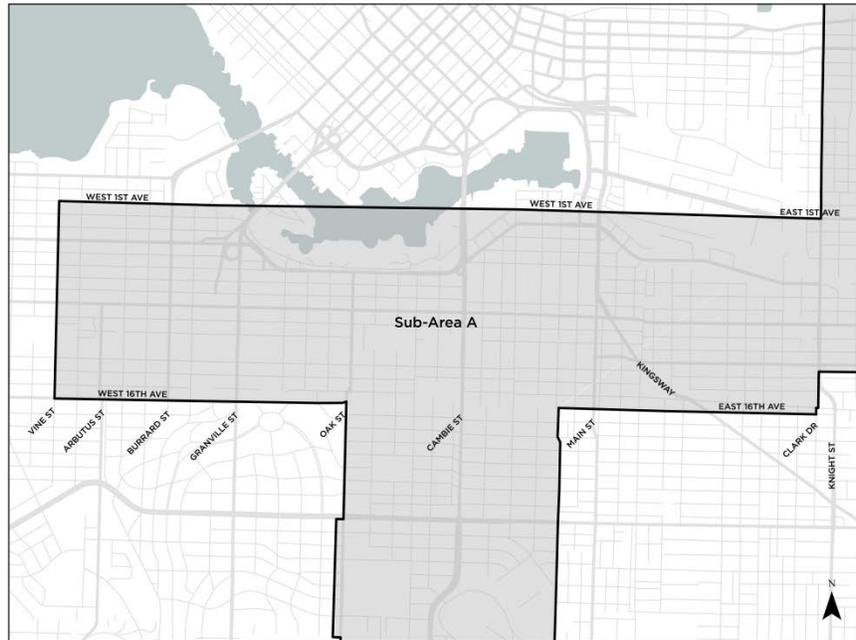


Figure 13



Figure 14

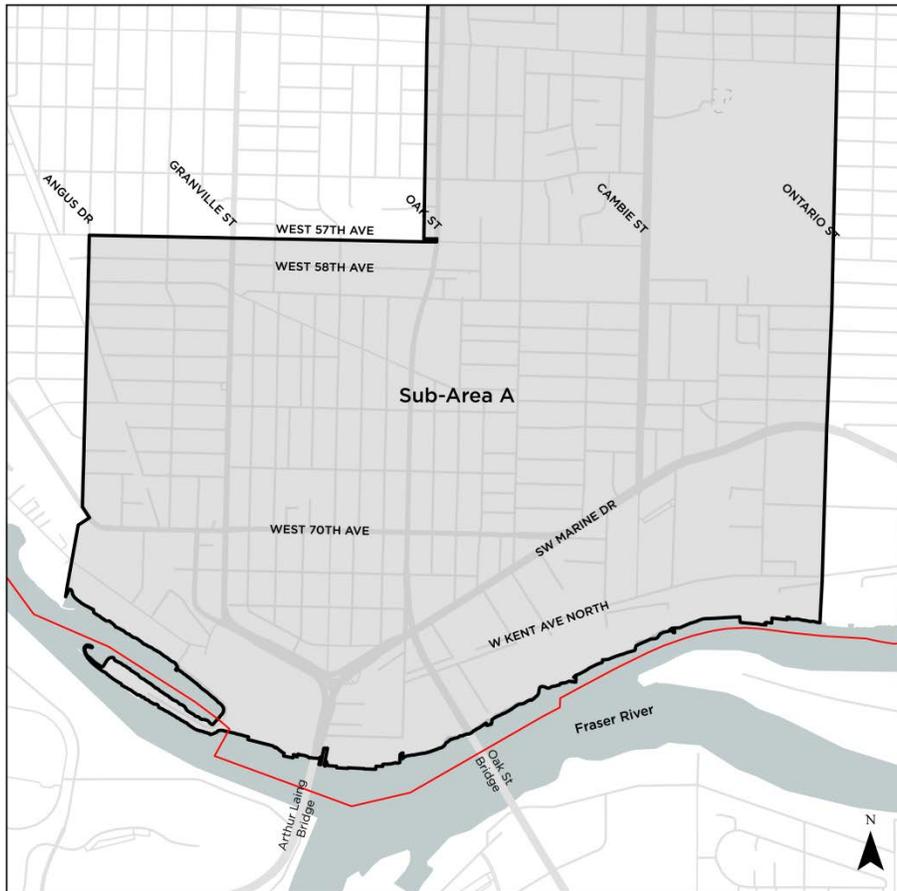
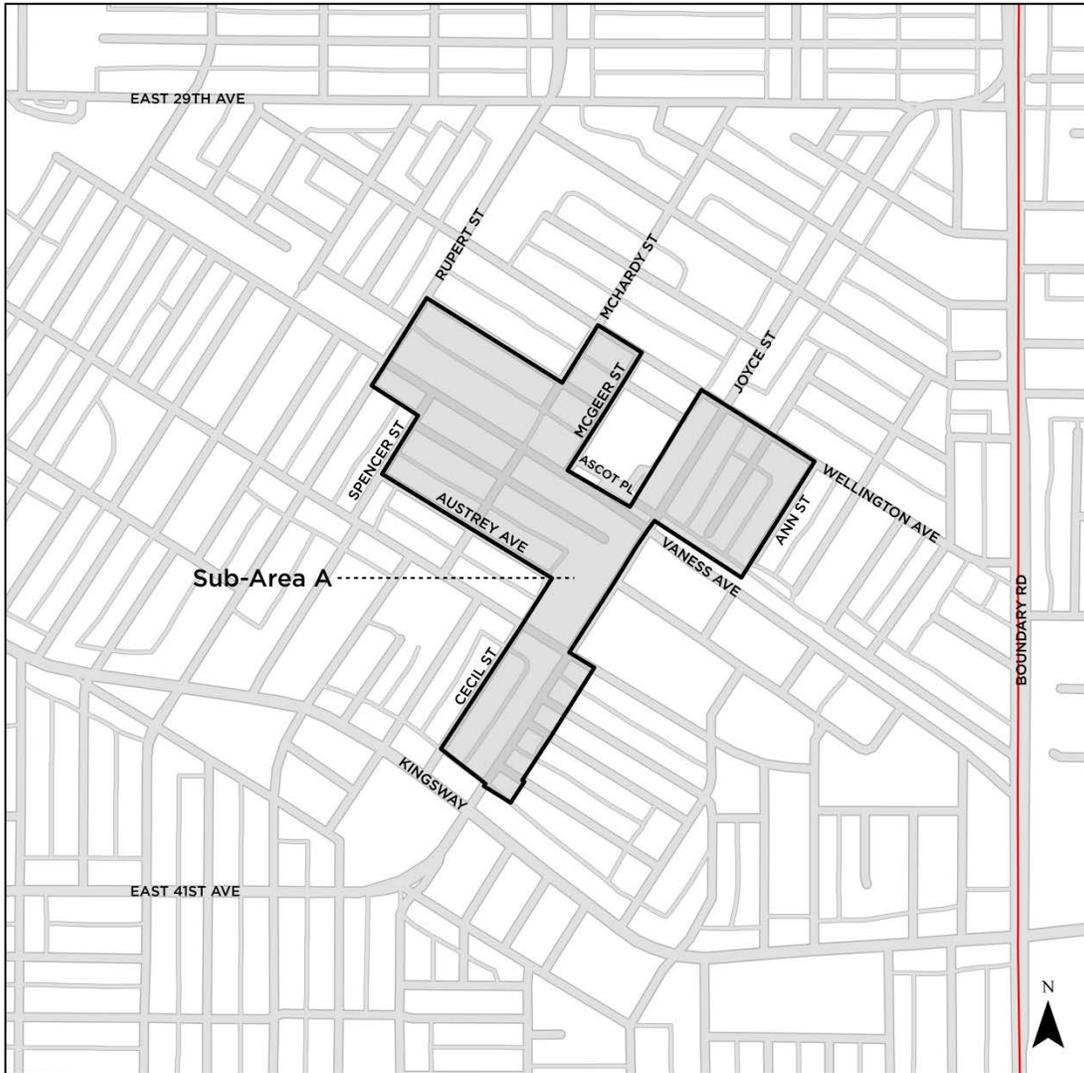


Figure 15



29. In the C-2B, C-2C, and C-2C1 District Schedules, Council adds a new section 6 as follows:

“6. Sub-Area A Maps

Sub-area A, as described in section 4 and Figure 1 of this Schedule, is further illustrated by Figures 6, 7, 8, 9, and 10.

Figure 6

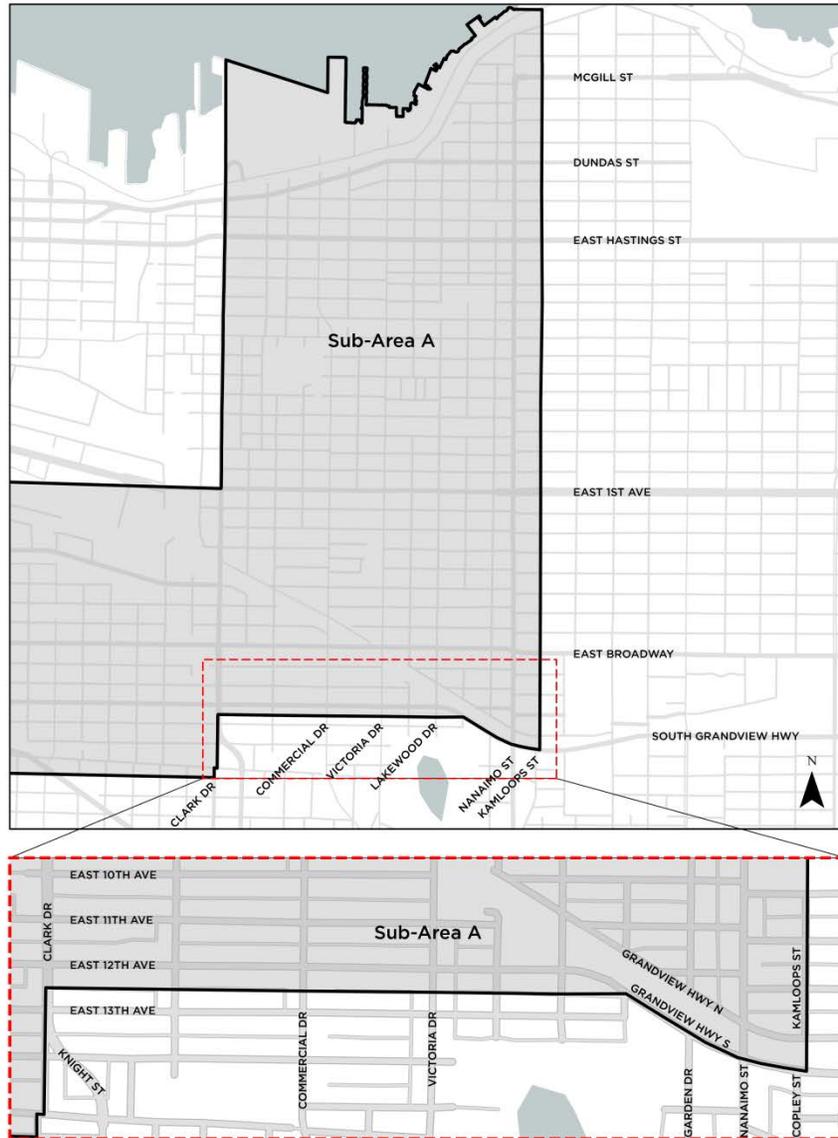


Figure 7

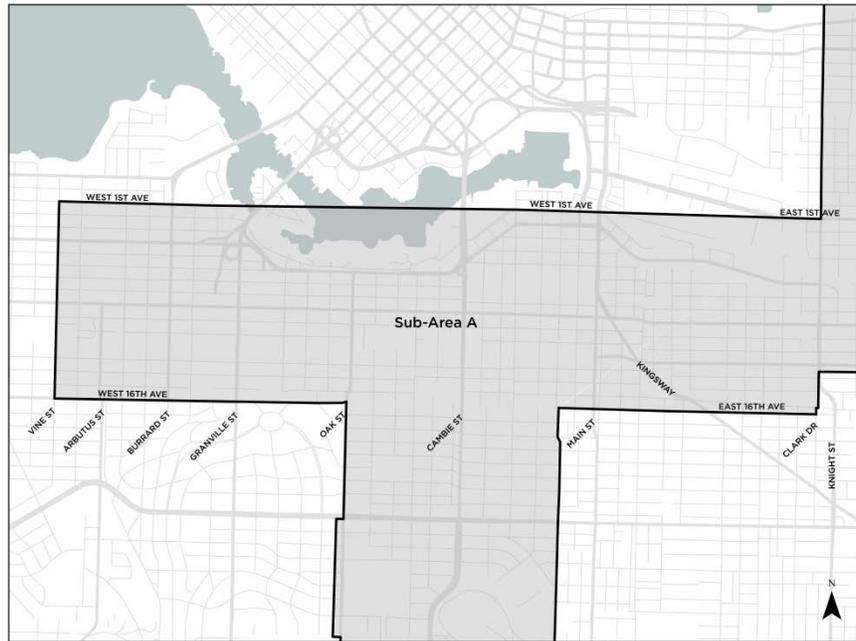


Figure 8



Figure 9

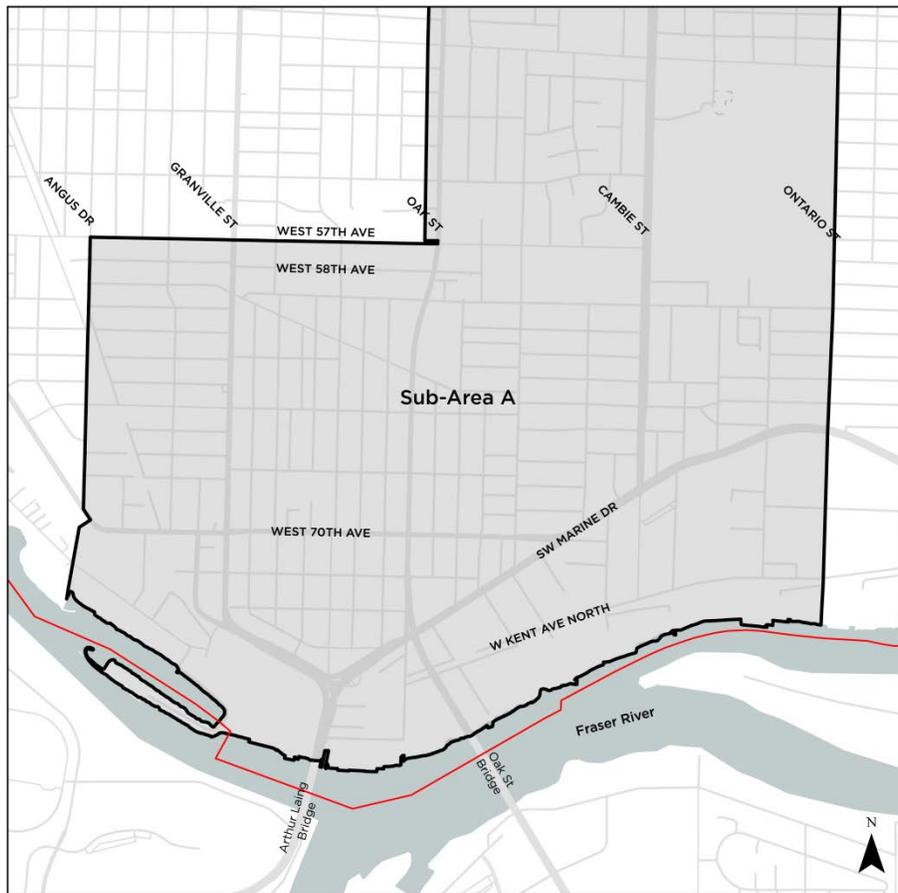
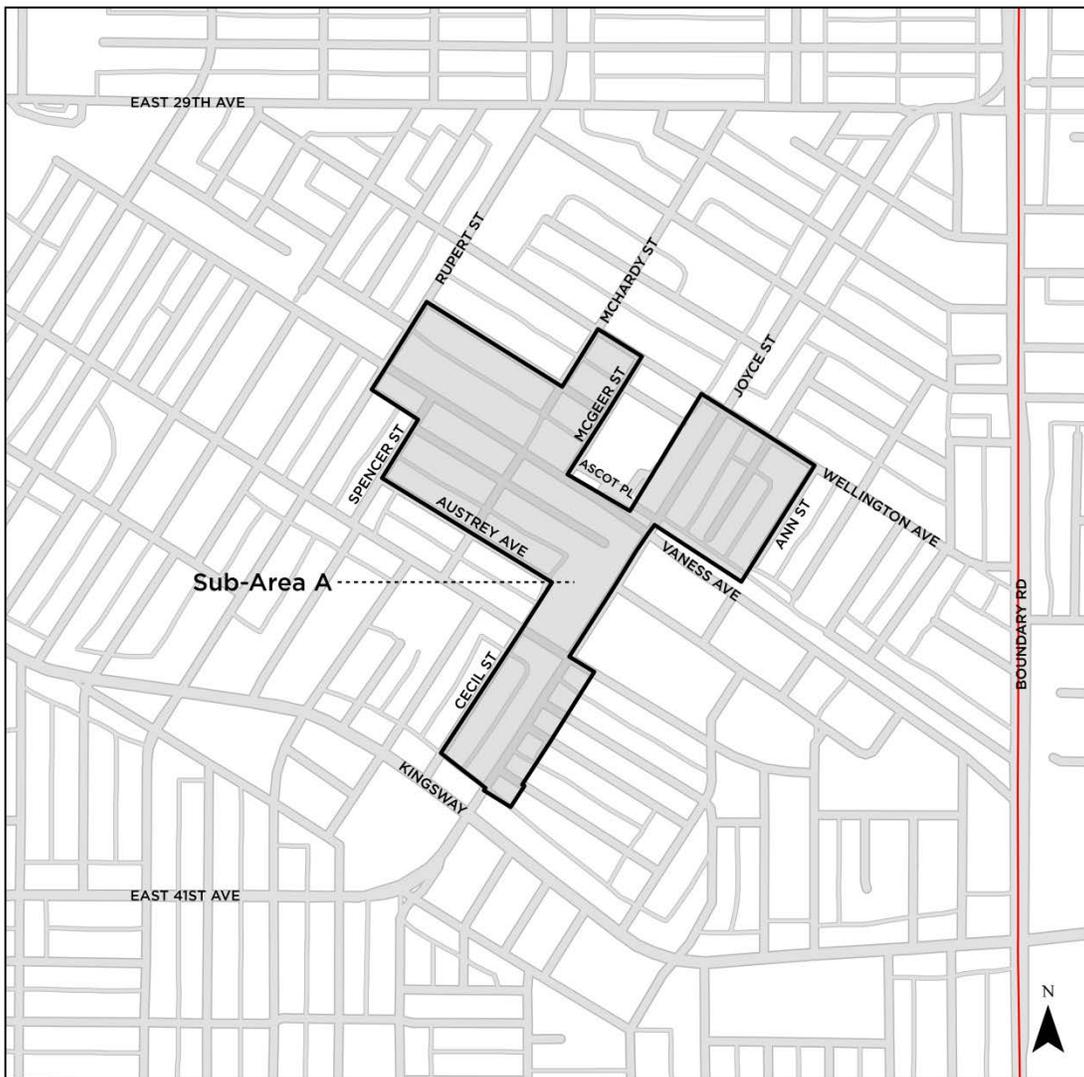


Figure 10



”

Guideline

C-2, C-2B, C-2C, and C-2C1 Guidelines for
Residential Rental Tenure Buildings

Approved by Council Month Day, Year

Last amended XX

Table of Contents

Table of Contents.....	2
1 Application and Intent.....	4
1.1 Intent.....	4
1.2 Application.....	5
2 General Design Considerations	7
2.1 Neighbourhood and Street Character.....	7
2.3 Orientation	7
2.4 Views.....	7
2.6 Light and Ventilation.....	7
2.7 Weather	10
2.8 Noise	11
2.9 Privacy.....	12
2.10 Safety and Security.....	12
2.11 Access and Circulation.....	13
2.11.1 Pedestrian Access	13
2.11.2 Vehicular Access Lane Access.....	13
2.11.3 Street Access	14
2.12 Heritage	14
3 Uses	14
3.1 Residential Uses	15
3.2 Other Uses	15
4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law and the Parking By-law 16	
4.2 Frontage.....	16
4.2.1 Determination of Frontage.....	16
4.2.2 Frontage Size.....	17
4.3 Height	19
4.4 Front Yard and Setback	26
4.5 Side Yards and Setback.....	27
4.6 Rear Yard and Setback	28
4.7 Floor Space Ratio.....	30
4.8 Off-Street Parking and Loading.....	31
4.9 Horizontal Angle of Daylight.....	32
5 Architectural Components	32

5.1 Roofs and Chimneys	32
5.3 Entrances, Stairs and Porches.....	32
5.4 Balconies	32
5.5 Exterior Walls and Finishing	33
5.6 Awnings and Canopies.....	33
5.7 Lights	34
7 Open Space.....	35
7.2 Semi-Private Open Space	35
7.3 Private Open Space.....	35
8 Landscaping.....	36
9 Utilities, Sanitation, and Public Services.....	37
9.1 Underground Wiring	37
9.2 Garbage and Recycling.....	37
10 Sustainability	38
10.1 Energy Requirements	38
10.2 Simplified Form.....	38

1 Application and Intent

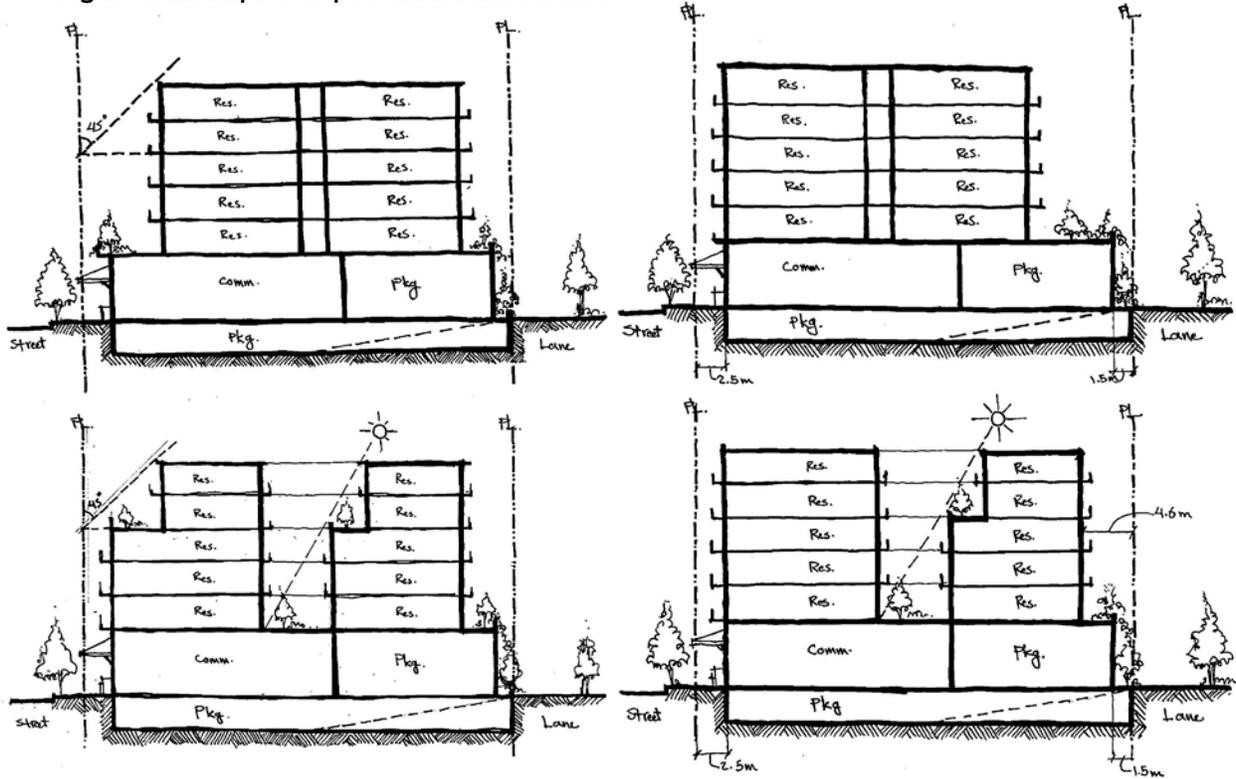
These guidelines are to be used in conjunction with the C-2, C-2B, C-2C, or C-2C1 District Schedules of the Zoning and Development By-law for development permit applications involving mixed use residential rental tenure buildings. Generally, these developments will take the form of 6 storey mixed-use apartment buildings, consisting of commercial uses at the ground level and residential rental tenure for the storeys above.

1.1 Intent

The intent of the District Schedule and guidelines is:

- (a) to encourage secured rental development to boost the city's rental supply through the introduction of residential rental tenure zoning in conjunction with height and density bonus provisions, and simpler building forms;
- (b) to create more sustainable buildings by reducing energy use and emissions from building operations, as well as through design by enabling simpler building forms;
- (c) to address the wide range of lot sizes, orientations, uses, and neighbouring buildings that occur in C-2 district schedule areas, and to achieve compatibility among a variety of uses, as well as between existing and new development;
- (d) to guide building massing and design with particular consideration for situations where there is no lane between a site and an R zoned site;
- (e) to ensure appropriate street scale and spatial enclosure that is sensitive to the orientation and widths of the street, anchors pedestrian interest, and strengthens the public realm interfacing with ground-floor uses for local-serving retail and services;
- (f) to ensure a high standard of livability for rental housing; and
- (g) to ensure that both internal double-loaded corridor and courtyard forms of building typologies continue to be possible in mixed-use development, in order to allow a measure of housing variety.

Figure 1: Examples of potential built-forms for corridor and courtyard forms of mixed use



Examples with chamfer requirement

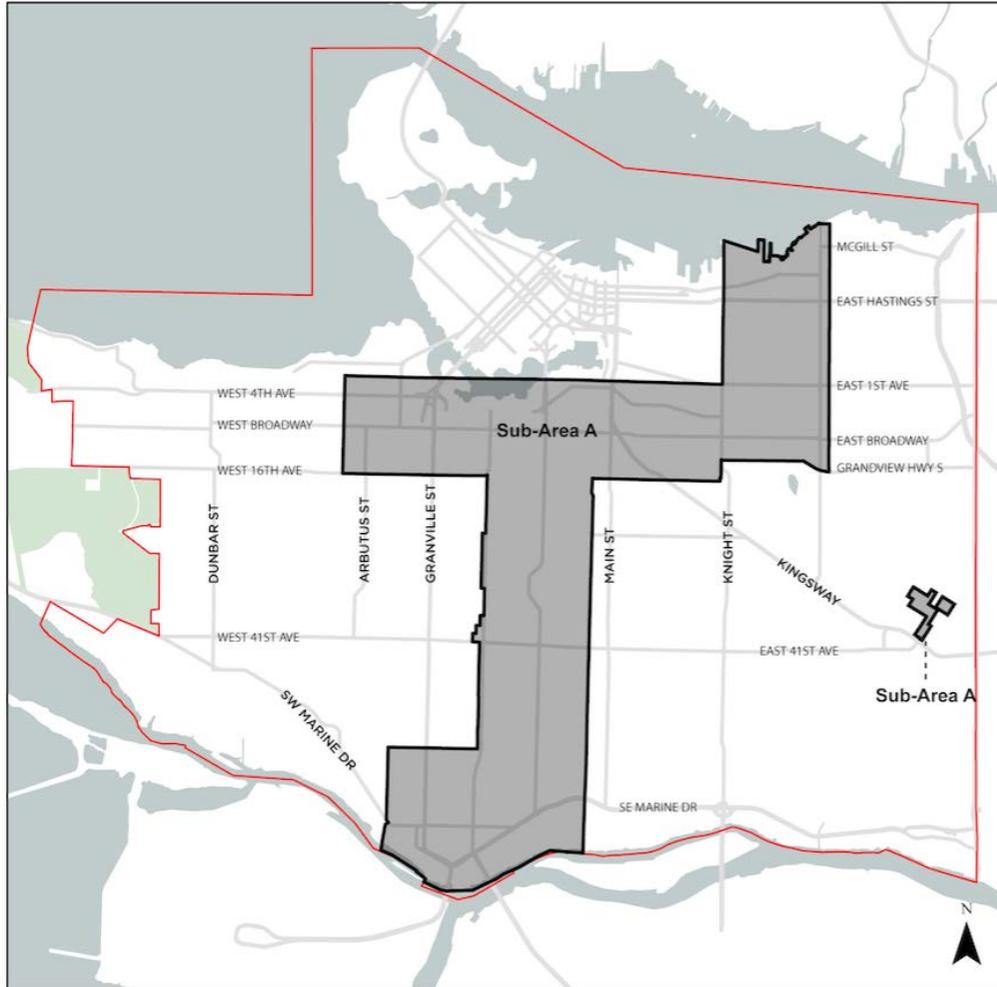
Examples without chamfer requirement

1.2 Application

The C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings are only applicable to mixed use residential rental tenure applications seeking building height, floor space ratio, or setback allowances specific to residential rental tenure buildings. For these development permit applications, the C-2 Guidelines and C-2B, C-2C, and C-2C1 Guidelines do not apply. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects. For the purposes of this document, “C-2 zoning districts” refers to C-2, C-2B, C-2C, and C-2C1 District Schedule areas.

The C-2 district schedules enable 6 storey mixed use residential rental tenure development to be conditionally approved; however, 6 storey mixed use residential rental tenure development is not permitted in areas which have recently approved Council plans or policies with different direction for C-2 districts. The areas where 6 storey mixed use residential rental tenure development will not be considered are illustrated as Sub-Area A in Map 1. For more details on the boundaries of Sub-Area A, see Section 6 of the C-2 district schedules.

Map 1: Areas Where Regulations for Residential Rental Tenure Do Not Apply (Sub-Area A)



Various clauses in the District Schedule allow the Director of Planning to vary the heights and setbacks. The intention is that these variations occur in accordance with these guidelines.

Wherever reference is made in these guidelines to residential uses, the provision also applies to Artist Studio - Class A, Artist Studio - Class B and the associated residential unit.

2 General Design Considerations

2.1 Neighbourhood and Street Character

The C-2 districts occur along arterials throughout the city, largely following the pattern of early 20th century streetcar lines that set the commercial structure of Vancouver. Developments along these arterials have historically served as local hubs for retail and services serving the residents living within walking distance. In most cases, these sites are adjacent to low density residential zones such as RS or RT. Older development in C-2 consists of one and two storey buildings, some with front parking lots. Beginning in the 1990s, a significant number of mixed use commercial/residential developments have been built. Generally, these developments have been four storey developments where the residential units are stratified condominiums, or more recently, six storey developments where the residential units are secured rental housing.

C-2 zoning districts exist in many areas of the city, and these guidelines are not area-specific.

- (a) Mixed use or all-commercial development should have strong pedestrian orientation, with buildings at the street edge. While some of the grade level tenancies may be of more inherent public attraction than others (e.g. retail, restaurant, personal service), it is important that pedestrian comfort and interest be maintained in all development.
- (b) The architectural treatment and landscaping of the rear and the sides is as important as the front elevations

2.3 Orientation

- (a) Building faces should be oriented to respect the established street grid; and
- (b) On corner sites, both street-facing facades should be fully developed as front elevations; however, for sites where a 45 degree chamfer requirement applies to the site frontage facing the arterial street, as described in section 4.3 regarding height, the 45 degree chamfer requirement will not apply to the side-street elevation. (See section 4.2 regarding determination of frontage.)

2.4 Views

- (a) Council-approved view cones should not be compromised.

2.6 Light and Ventilation

Provision of sufficient daylight access is one of the most challenging aspects in the design of high density low rise housing. Given that it is an objective for both corridor and courtyard forms of housing to be feasible in C-2 zones, the expectations regarding what types of rooms may have exposure to courtyards are different from other zones. However, a courtyard form of housing may not always be feasible for all sites. Given the required front yard and rear yard setbacks and the minimum courtyard depth, the courtyard typology will likely be achievable only on sites with site depths measuring a minimum of 35 m or more. Design of courtyard housing forms should include the following design parameters to ensure high livability of dwelling units, including:

- (a) Living rooms should be oriented towards a main street or a service lane and not face into courtyards;
- (b) Secondary living spaces (bedrooms, dining rooms, dens) in double-fronting units (i.e. street/courtyard or lane/courtyard) may face into a courtyard, provided the courtyard has a

minimum clear dimension of 6.1 m with a maximum height/width ratio of 2.5 to 1.0 in section as illustrated in Figure 2 , and a minimum width/length ratio of 1:2 in plan, as illustrated in Figure 3;

- (c) Courtyard width will be measured to any obstruction including exterior corridors and guards;
- (d) Courtyard configuration and building massing should maximize sun access to courtyard level including terracing of upper levels and providing massing breaks on the upper levels on the south side of courtyards as illustrated in Figure 2;
- (e) Developments should utilize finish materials to optimize the sun access to courtyard levels, including but not limited to light coloured building envelope finishes, transparent guards, and transparent weather protections.

Figure 2: Typical Courtyard Section

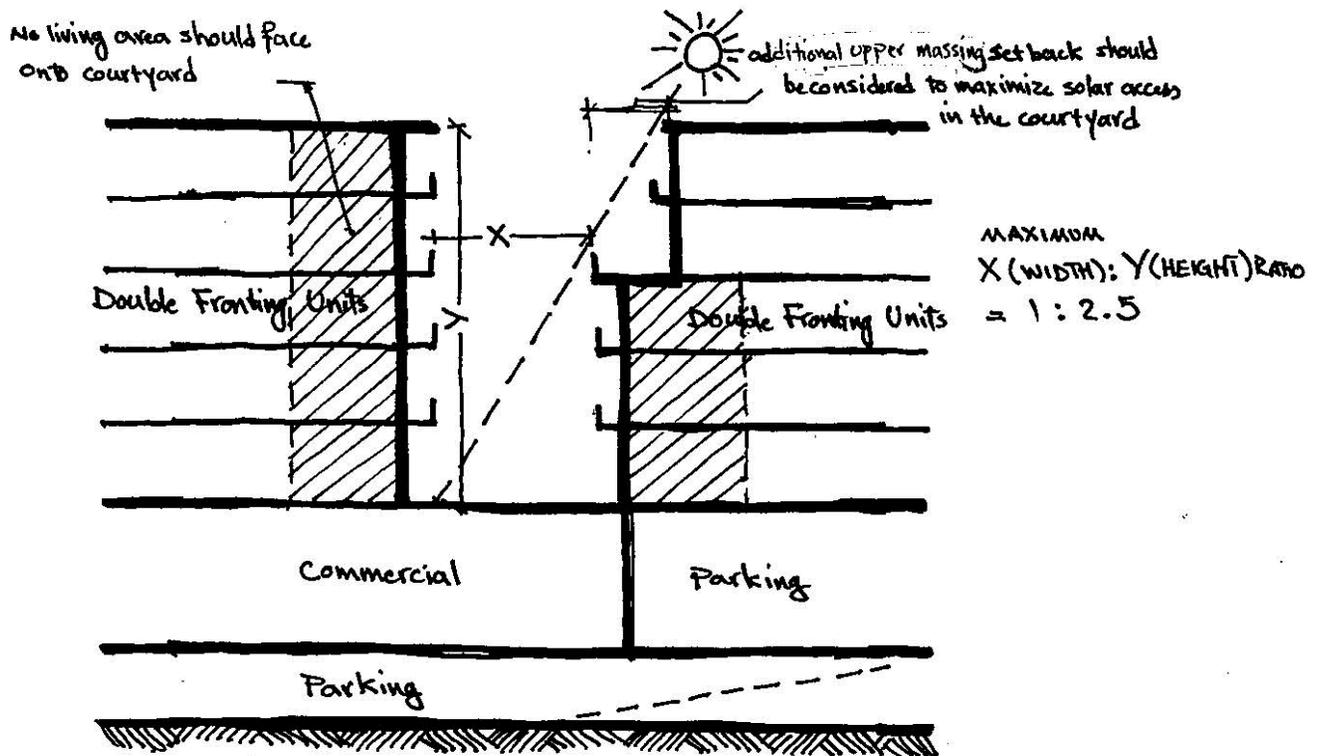
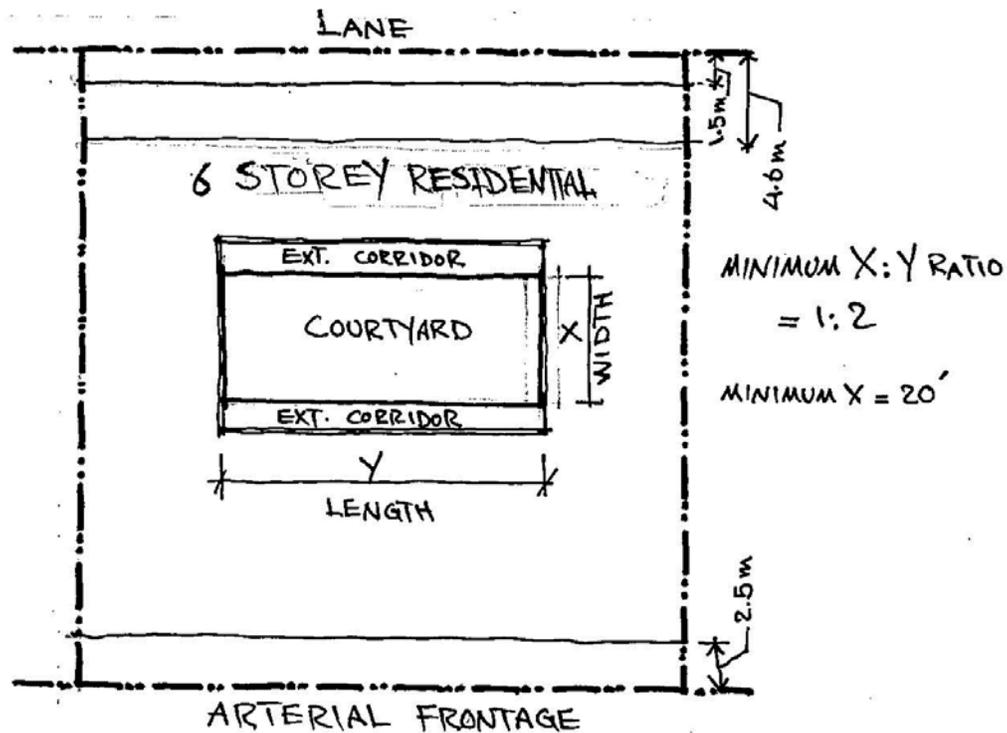


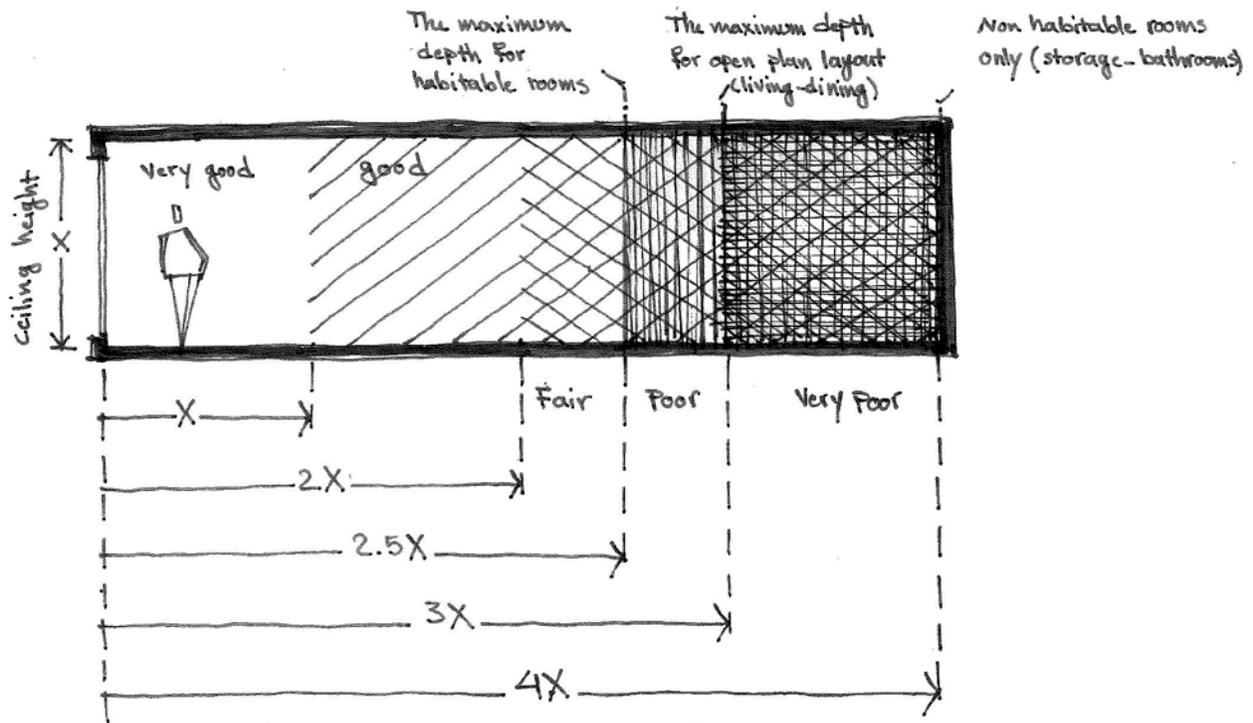
Figure 3: Typical Courtyard Plan



All developments should ensure:

- (a) Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential liveability and pedestrian public realm. Ideally, the exhaust should be vented located on the roof, above the height of any occupiable roof space.
- (b) Development should locate residential units and open spaces away from areas of noxious odours and fumes related to nearby traffic or land uses.
- (c) Overall unit depth is also a crucial aspect that impacts the overall livability of a dwelling unit. For units with a single exterior façade (i.e., single oriented solar and ventilation access), overall unit depth should be generally limited to 10.7 m. Unit depth greater than 12.2 m, without a secondary solar and ventilation access (e.g., courtyard scheme), should generally be avoided to ensure adequate light and ventilation access for the dwelling unit. See Figure 4 for reference.

Figure 4: Unit Depth and Livability



2.7 Weather

Continuous weather protection should be provided.

- The ground floor of arterial frontages should have a continuous, architecturally integrated weather protection and signage system. This may be composed of glass and steel, canvas or vinyl, but should be designed as part of the building and function principally as weather protection.
- Weather protection should be provided for common entrances, and for exterior residential entrances.
- Although effectiveness of weather protection is dependent on both height of the protection as well as the depth, weather protection should be within 3.0 m of the level it serves to ensure effective protection.

Figure 5: Examples of Desired Weather Protection



2.8 Noise

Most C-2 zoning districts sites are located on busy arterials, with traffic noise. In addition, commercial components of mixed use developments such as parking and loading, exhaust fans, and restaurant entertainment, can create noise which disturbs residents. An acoustical report is required for all new developments with residential units.

- (a) Some of the methods which may be used to buffer residential units from external noise include:
 - (i) orienting bedrooms and outdoor areas away from noise sources;
 - (ii) providing mechanical ventilation (to allow the choice of keeping windows closed);
 - (iii) using sound absorptive materials and sound barriers;
 - (iv) using sound-deadening construction materials (e.g., concrete, acoustically rated glazing or glass block walls) and other techniques; and
 - (v) for sites directly adjacent a rail right-of-way, additional noise mitigation measures should be considered:
 - locating areas not affected by noise such as stairwells and single-loaded corridors between the noise source and the dwelling units; and
 - constructing noise fences adjacent to the right-of-way using materials compatible with the main building.
- (b) Local noise generated by the development itself, such as parking and loading activities, exhaust fans, and restaurant entertainment, should be mitigated by location and design; and

- (c) The City has regulations governing the noise levels that may be produced in various areas. These may affect some non-residential uses proposed. The Permits and Licences or Health Departments should be contacted for details.

2.9 Privacy

Privacy in relation to other units, passers-by, and adjacent development is a crucial aspect of project livability and neighbourliness.

Unit orientation, window placement and screening should be used to enhance privacy;

- (a) Balconies and decks should be oriented, screened or landscaped to enhance privacy;
- (b) Habitable rooms within the developments should be oriented away from pedestrian circulation routes, noting, however, that this may not be possible in courtyard developments (see Section 2.6 above); and
- (c) Residential units located at street level should ensure privacy through setbacks, level changes, and/or screening.

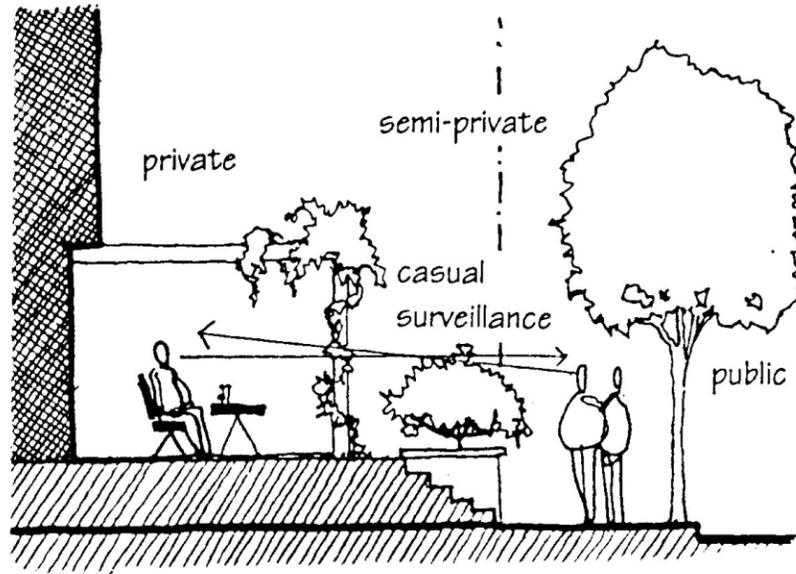
2.10 Safety and Security

Safety and a sense of security are key components of livability. New development, both residential and non-residential, must provide a secure environment. The principles of "crime prevention through environmental design" (CPTED) should be incorporated in all new developments.

- (a) Public, private and semi-private territories should be clearly defined. Public and semi-private spaces should be configured to maximize surveillance. Spaces which are neither clearly public nor private spaces tend to be unsupervised and unkempt areas, and should be avoided;
- (d) Separate lobbies and circulation (including elevators) should be provided for non-residential and residential uses. Lobbies should be visible from the street and main entrances to buildings should front the street;
- (e) Personal safety and security should be integral to the design of parking facilities. Underground residential parking, including pedestrian access routes from parking into the building, should be secure and separate from commercial parking;
- (f) Both residential and non-residential uses should maximize opportunities for surveillance of sidewalks, entries, circulation routes, semi-private areas, children's play areas and parking entrances. Blind corners and recessed entries should be avoided. Visibility into stairwells and halls is desirable. Laundry facilities, amenity rooms, and storage rooms should be grouped together and visible for surveillance;
- (g) Residential lighting should ensure good visibility of access routes and landscaped areas without excessive lighting levels, glare or overspill to neighbours;
- (h) Landscaping and screening design should not provide opportunities for intruders to hide; and

- (i) Access routes from the building to residential garbage facilities should be separate and secure from those to non-residential garbage facilities.

Figure 6: Defining public, private, and semi-private territories



2.11 Access and Circulation

2.11.1 Pedestrian Access

- (a) On corner sites, side street residential entries should be provided. At mid-block, residential entries should be separate and distinct from retail or office entries or lobbies;
- (b) Except for courtyard developments, open exterior corridors are discouraged due to concern over building bulk and privacy, unless it can be demonstrated that benefits to the site and neighbouring sites will result in terms of massing and building organization; and
- (c) Pedestrian access to commercial uses should be at street sidewalk elevation. This may require stepping the commercial units to match the street elevation on sites with sloping topography.

2.11.2 Vehicular Access Lane Access

An active pedestrian environment with a strong sense of street enclosure is envisaged along arterial shopping streets. To this end it is important that vehicular and service functions remain on the lane, so as not to conflict with street frontage and pedestrian activity.

- (a) Vehicular access to underground parking, loading, and service areas should be provided from the lane; and
- (b) Negative impacts of vehicular entrance parking ramps and service areas should be minimized through proper treatment such as enclosure, screening, high quality finishes, sensitive lighting, and landscaping.

Figure 7: Good and poor quality treatments of parking access



2.11.3 Street Access

Not applicable

2.12 Heritage

Council policy is to give special attention to encourage retention of the resources on the Vancouver Heritage Register by considering a wider choice of uses, heritage bonuses and density transfers.

- (a) All options for retention of heritage listed buildings and trees should be explored through early inquiry with a Development Planner and a Heritage Planner to discuss the various development opportunities;
- (b) Developments adjacent to buildings on the Vancouver Heritage Register should not detract from their importance and character; and
- (c) Other buildings and artifacts of heritage character, although not listed on the Register, should also be considered for retention and/or integration into new developments.

3 Uses

The C-2 zoning districts are intended to provide an active pedestrian shopping street by accommodating a wide variety of commercial uses – retail, service, and office – serving both local and citywide markets. Uses are intended to help create an attractive local shopping area by encouraging small scale commercial, while allowing for larger scale stores (e.g. grocery stores) that fit with the neighbourhood context. In addition, C-2 districts have been identified as areas of opportunity to locate needed housing (particularly residential rental tenure) near transit and shopping, as well increase residents in these areas to help support local shopping areas.

Retail shops, restaurants and service-oriented uses such as shoe repair shops and dry cleaners are encouraged at the street level. Local real estate offices and branch banks at street level may also be

appropriate in some locations. However, solely office functions which do not serve the local community are not appropriate at the street property line.

In the pedestrian-oriented C-2C District, it is particularly important that ground floor uses be retail.

Residential use above stores is encouraged, except on sites immediately adjacent to industrial districts or the ALRT guideway, as it provides life to the street and increases street security. Particular attention should be paid to alleviating traffic and ALRT noise through appropriate sound proofing measures.

Developments in C-2 zoning districts should explore options to maximize the at-grade commercial uses to better meet the intent of the zone. On corner sites, at-grade commercial use should wrap the corner, to continue pedestrian scale and interest, in conjunction with residential uses.

3.1 Residential Uses

For 6-storey developments, the residential floor space is limited to 100% residential rental tenure. Additional density and building envelope provisions are included in the District Schedules to encourage such developments.

Residential use is generally not permitted along the front of buildings at grade, but is intended to be located in mixed use development, i.e., as “in conjunction with” other uses listed in the district schedules.

- (a) Residential use above-grade level is appropriate and encouraged on any site. The District Schedules allow non-residential uses on the 2nd floor in addition to the required non-residential use at grade; however, level 3 and above must be reserved for residential use only.
- (b) Residential use at grade along the rear or a side street (i.e. non-arterial) may be considered on any site. The project should be designed to mitigate negative impacts on unit livability of vehicular accesses, parking, loading, garbage and service areas, whether in the same project or in nearby development.
- (c) Residential rental tenure zoning in C-2 requires 35% of dwelling units to be family units with 2 or more bedrooms. Overall development should meet the *High-Density Housing for Families with Children Guidelines* to ensure the key issues of site, building and unit design which relate to residential livability for families with children are addressed.

3.2 Other Uses

C-2 zoning districts permit a wide range of outright and conditional non-residential uses. Retail, restaurant, and service uses are encouraged at grade across the full width along all arterial street(s) – even if deemed to be the side of the site rather than the front. (See section 4.2 below). Other uses are also permitted at grade, but should be designed to ensure pedestrian scale and interest as per section 5.5 (b) below.

Figure 8: Active pedestrian interest



Large scale retail or service uses are permitted by the District Schedule. In the key local shopping areas, retailers like large grocery stores and drug stores may function as beneficial retail “anchors”, and are appropriate at grade provided they are designed to ensure pedestrian interest as per section 5.5 (b) below. Other large scale retailers like electronics, office specialty, or home improvement should be encouraged to locate above grade, behind smaller retail units, or in portions of the C-2 zoning districts outside the key local shopping areas.

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

4.2 Frontage

4.2.1 Determination of Frontage

For sites with a boundary on more than one street, Section 10.5 of the Zoning and Development Bylaw allows the Director of Planning to determine which side will be deemed the front. Because the objective of continuous setbacks and commercial uses along both front and side is assured by other provisions of the district schedule and guidelines, the key factor in determining the frontage should be where the rear height and setback would be best located.

- (a) In most cases where the site directly abuts an R district site without the intervention of a lane, the determination of the front and the rear should be made so as to benefit the most existing, and likely future, residential units on neighbouring sites (Figure 9). Note that in some cases there may be fewer affected residential units on the R district sites than the adjoining C district sites, in which case the rear should benefit the C sites (Figure 10).
- (b) In some cases where there are a number of adjoining C-2 sites, the location of the rear will already have been determined, or will not be discretionary because the sites do not bound 2 streets. In these cases, the deeming should be such as to continue the pattern (Figure 11).

Figure 9: Rear of C-2 site benefitting units on R district sites

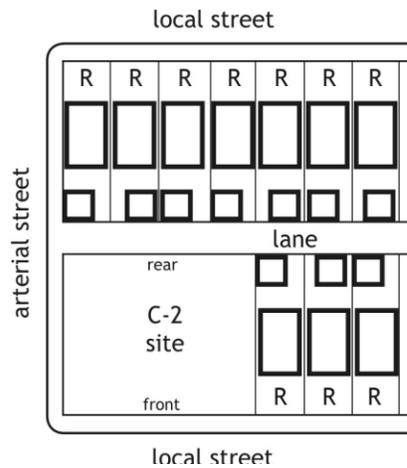
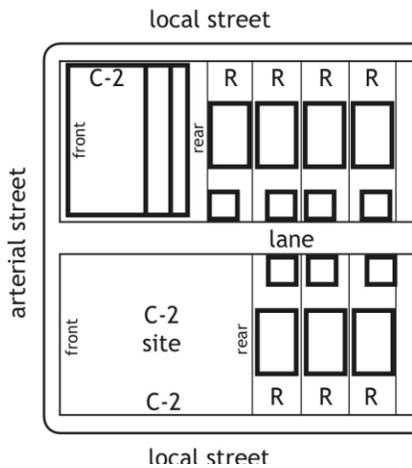
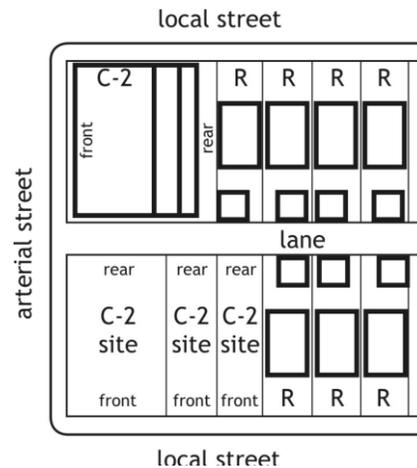
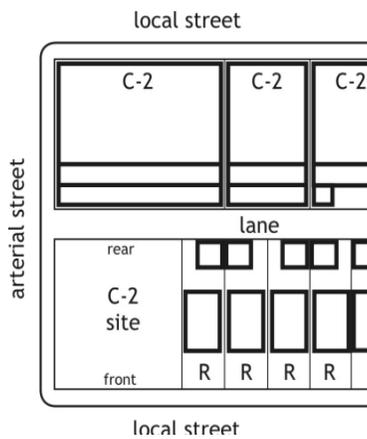


Figure 10. Rear of C-2 site benefitting units in C-2 development

Figure 11. Rear of C-2 to fit pattern of adjacent C-2



4.2.2 Frontage Size

The C-2 zoning districts encourage residential rental tenure buildings, enabling residential rental tenure buildings with increased floor space and building height. The C-2 zoning districts also require a high level of building performance with respect to energy efficiency through insulative building envelope design.

In many cases, energy efficiency may be achieved in part through overall simplification of the building form. Whereas in the past, 4- and 6-storey buildings built in the C-2 zone typically achieved visual interest in façade design through required multiple setbacks, terracing, and required balconies, a simpler building form is now encouraged while still achieving an equivalent level of architectural interest for building facades to adequately enhance pedestrian interest and the public realm of these community shopping streets.

Building facades should therefore avoid overly flat and monotonous surfaces through the strategic use of architectural elements that are not co-planar to elicit a play of light and shadow, human-scaled texture, different cladding materials, and through the use of different colours.

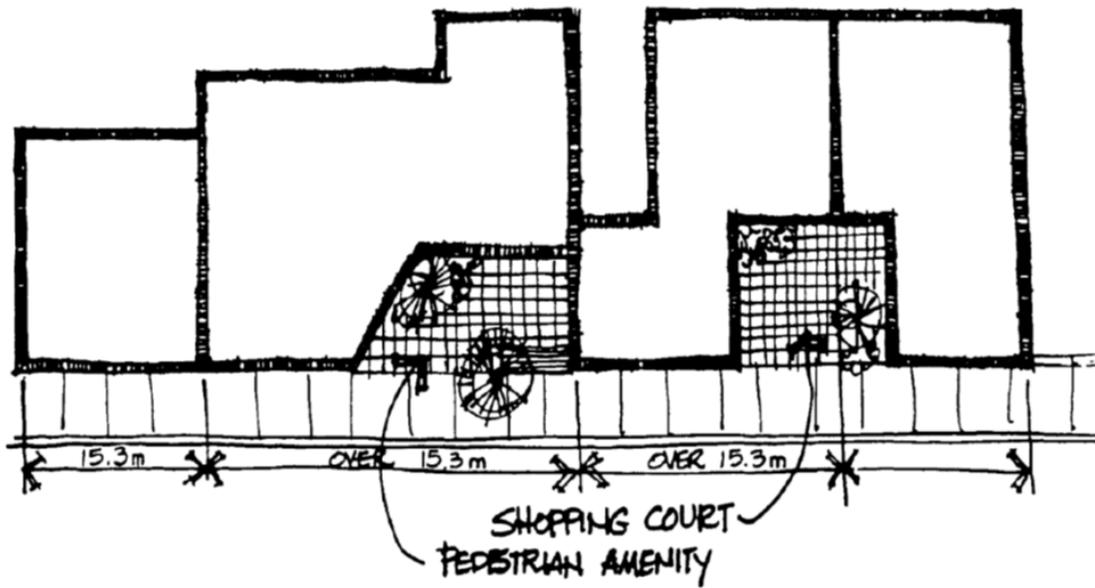
Of particular concern are larger development sites with wide façades, which may compromise pedestrian interest through repetitive façade design. On developments with frontages of 50.0 m or more, monotonous facades should be avoided by incorporating variety, secondary volumes, vertical elements, colours and material changes to add interest. While a range of exterior walls and finishes may be used—including brick, concrete, stucco, vinyl siding, and other forms of cladding, care should be taken with the selection, proportions, detailing, and finishing to ensure a quality appearance and durability. A high level of detailing of different materials can effectively provide articulated building frontage without jeopardizing sustainability goals. Creating breaks in the massing above the retail frontage may also be considered where it does not diminish the apparent continuity of street enclosure.

Figure 12: Example of articulated broken massing recommended for large frontage



In some C-2 zoning districts (C-2B, C-2C, and C-2C1), the district schedules require that the maximum frontage for any commercial (individual occupancy) shall be 15.3 m. A relaxation of this requirement may be permitted if a pedestrian amenity area such as a courtyard or resting area is provided or where pedestrian interest is otherwise maintained (Figure 13).

Figure 13: Example of Pedestrian Amenity Area



Amenities such as special paving, weather protection, landscaping, and benches should be provided to make the court area a positive addition to the street. Where possible, court areas should be oriented to the south to create a sunny attractive environment.

4.3 Height

In some cases, there will be an additional building envelope requirement for a 45 degree chamfer, described in Section 4.3 of the District Schedules for certain site conditions.

Determination of when the 45 degree chamfer requirement applies is based on site conditions, including street width and arterial street direction. The 45 degree chamfer requirement does not apply to sites where:

- (a) the site frontage faces a street measuring 24.4 m or greater in total width, and generally running north south (Figure 14); or
- (b) the site frontage faces a street measuring greater than 27.5 m in total width (Figure 15).

Figure 14: Arterial street width 24.4 m or greater on an arterial street running north south

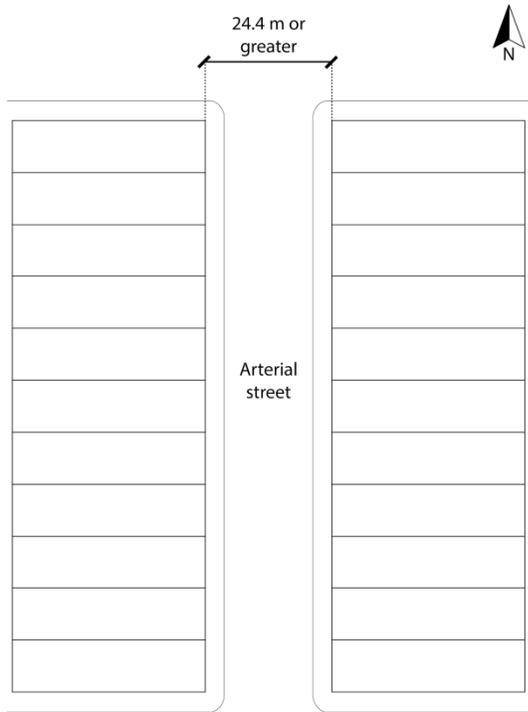
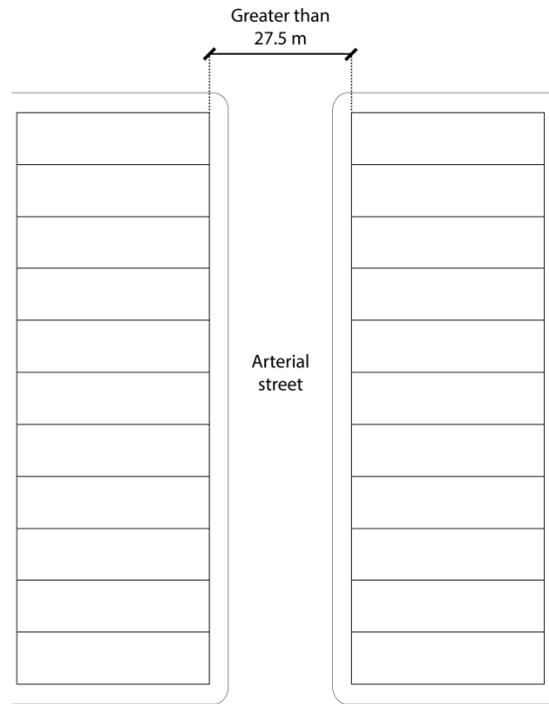


Figure 15: Arterial street width greater than 27.5 m running any direction



The street width requirements must be achieved across the entirety of the property frontage. Street width is to be measured perpendicular to the site's front property line.

Street width is measured by the distance between the site's front property line and the front property line(s) of the property or properties directly opposite the site across the arterial street (Figure 16). As per the definition of "street" in the Street and Traffic By-law, this includes the roadway, sidewalks, and any other way that is normally open to the use of the public, but does not include a private right-of-way on private property.

In cases where one or more building lines (as per Section 14 of the Zoning and Development By-law) are present, street width will be measured from building line or building lines (Figure 17).

Figure 16: Street width measurement where no building lines exist

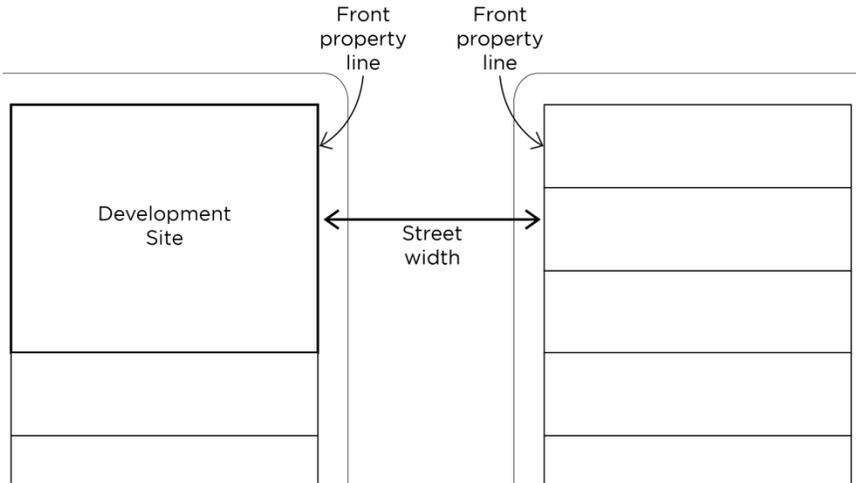
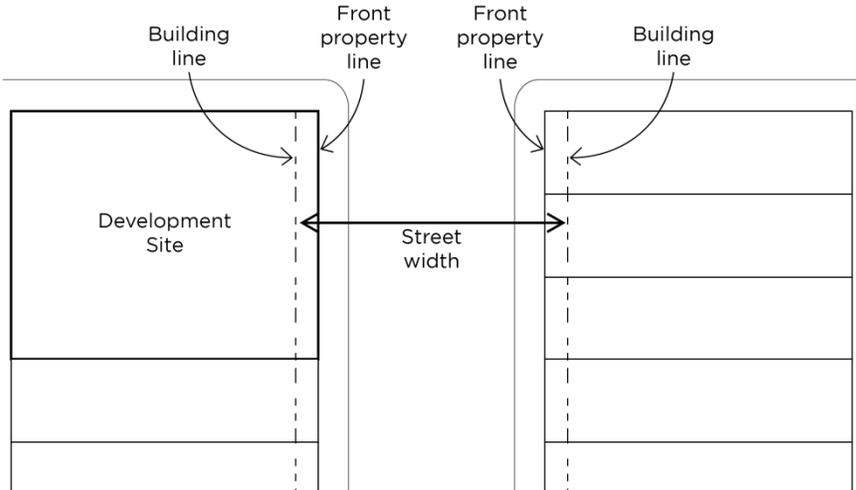
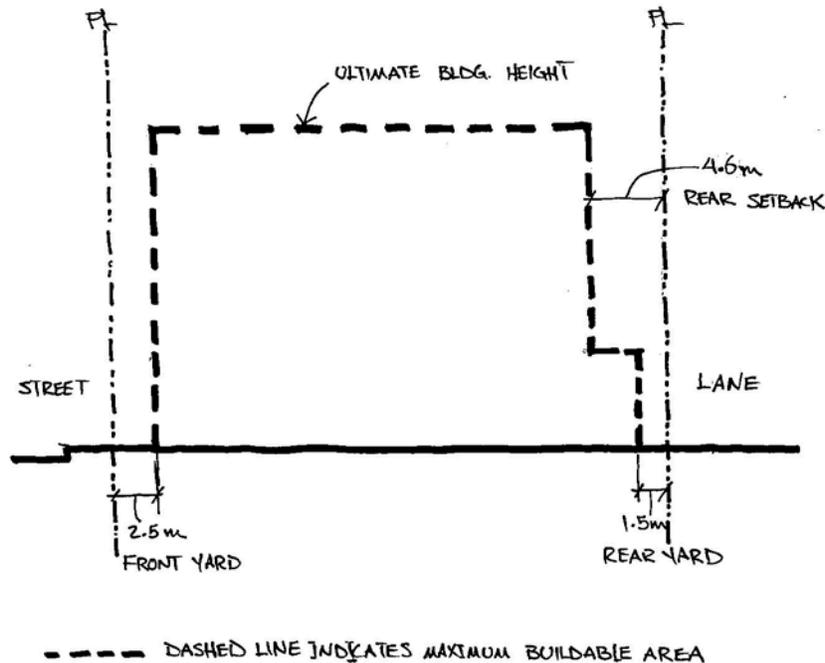


Figure 17: Street width measurement where building lines exist



Where the 45 degree chamfer requirement does not apply, the building envelope shall be, as illustrated in Figure 18.

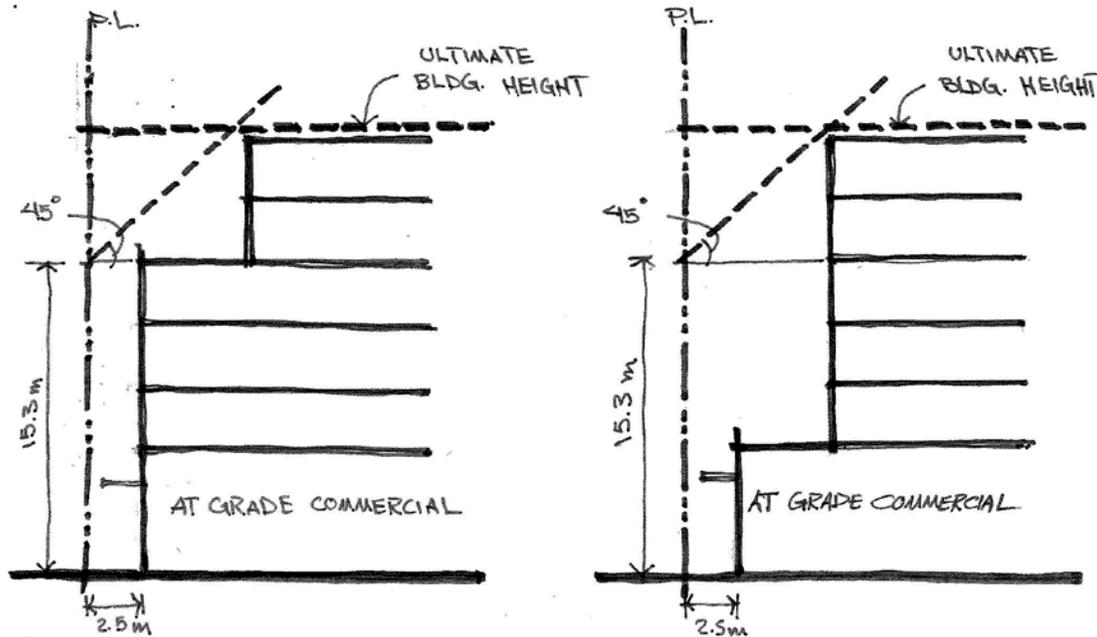
Figure 18: Allowable building envelope where 45 degree building chamfer requirement does not apply



In all other cases, the 45 degree chamfer requirement applies. The 45 degree chamfer height requirement recognizes that C-2 zoning districts are located throughout the city, facing a varying range of street widths. It is intended to minimize shadow impacts on local shopping streets, ensure the street enclosure is maintained for the shopping street, and that overall street wall height is proportional to the street width.

The 45 degree chamfer requirement can be achieved through several different design solutions. Potential solutions include a building step-in on the upper storeys, or increasing the distance between the building face and front property line for the residential levels as illustrated in Figure 19. No building massing, including any parapets, balconies, railings, and any planters may extend into the 45 degree chamfer. Any planters or guards must be setback further from the front yard as needed.

Figure 19: Examples of methods to achieve the 45 degree building chamfer requirement



In Section 4.3.3 (b) of the District Schedules the stated maximum building height achievable is 22.0 m, provided that the minimum floor-to-floor height is 5.2 m for non-residential uses located at the first storey facing the street. The intention for this is to help accommodate various potential building features or site conditions, such as more generous ceiling heights, roof structures and parapets associated with usable common roof decks, site slopes and grade changes.

The height increase is intended to achieve the following elements within the 22.0 m:

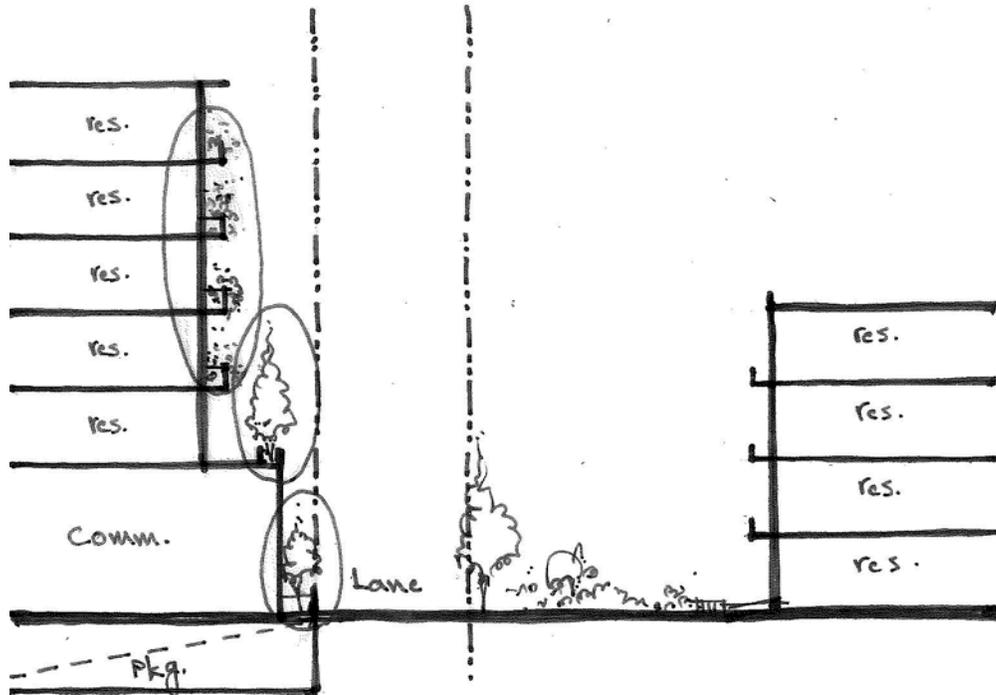
- (a) To achieve a minimum 5.2 m floor-to-floor distance for the ground floor, in order to provide high ceiling height for the ground-floor commercial retail units, thereby achieving a lofty, airy interior space for these neighbourhood “third places”, where community and neighbourly activities can thrive;
- (b) To achieve a general ceiling height of 2.7 m clear (typically a 3.1 m floor-to-floor height in conventional wood-framing) for the residential floors located on storey 2-6, in order to increase the livability of the rental tenure dwelling units;
- (c) To achieve a roof structure and parapet height of maximum 1.1 m.

Within these general expected ceiling heights based on a typically expected development, the applicant may propose variations of floor-to-floor heights, while adhering to the maximum height limit and also satisfying the minimum ground floor height requirement. For instance, if the second storey is proposed to be office use and a ceiling that is higher than 2.7 m is desired, that may be achieved by reducing the ceiling heights of the residential storeys at a commensurate amount.

Beyond the normal height relaxations permitted by the Zoning and Development Bylaw General Regulations, the following height relaxations are intended. However, where the 45 degree chamfer requirement applies, any height relaxation considered should not intrude into the 45 degree chamfer.

- (a) The height limits at the rear may be relaxed to provide for balconies, railings, and for the planters required to accommodate the desired landscape screening as described in Figure 20 below.

Figure 20: Height envelope relaxed for balconies, railings and planters at rear



- (b) Semi-private indoor and outdoor spaces are highly encouraged to improve livability for apartment living. As a result, the height limit may be relaxed to encourage access to and guardrails for a common roof deck, and/or a common amenity room on the roof deck. Railings and planters may occur to accommodate roof decks, provided they do not extend into the 45 degree chamfer.
- (c) For sites which slope upward from street to lane by more than 3.1 m, the height envelope may be measured from the base surface, as illustrated in Figure 21. For such sloping sites, an additional minor height relaxation may be considered to allow stepped building form, provided their effect is not to increase the overall pedestrian perceived building height above the maximum allowable building height along the shopping street. Refer to Figure 22.

Figure 21: Height envelope relaxed for upward sloping sites

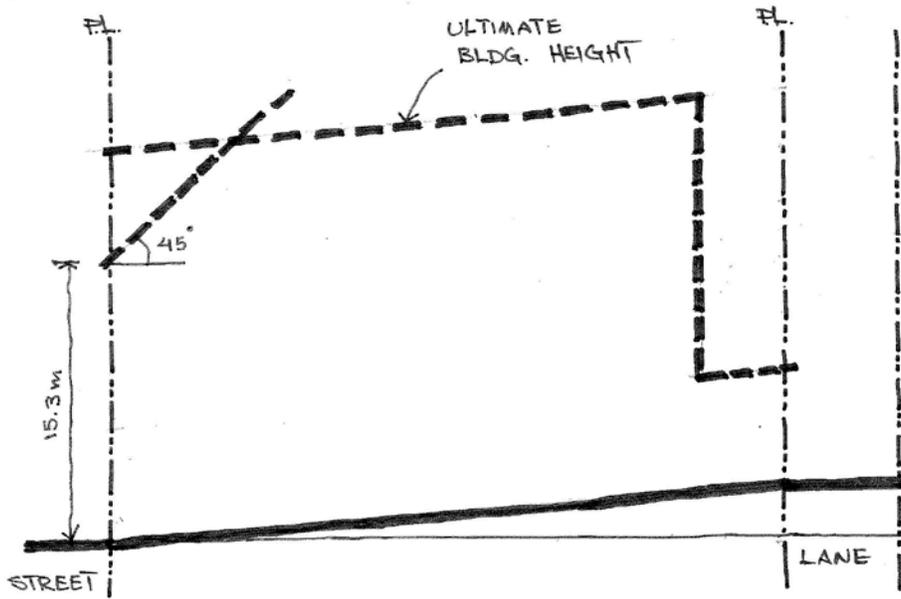
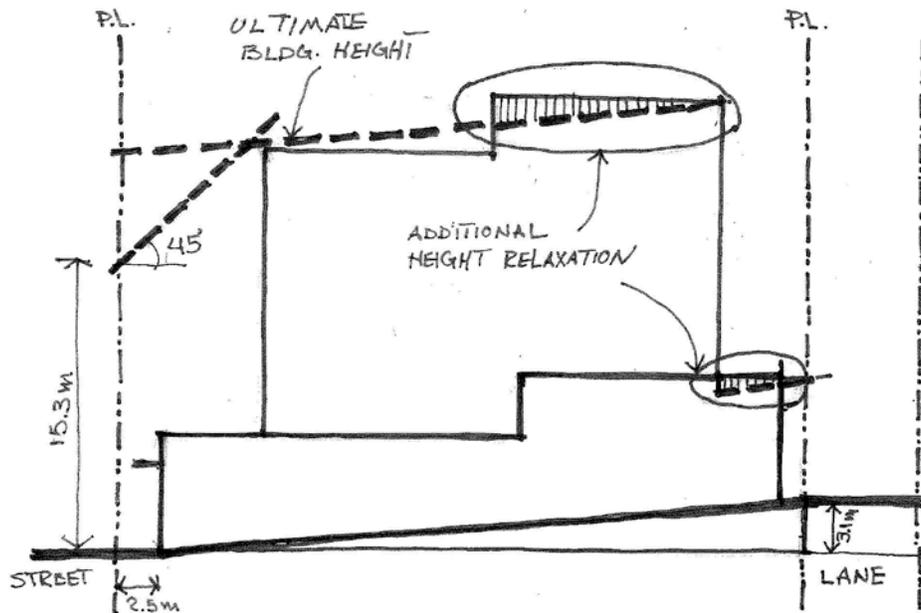


Figure 22: Height envelope relaxed for stepped building on sloping site



- (d) For sites which slope across the frontage of the site, a minor height relaxation may be considered to allow a stepped building form, provided that the effect is not to significantly increase the overall pedestrian perceived building height above the maximum allowable building height.

4.4 Front Yard and Setback

The front yard setback requirements are important to establishing a comfortable pedestrian realm and accommodate an enhanced sidewalk width. Where pedestrian comfort is established, the frequency and intensity of meaningful neighbourly interactions between citizens may be increased.

Furthermore, the front yard setback helps mitigate shadow impacts and overall sense of spatial enclosure on local shopping streets. Working in conjunction with section 4.3.3 (c) of the District Schedules, the setbacks help to widen the overall width of the street in proportion to the overall maximum building height.

The 2.5 m front yard is both a setback and “build-to” line for non-residential uses. Flexibility is intended to allow for cornices, overhangs, and bays at the upper storeys, while providing more sidewalk space.

The 4.6 m front yard in Sub-Area B of the C-2 District Schedule (Norquay Village Neighbourhood Centre Plan Area) is both a setback and “build-to” line for non-residential uses. Flexibility is intended to allow for cornices, overhangs, and bays at the upper storeys, while providing more sidewalk space. A reduction of the minimum front yard may be considered for upper storeys of the building above the ground floor; however, the building should not extend within 2.5 m of the front property line.

The front yard is intended to be secured as at-grade statutory right of way (SRW) as public realm, for sidewalk improvement and widening. The SRW should be clear of any encumbrance, including but not limited to:

- (a) Structure;
- (b) Stairs;
- (c) Walls;
- (d) Mechanical vents and vaults;
- (e) Kiosks and pad mounted transformers;
- (f) Door-swings and;
- (g) Landscape, including planters.

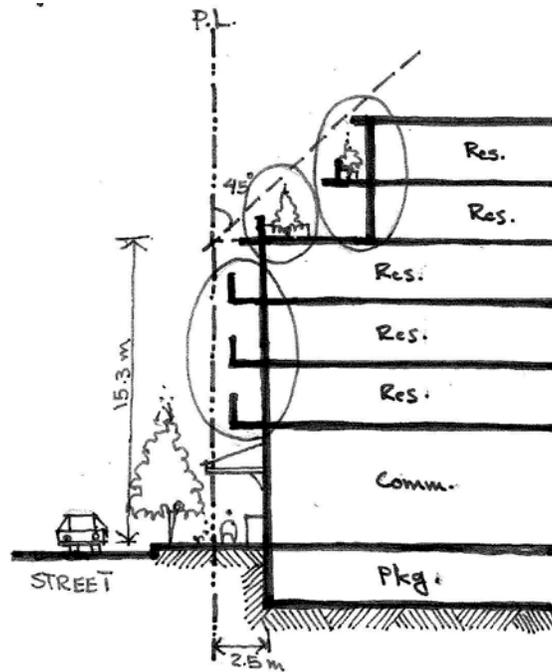
The SRW agreement will accommodate underground parking within the SRW area. Where the amount of space within the front yard required to accommodate pedestrian movement according to City engineering standards is less than 2.5 m, the SRW area will be reduced to the area required by those standards; however, any reduction of the SRW area will not impact the front yard requirement.

Beyond the normal projections permitted by the Zoning and Development Bylaw General Regulations, the following relaxations are intended:

- (a) An increased front yard may be considered at grade
 - (i) for a pedestrian courtyard or other features benefiting pedestrian character (e.g., a transit stop, pedestrian plaza, etc.);
 - (ii) to permit a transition to a larger neighbouring front yard; or

- (b) To accommodate recessed building entry to avoid door-swings into the SRW area;
- (c) An increased front setback may be considered above grade to accommodate building articulation and balconies.
- (d) A decreased front setback may be considered above grade to allow projection of balconies and bays, provided their effect is not to move the entire building face forward. Refer to Figure 23.
- (e) In Sub-Area B (Norquay Village Neighbourhood Centre Plan Area), a decreased front yard setback may be considered if
 - (i) a distance of 7.6 m from the back of the curb to the building face can be achieved at the ground level with a front setback of less than 4.6 m; or
 - (ii) the Director of Planning determines that the objectives of the district schedule, policies, and guidelines can be met with a reduced front yard setback.
- (f) Canopies, awnings, or other architectural treatments for weather protection along the street-facing facades are permitted to project into required front yard.

Figure 23: Projections into front yard/setback



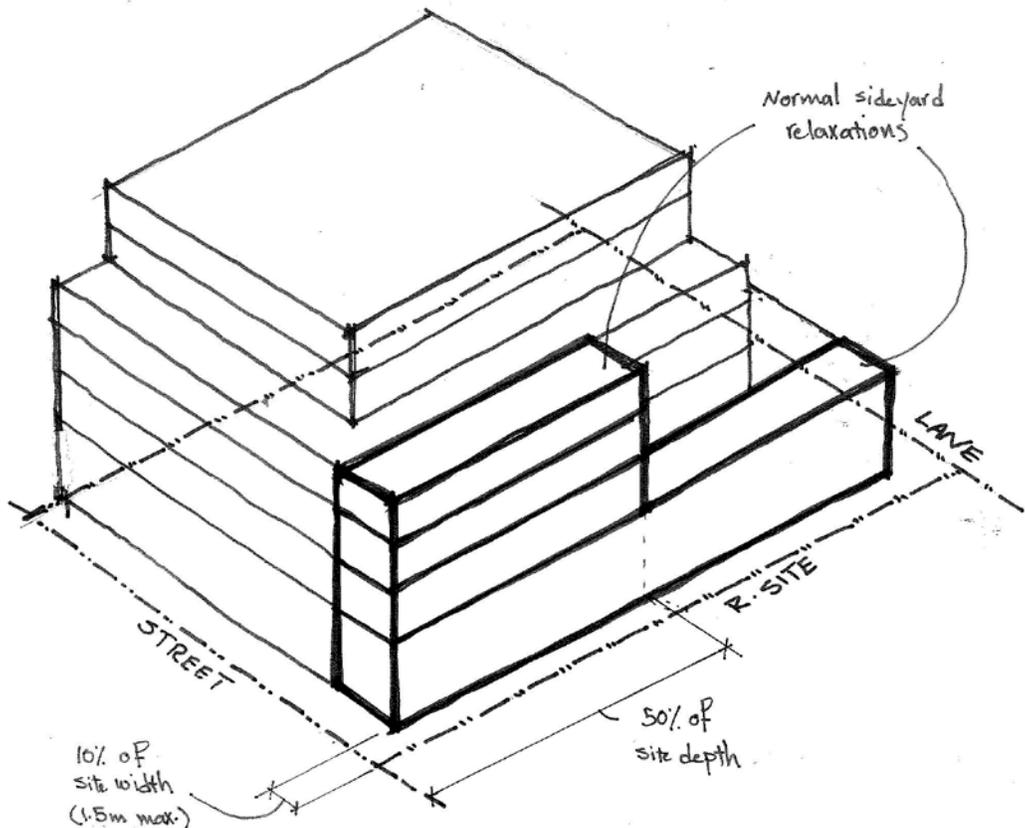
4.5 Side Yards and Setback

In the most typical situations for corner sites, the expected side yard setback for a flanking street is intended primarily to accommodate commercial patio space along the flanking street sidewalk, where some increased distancing from the from the vehicular traffic along the arterial is possible.

For sites adjacent to R district sites, without an intervening lane, the C-2 District Schedule sets out side yards and setbacks, and allows for reductions. The following reductions are considered the norm in these situations.

- (a) Buildings may project into the side yard and setback, up to a line set at a distance equal to 10% of the site width (up to a maximum of 1.5 m), as follows:
 - (i) for the first level of the building (which may or may not be the first storey).
 - (ii) above the first level, up to the fourth storey, for a distance equal to 50% of the site depth from the front property line.
- (b) Railings and planters may occur in the setbacks to accommodate patios and roof decks

Figure 24: Projections into front yard/setback - C-2 district



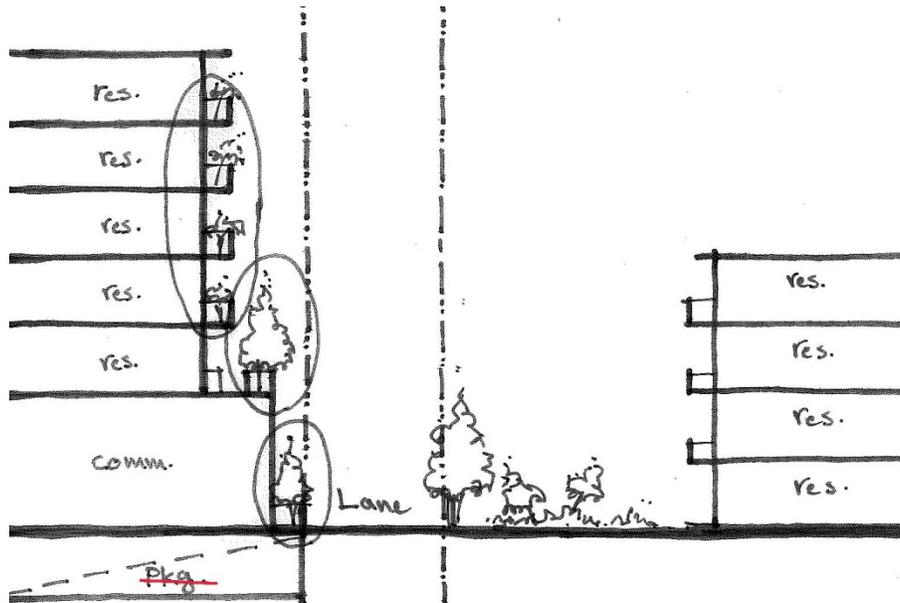
4.6 Rear Yard and Setback

The rear yard regulations act in conjunction with the height envelope to position the rear of the building at a certain distance from residential neighbours. Beyond the normal projections permitted by the Zoning and Development Bylaw General Regulations, the following are intended, so as to allow use of roof levels for patios roof decks; and to provide for desired landscape screening.

- (a) Planters and/or railings may project into the rear yard and setbacks to achieve the landscape screening described in Section 6 below, and to accommodate patios and roof decks.

(Refer to Section 4.2 of these Guidelines regarding determining the front and rear of a site with more than one boundary on a street.)

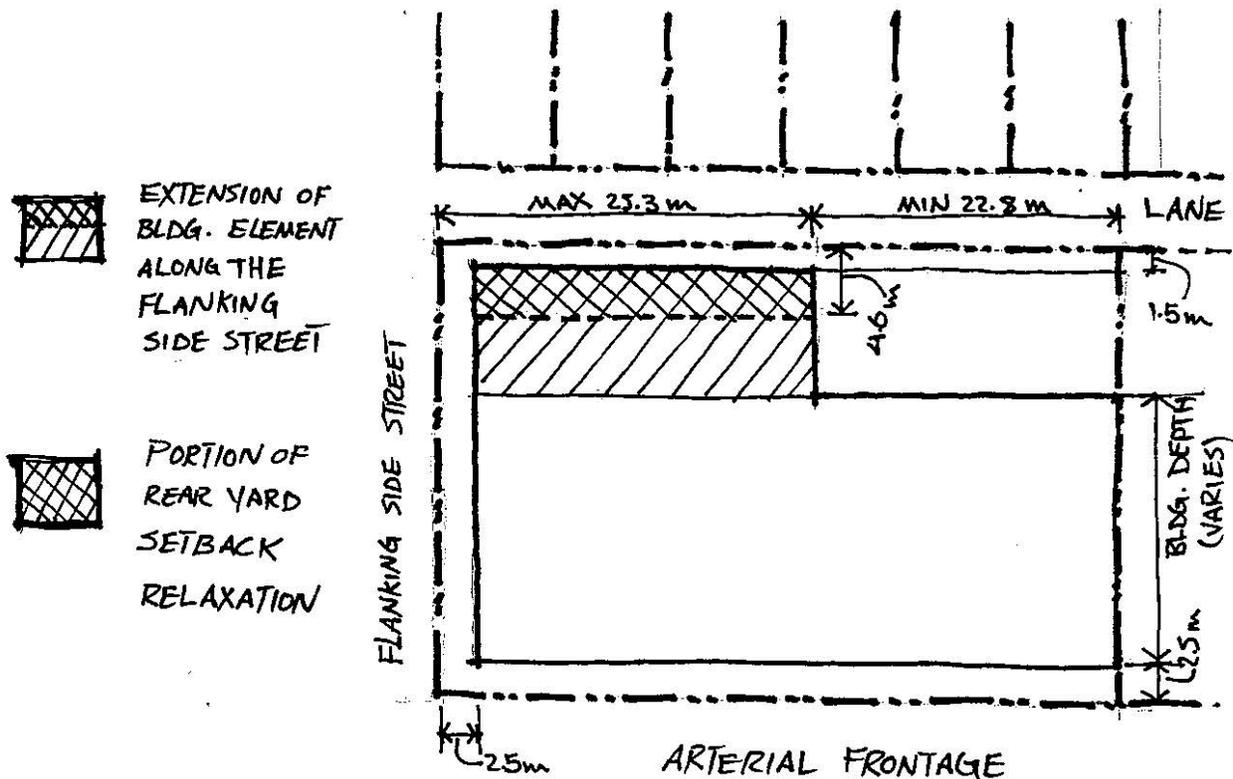
Figure 25: Projections into front yard/setback



The requirement for a minimum rear yard depth of 1.5 m from the property line is intended to provide space for the landscaping and lane improvements and beautification, and also to facilitate possible commercial patio opportunities and lane activation where the commercial units are designed to extend to the rear portion of the ground storey. Trellis, planters, pergolas and other such landscaping elements may protrude into the rear yard where these contribute to a positive, safe lane environment.

On a corner site, to ensure street definition and continuation of the streetscape, a building element should be extended along the flanking street. Further, this element could also extend down the lane for a maximum distance of 25.3 m as measured from the ultimate exterior side property line, as illustrated in Figure 26. This rear yard relaxation for corner site (as per 4.6.2 of the District Schedules) is intended to provide continuation of street frontage in conjunction with at-grade use, and to ensure continuation of pedestrian scale and interest, while also offering a possible spatial solution to accommodating the maximum allowable floor area for corner sites which meet the criteria (as outlined in Section 4.7.2. (b) of the District Schedules) for a maximum floor space ratio of 3.7.

Figure 26: Building element along the flanking street



4.7 Floor Space Ratio

The maximum discretionary densities in the District Schedules for residential rental tenure have been tested with the height and set back requirements, and should be achievable in most cases. Setback requirements have also been adjusted to allow for a simplified building form in most cases.

For the purposes of determining the qualification of a corner site for additional density under 4.7.2 (b) of the District Schedules, the required minimal arterial street frontage shall be measured along the property line that is collinear with the majority of the front property lines on the same block face.

However, not all projects and sites will be able to achieve the maximum discretionary densities, or achieve the maximum discretionary densities in simplified form. Factors influencing the achievable density may include:

- (a) site size and frontage, particularly sites less than about 465 m² or 15.3 m frontage;
- (b) large corner sites, particularly sites with more than 61.0 m frontage;
- (c) unusually sloped site conditions;
- (d) irregular site shape;
- (e) location adjacent to an R zoned site, with no intervening lane;
- (f) site depth, particularly sites with less than 30.5 m of depth; or

- (g) ability to provide required parking.

In addition to the maximum densities identified for 6 storey residential rental tenure development, up to an additional 0.05 FSR may be considered, as identified in Section 4.7.2 (c) of the District Schedules, to be counted towards the exterior circulation for courtyard typology development.

4.8 Off-Street Parking and Loading

Parking and loading are essential service functions. However, they can detract from residential livability unless skillful design is used to screen them from residential uses in and near the development.

- (a) Parking should generally be located underground. Exceptions may be considered for small sites, or where a limited number of at-grade stalls are provided for visitor parking.
- (b) Where it is not possible to place all parking underground, any at-grade stalls should be located at the rear of the site. However, direct access to parking stalls from the lane is discouraged, except in smaller sites, e.g., 15.3 m or less in width.

Figure 27: Example of poor treatment of parking and service area off the lane



- (c) For slabs over parking/loading areas, under-slab height at the point of parking access should be limited to 3.8 m, other than when a higher loading bay is required under the Parking Bylaw. When structural or mechanical elements must project below the slab, requiring an increase in the 3.8 m slab height, these elements should be screened from view;
- (d) Parking at or above grade should be screened effectively from view of pedestrians and neighbours. Depending on the specific site, this should include solid roofs to avoid noise and visual impacts to dwelling units above, appropriate lighting, architecturally treated surfaces, screen walls, doors, and landscaping along the lane to reduce impacts on adjacent dwelling units;
- (e) Parking for non-residential uses and residential visitors should be separate from residential parking, which should be secured by garage doors; and

- (f) Convenient, stair-free loading of furniture to residential units should be facilitated by the design of internal loading areas and access routes.

4.9 Horizontal Angle of Daylight

- (a) The relaxation of horizontal angle of daylight requirements provided for in the District Schedules are primarily intended to help achieve the courtyard conditions described in Section 2.6 above.
- (b) Where the horizontal angle of daylight is relaxed, the distance of unobstructed view should not normally be less than 6.1 m for bedrooms and dens, and should not be considered for living rooms; and
- (c) In situations where the horizontal angle of daylight needs to be relaxed to the minimum of 3.7 m, additional overshadowing of windows by overhead balconies or other projections should be avoided.

5 Architectural Components

The architectural expression of mixed-use buildings along arterial streets differs from the single family character of residential streets. While the use of traditional “house-like” forms for new projects is not considered appropriate in C-2 zoning districts, the design should respond to particular site conditions, e.g., corner locations, adjacent heritage buildings.

5.1 Roofs and Chimneys

- (a) Roofs should be designed to be attractive as seen from above through landscaping, choice of materials and colour. Elements such as roof gardens and roof decks should be provided whenever issues of overview and privacy can be adequately addressed; and
- (b) Elevator penthouses, mechanical rooms, equipment and vents should be integrated with the architectural treatment of the roof.

5.3 Entrances, Stairs and Porches

- (a) When residential uses are located on the ground level, as many individual units as possible should have their entries directly from the street to emphasize the residential nature of the area, create pedestrian interest and provide better street surveillance.
- (b) Shared residential entrances to buildings should be designed as attractive, visible features.

5.4 Balconies

- (a) Balconies should be designed to maximize light into the unit.
- (b) Open balconies can be excluded from FSR up to a maximum of 8% of residential floor area. Enclosed balconies are not allowed. See Section 7 Open Space, for further design considerations for balconies.

5.5 Exterior Walls and Finishing

- (a) While a range of exterior walls and finishes may be used—including brick, concrete, stucco, vinyl siding, and other forms of cladding—care should be taken with the selection, proportions, detailing, and finishing to ensure a quality appearance and durability.

Figure 28: Examples of stucco, brick, and vinyl siding used well



- (b) The lower levels of developments should be carefully designed to relate to pedestrian scale, and enhance the close-up view of the pedestrian, even when the uses are not intended to attract the general public. Measures to achieve this should include maximizing transparency (display windows, windows onto store or other activity), high quality materials, and more intensive detailing that contribute to pedestrian interest. Translucent or opaque filming of the storefront glazing is highly discouraged.
- (c) When party walls are likely to remain exposed for the foreseeable future, as a result of adjacent low-scale development, they should be carefully designed emphasizing quality materials, textures, articulation, colour and/or landscaped with climbing or hanging plants; and
- (d) Walls abutting the lane should be carefully designed to be attractive to neighbouring developments and passerby through articulation, the use of quality materials, and landscaping.

5.6 Awnings and Canopies

Section 2.7 describes where weather protection should be located.

- (a) Awnings and canopies should be of high quality. Consideration should be given to a continuous, architecturally integrated system that incorporates the signage.
- (b) Awnings and canopies should be deep enough and close enough to the ground to provide shelter.

Figure 29: Examples of architecturally integrated, high quality weather protection



5.7 Lights

- (a) Buildings, open spaces and parking areas should have lighting located and designed to ensure that all areas are well lit. However, exterior lighting should be sensitive to the residential uses in the project and adjacent buildings. Visible glaring light sources can be avoided through using down-lights mounted on lower walls or on landscaped elements, or free-standing pole lights with shaded fixtures.

Figure 30: Example of pedestrian-friendly frontage



7 Open Space

7.2 Semi-Private Open Space

An exterior common amenity space as an “active” or “social” semi-private open space is desirable.

In courtyard projects, the courtyards typically serve a combination of functions, such as circulation, buffer between units, and as a source of natural light and air to courtyard-facing rooms. Owing to these functions, they are rarely suitable locations for the kind of social use mentioned above. Although a courtyard can provide an opportunity for a common outdoor amenity space and play area, and such programming is highly encouraged, it would not be considered as an amenity space to fulfill the requirement for exterior amenity space due to the reasons outlined above.

- (a) Semi-private common open space, accessible to residents, should be provided wherever possible. It should preferably occur in the rear, either on top of the commercial/parking level or on levels above. Impacts on privacy, view, and noise for nearby units and properties should be addressed.
- (b) Roof spaces should be accessible and utilized as common outdoor amenity space, wherever possible. Accessible roof spaces may be programmed to encourage social interaction, including children’s play space, seating nodes, and a variety of active and passive spaces.
- (c) Where possible, exterior amenity space should be located contiguous with an indoor amenity space.
- (d) Adequate artificial light should also be carefully designed, so not to disturb livability of adjacent residential units.
- (e) Refer to the *High-Density Housing for Families with Children Guidelines* for guidance on common open space.

7.3 Private Open Space

Usable private open space should be provided for each dwelling unit, particularly for family units. Examples of usable private open space include open balconies, private terraces, and private roof decks.

- (a) Private open space should be designed to capture sun and views where possible.
- (b) Private open space in the form of balconies, decks or patios should have a minimum single horizontal dimension of 1.8 m and minimum area of 4.5 m².
- (c) Private outdoor space shall be provided for all units with two or more bedrooms. Refer to the *High-Density Housing for Families with Children Guidelines* for guidance on private open space for family units.
- (d) All studio and one bedroom units shall provide private outdoor space, unless a commensurate amount of common exterior amenity space of no less than 4.5 m² per unit is provided, based on total dwelling units of the development. Courtyard floors would not be considered as an amenity space to fulfill this requirement for exterior amenity space due to the reasons outlined in Section 7.2 above.
- (e) If private outdoor space is not provided for a studio or one bedroom unit, unit layout and design should maximize solar and ventilation access by maximizing operable glazing units.

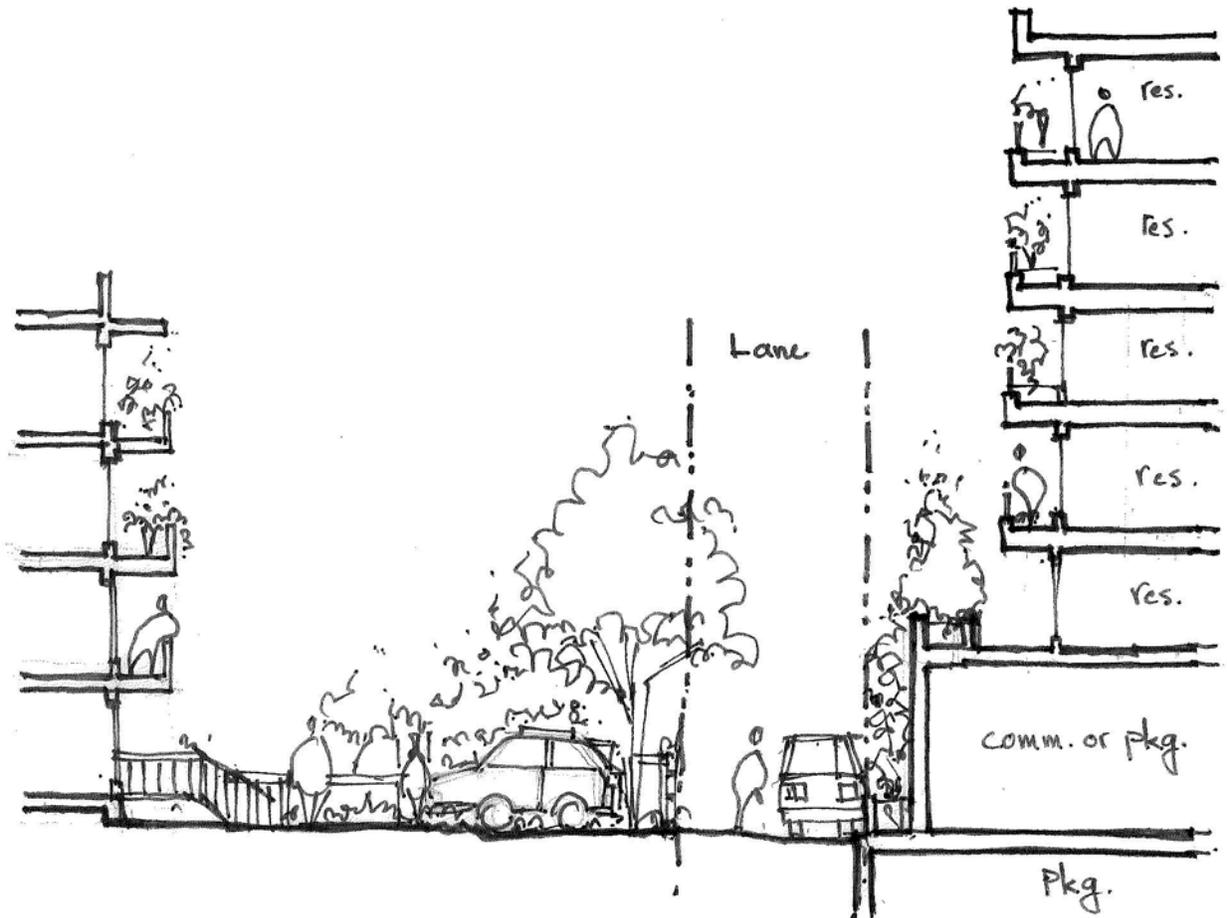
Provision of juliet balconies should also be considered. This guideline recognizes that the usability of private balconies which directly face a vehicular roadway may be less desirable than a semi-private rooftop open amenity space. Furthermore, this allowance may also aid the applicant in achieving the higher building energy efficiency.

8 Landscaping

Landscaping can improve the livability of dwelling units.

- (a) Existing trees and significant landscape features should be retained where possible.
- (b) When the lower level of the development projects close to the lane:
 - (i) The narrow rear yard at the lane edge should be planted with vines, trailing, and upright plants. Provision to protect the planting from lane traffic should be made through the use of a low planter and/or substantial curb and bollards.
 - (ii) at the edge of the second level there should be a continuous planter about 1.5 m wide.
- (c) When the first level at the rear is set back substantially (usually, but not exclusively, because it contains residential) there should be a minimum 1.5 m wide strip of planting located at the lane edge. Private fencing, if present, should be located on the inside of this planting area. Provision to protect the planting from lane traffic should be made through the use of a low planter and/or substantial curbs and bollards.
- (d) Choice of plant material should take into account the need to keep branches out of the lane right-of-way and overhead wires.
- (e) Landscape design on other parts of the site should relate to anticipated activities.
- (f) Accessible roof spaces should be combined with intensive and extensive green roof systems, including planters for growing food, wherever possible.
 - (i) Intensive green roof planters with shade trees and varied plantings may be integrated with, and help spatially define, more actively programmed areas.
 - (ii) Container planters are supported; however, consideration must be given to the minimum soil volumes needed for planting types and the structural design.
 - (iii) Extensive green roofs contribute to enhancement of many City wide goals such as biodiversity, air quality and rainwater management, and may be established on non-accessible roof areas.

Figure 31: Landscaping treatment to soften lane edge and enhance livability



9 Utilities, Sanitation, and Public Services

9.1 Underground Wiring

- (a) In order to improve the visual environment for residents, developments on larger sites (45.0 m frontage or wider) should investigate with the City Engineer the feasibility of using underground wiring for electric, telephone and cable services, including the removal or partial removal of existing overhead plant.

9.2 Garbage and Recycling

Garbage and recycling are essential services. They can seriously detract from residential livability unless skillful design is used to screen them from residential uses in and near the development.

- (a) Garbage and recycling facilities should be fully enclosed on roof and sides, with screening to the lane.

10 Sustainability

10.1 Energy Requirements

Development must be designed to reduce energy consumption and emissions. For specific requirements, refer to the District Schedules. The Director of Planning, in consultation with the Director of Sustainability, may consider varying the energy or emissions intensity limits in the regulations. Applicants seeking a variation should provide information from a qualified consultant to demonstrate an undue impact to project feasibility, such as significant electrical upgrade requirements or supply chain challenges.

10.2 Simplified Form

Designers may find that a simplified building form helps to improve the performance of the building envelope. The district schedule is intended to accommodate a wide range of architectural forms for residential rental tenure buildings. Projects pursuing less articulated building envelopes should demonstrate architectural expressiveness through other design choices, such as exterior cladding and external fixtures including sun shading devices.

Applications that are designed to meet these requirements through the Passive House or ILFI Zero Energy standards should also refer to the *Zero Emissions Building Catalyst* policy and guidelines for information on design options. For information on the regulatory variances available in the Zoning and Development By-law for zero emissions buildings, see the *Guidelines for the Administration of Variances in Larger Zero Emission Buildings*.

Guideline

C-2 Guidelines

Approved by Council December 2, 2003

Last amended XX



Table of Contents

Table of Contents.....	2
1 Application and Intent.....	4
2 General Design Consideration.....	5
2.1 Neighbourhood and Street Character.....	5
2.3 Orientation.....	5
2.6 Light and Ventilation.....	6
2.7 Weather.....	7
2.8 Noise.....	7
2.9 Privacy.....	8
2.10 Safety and Security.....	8
2.11 Access and Circulation.....	9
2.12 Heritage.....	11
3 Uses.....	11
3.1 Residential Uses.....	11
3.2 Other Uses.....	11
4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law and the Parking By-law.....	12
4.2 Frontage.....	12
4.3 Height.....	14
4.4 Front Yard and Setback.....	16
4.5 Side Yards and Setbacks.....	18
4.6 Rear Yard and Setback.....	18
4.7 Floor Space Ratio.....	19
4.9 Off-Street Parking and Loading.....	19
4.10 Horizontal Angle of Daylight.....	20
5 Architectural Components.....	21
5.1 Roofs and Chimneys.....	21
5.3 Entrances, Stairs and Porches.....	21
5.4 Balconies.....	21
5.5 Exterior Walls and Finishing.....	21
5.6 Awnings and Canopies.....	22
5.7 Lights.....	23
7 Open Space.....	23
7.2 Semi-Private Open Space.....	23
7.3 Private Open Space.....	24

8 Landscaping24

9 Utilities, Sanitation, and Public Services26

9.2 Underground Wiring.....26

9.3 Garbage and Recycling26

1 Application and Intent

These guidelines are to be used in conjunction with the C-2 District Schedule of the Zoning and Development By-law. The guidelines should be consulted in seeking approval for conditional uses or discretionary variations in regulations. They apply to all development, whether it includes residential use or not. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

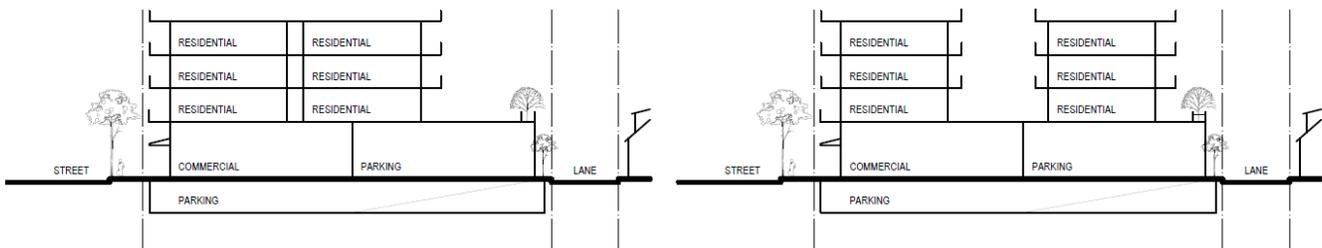
In 1989, C-2 was amended to remove a disincentive to residential, and provide more opportunity for needed housing. While this was successful in generating housing, the developments sparked complaints from community residents about impacts on adjacent residential, scale on the street, and design quality. A zoning review was undertaken to address these issues, and the zoning revised in 2003.

The height and setback regulations in the District Schedule were revised to achieve a greater distance to adjacent R zoned residential; to reduce the apparent height on the street; and to provide space for landscaping, cornices, and bays. Various clauses in the District Schedule allow the Director of Planning to vary the heights and setbacks. The intention is that these variations occur in accordance with these guidelines.

The intent of the District Schedule and guidelines is to:

- (a) to address the wide range of lot sizes, orientations, uses, and neighbouring buildings that occur in C-2, and to achieve compatibility among a variety of uses, as well as between existing and new development;
- (b) to guide building massing and design for neighbourliness, including mitigation of privacy and visual impacts on adjacent residential, with particular consideration for situations where there is no lane between a C-2 zoned site and an R zoned site;
- (c) to ensure appropriate street scale and continuous street enclosure and pedestrian interest. In the exceptional cases where residential is located at grade along the street, to ensure appropriate setbacks and treatments;
- (d) to ensure a high standard of livability for housing;
- (e) to ensure that both corridor and courtyard forms of residential continue to be possible in mixed use development, in order to allow a measure of housing variety; and
- (f) to encourage sustainable building design by enabling simpler building forms.

Figure 1: Typical corridor and courtyard forms of mixed use development



Wherever reference is made in these guidelines to residential uses, the provision also applies to Artist Studio - Class A, Artist Studio - Class B and the associated residential unit.

2 General Design Consideration

2.1 Neighbourhood and Street Character

C-2 zoning occurs along arterials throughout the city, largely following the pattern of early 20th century streetcar lines that set the commercial structure of Vancouver. In most cases the C-2 sites are adjacent to low density residential zones such as RS or RT. Older development in C-2 consists of one and two storey buildings, some with front parking lots. Since 1989, a significant number of four storey mixed use commercial/residential developments have been built.

C-2 zoning exists in many areas of the city, and these guidelines are not area-specific.

- (a) Mixed use or all-commercial development should have strong pedestrian orientation, with buildings at the street edge. While some of the grade level tenancies may be of more inherent public attraction than others (e.g. retail, restaurant, personal service), it is important that pedestrian comfort and interest be maintained in all development.
- (b) In cases where residential uses occur at grade along the street, site-by-site solutions will be required to ensure compatibility with neighbouring buildings and uses. Flexibility is provided in the District Schedule and guidelines to adjust form and setbacks.
- (c) The architectural treatment and landscaping of the rear and the sides is as important as the front elevations.

2.3 Orientation

- (a) Building faces should be oriented to respect the established street grid;
- (b) On corner sites, both street-facing facades should be fully developed as front elevations. (See section 4.2 regarding determination of frontage.)

2.6 Light and Ventilation

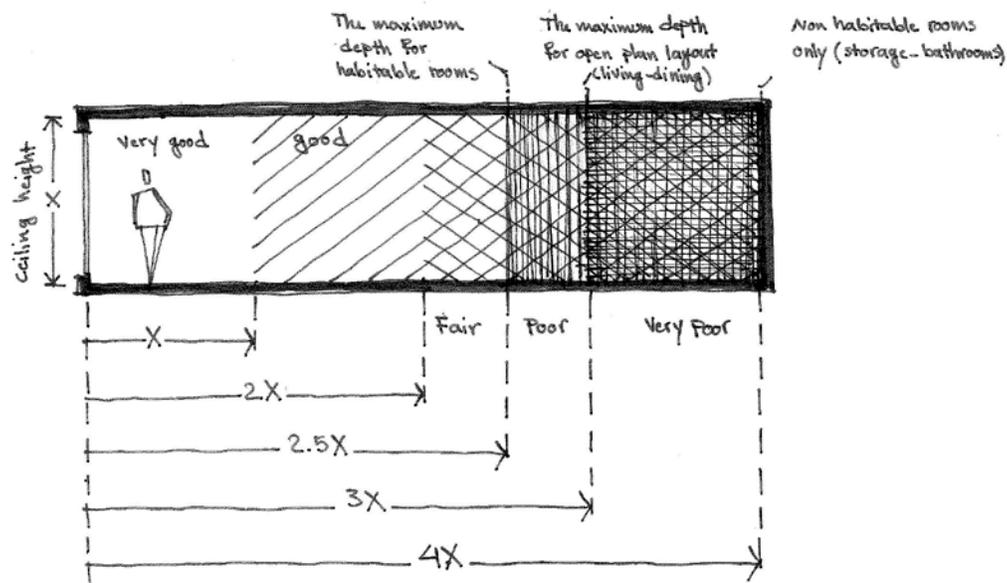
Provision of sufficient daylight access is one of the most challenging aspects in the design of high density low rise housing. Given that it is an objective for both corridor and courtyard forms of housing to be feasible in C-2, the expectations regarding what types of rooms may have exposure to courtyards are different from other zones.

- (a) Living rooms should not face into courtyards;
- (b) Secondary living spaces (bedrooms, dining rooms, dens) in double-fronting units (i.e. street/courtyard or lane/courtyard) may face into a courtyard, provided it has a minimum clear dimension of 6.1 m and a maximum height/width ratio of 1.5 to 1.0
- (c) Courtyard width will be measured to any obstruction including exterior corridors;
- (d) Courtyard configuration and building massing should maximize sun access to courtyard level including terracing of upper levels on the south side of courtyards;

All developments should also ensure:

- (e) Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential liveability and pedestrian public realm.
- (f) Development should locate residential units and open spaces away from areas of noxious odours and fumes related to nearby traffic or land uses.
- (g) Overall unit depth is also a crucial aspect that impacts the overall livability of a dwelling unit. For units with a single exterior façade (i.e., single oriented solar and ventilation access), overall unit depth should be generally limited to 35 feet. Unit depth greater than 40 feet, without a second solar and ventilation access (e.g., courtyard scheme), should generally be avoided to ensure adequate light and ventilation access for the dwelling unit. See Figure 2 for reference.

Figure 2: Unit Depth and Livability



2.7 Weather

Continuous weather protection should be provided.

- (a) The ground floor of arterial frontages should have a continuous, architecturally integrated weather protection and signage system. This may be composed of glass and steel, canvas or vinyl, but should be designed as part of the building and function principally as weather protection.
- (b) Weather protection should be provided for common entrances, and for grade level and upper level individual residential entrances.
- (c) Although effectiveness of weather protection is dependent on both height of the protection as well as the depth, weather protection should be within 10 feet of the level it serves to ensure effective protection.

Figure 3: Examples of desired weather protection



2.8 Noise

Most C-2 sites are located on busy arterials, with traffic noise. A few are located abutting rail lines or industrial areas. In addition, commercial components of mixed use developments such as parking and loading, exhaust fans, and restaurant entertainment, can create noise which disturbs residents. An acoustical report is required for all new developments with residential units.

- (a) Some of the methods which may be used to buffer residential units from external noise include:
 - (i) orienting bedrooms and outdoor areas away from noise sources;
 - (ii) providing mechanical ventilation (to allow the choice of keeping windows closed);
 - (iii) enclosing balconies or using sound absorptive materials and sound barriers;

- (iv) using sound-deadening construction materials (e.g., concrete, acoustically rated glazing or glass block walls) and other techniques; and
- (v) for sites directly adjacent the rail right-of-way, additional noise mitigation measures should be considered:
 - locating areas not affected by noise such as stairwells and single-loaded corridors between the noise source and the dwelling units; and
 - constructing noise fences adjacent to the right-of-way using materials compatible with the main building.
- (b) Local noise generated by the development itself, such as parking and loading activities, exhaust fans, and restaurant entertainment, should be mitigated by location and design; and
- (c) The City has regulations governing the noise levels that may be produced in various areas. These may affect some non-residential uses proposed. The Permits and Licences or Health Departments should be contacted for details.

2.9 Privacy

Privacy in relation to other units, passers-by, and adjacent development is a crucial aspect of project livability and neighbourliness. In particular, the height limits, setbacks, and landscape screening discussed elsewhere in the guidelines have been designed to reduce overlooking.

- (a) Unit orientation, window placement and screening should be used to enhance privacy;
- (b) Balconies and decks should be oriented, screened or landscaped to reduce direct overlook of adjacent residential uses or other units in the project;
- (c) Habitable rooms within the developments should be oriented away from pedestrian circulation routes, noting, however, that this may not be possible in courtyard developments (see Section 2.6 above);
- (d) Residential units located at street level should ensure privacy through setbacks, level changes, and/or screening; and
- (e) In developments with courtyards, stacked units are encouraged to reduce privacy conflicts resulting from access corridors or stairs

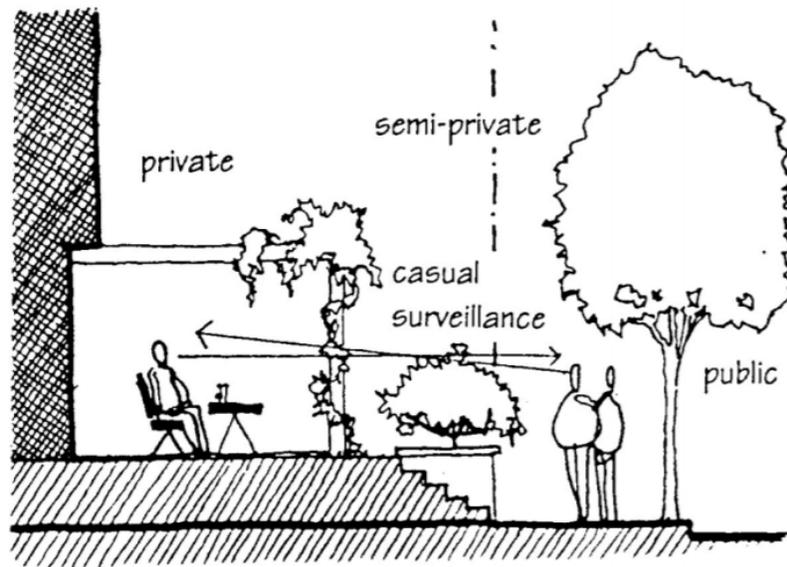
2.10 Safety and Security

Safety and a sense of security are key components of livability. New development, both residential and non-residential, must provide a secure environment. The principles of "crime prevention through environmental design" (CPTED) should be incorporated in all new development.

- (a) Public, private and semi-private territories should be clearly defined. Public and semi-private spaces should be configured to maximize surveillance. Spaces which are neither
- (b) clearly public nor private spaces tend to be unsupervised and unkempt areas, and should be avoided;
- (c) Separate lobbies and circulation (including elevators) should be provided for non-residential and residential uses. Lobbies should be visible from the street and main entrances to buildings should front the street;

- (d) Personal safety and security should be integral to the design of parking facilities. Underground residential parking, including pedestrian access routes from parking into the building, should be secure and separate from commercial parking;
- (e) Both residential and non-residential uses should maximize opportunities for surveillance of sidewalks, entries, circulation routes, semi-private areas, children's play areas and parking entrances. Blind corners and recessed entries should be avoided. Visibility into stairwells and halls is desirable. Laundry facilities, amenity rooms, and storage rooms should be grouped together and visible for surveillance;
- (f) Residential lighting should ensure good visibility of access routes and landscaped areas without excessive lighting levels, glare or overspill to neighbours;
- (g) Landscaping and screening design should not provide opportunities for intruders to hide; and
- (h) Access routes from the building to residential garbage facilities should be separate and secure from those to non-residential garbage facilities.

Figure 4: Territory Definition



2.11 Access and Circulation

- (a) Pedestrian Access
 - (i) On corner sites, side street residential entries should be provided. At mid-block, residential entries should be separate and distinct from retail or office entries or lobbies;
 - (ii) Elevators should be provided on sites with frontage exceeding 15.0 m, where the vertical travel distance from parking to the highest unit entry exceeds three storeys. On sites with frontage exceeding 70.0 m, a second entry and elevator core should be considered;
 - (iii) Corridors should be adequately sized for moving furniture and should not be overly long or circuitous;

- (iv) Open exterior corridors are discouraged due to concern over building bulk and privacy, unless it can be demonstrated that benefits to the site and neighbouring sites will result in terms of massing and building organization; and
 - (v) Pedestrian access to commercial uses should be at street sidewalk elevation. This may require stepping the commercial units to match the street elevation on sites with sloping topography
- (b) Vehicular Access Lane Access

An active pedestrian environment with a strong sense of street enclosure is envisaged along C-2 zoned arterial streets. To this end it is important that vehicular and service functions remain on the lane, so as not to conflict with street frontage and pedestrian activity.

- (i) Vehicular access to underground parking, loading, and service areas should be provided from the lane; and
- (ii) Negative impacts of vehicular entrance parking ramps and service areas should be minimized through proper treatment such as enclosure, screening, high quality finishes, sensitive lighting, and landscaping.

Figure 5: Good and poor quality treatments of parking access



(c) Street Access

There are a few situations where, because of site peculiarities or special user needs, a street access may be considered. For example:

- (i) Street access will be considered for sites without lanes, and may be considered for sites having street grade so much lower than the lane grade that providing a ramp from the lane is extremely difficult. In these cases, impacts on street continuity will also be taken into account;
- (ii) Where a hotel use is proposed as part of a mixed-use building containing residential uses, street access may be considered (for hotels over 75 rooms), due to their need for on-site passenger and (when over 100 rooms) tour bus facilities; and
- (iii) Vehicular entrance should be designed integrally with the building. Any vehicular entrance from the street should minimize interruption to pedestrian movement and building frontage on the street. In particular, large or long access ramps located directly off the street should be avoided.

2.12 Heritage

Council policy is to give special attention to encourage retention of the resources on the Vancouver Heritage Register by considering a wider choice of uses, heritage bonuses and density transfers.

- (a) All options for retention of heritage listed buildings and trees should be explored through early inquiry with a Development Planner and a Heritage Planner to discuss the various development opportunities;
- (b) Developments adjacent to buildings on the Vancouver Heritage Register should not detract from their importance and character; and
- (c) Other buildings and artifacts of heritage character, although not listed on the Register, should also be considered for retention and/or integration into new developments.

3 Uses

The C-2 zone is intended to accommodate a wide variety of commercial uses – retail, service, and office – serving both local and citywide markets. In addition, it has been identified as an opportunity to locate needed housing near transit and shopping.

3.1 Residential Uses

Residential use is conditional in C-2. Under the District Schedule, it is generally not permitted along the front of buildings at grade, but is intended to be located in mixed use development, i.e. as “Dwelling units in conjunction with...” other uses. However, “Multiple Dwelling”, i.e. all-residential development, is also listed as a conditional use.

- (a) Residential use above grade is appropriate on any site.
- (b) Residential use at grade along the arterial street(s) will only be considered in exceptional situations where in the opinion of the Director of Planning the continuity of retail or services uses at grade will not be interrupted or significantly reduced, and where the dwelling units can be designed to withstand the environmental impacts of traffic adjacent to the site.
- (c) Residential use at grade along the rear or a side street (i.e. non-arterial) may be considered on any site. The project should be designed to mitigate negative impacts on unit livability of vehicular accesses, parking, loading, garbage and service areas, whether in the same project or in nearby development.

3.2 Other Uses

C-2 zoning permits a wide range of outright and conditional non-residential uses. For the most part they may be considered on any site. However, Council-adopted Community Visions identify, and describe policy directions for, key local shopping areas in some C-2 areas. Where Visions have not yet been completed, the Director of Planning may identify anticipated key local shopping areas.

- (a) Retail, restaurant, and service uses are encouraged at grade across the full width along all arterial street(s)–even if deemed to be the side of the site rather than the front. (See section 4.2 below). Other uses are also permitted at grade, but should be designed to ensure pedestrian scale and interest as per section 5.5 (b) below.

Figure 6: Active pedestrian interest



- (b) Conditional auto-oriented uses should not be considered in key local shopping areas.
- (c) Large scale retail or service uses are permitted by the District Schedule. In the key local shopping areas, retailers like large grocery stores and drug stores may function as beneficial retail “anchors”, and are appropriate at grade provided they are designed to ensure pedestrian interest as per section 5.5 (b) below. Other large scale retailers like electronics, office specialty, or home improvement should be encouraged to locate above grade, behind smaller retail units, or in portions of the C-2 zone that are outside the key local shopping areas.
- (d) When non-residential uses are to be located along a side street (i.e. non-arterial) across from R-zoned sites, commercial expression (e.g. bright or large signage, illuminated awnings) should be reduced.

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

4.2 Frontage

4.2.1 Determination of Frontage

For sites with a boundary on more than one street, Section 10.5 of the Zoning and Development Bylaw allows the Director of Planning to determine which side will be deemed the front. Because the objective of continuous setbacks and commercial uses along both front and side is assured by other provisions of the district schedule and guidelines, the key factor in determining the frontage should be where the rear height and setbacks would be best located.

- (a) In most cases where the C-2 site directly abuts an R zoned site without the intervention of a lane, the determination of the front and the rear should be made so as to benefit the most existing, and likely future, residential units on neighbouring sites (Figure 7). Note that in

some cases there may be fewer affected residential units on the R zoned sites than the adjoining C zoned sites, in which case the rear should benefit the C sites (Figure 8).

- (b) In some cases where there are a number of adjoining C-2 sites, the location of the rear will already have been determined, or will not be discretionary because the sites do not bound 2 streets. In these cases, the deeming should be such as to continue the pattern (Figure 9).

Figure 7: Rear of C-2 site benefitting units on R zoned sites

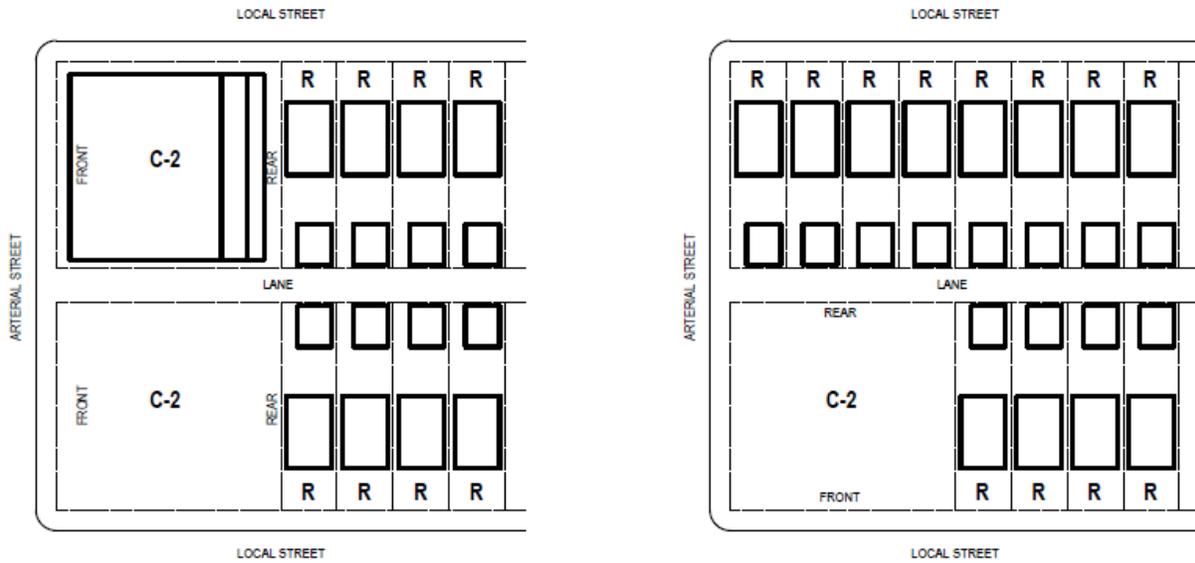


Figure 8. Rear of C-2 site benefitting units in C-2 development

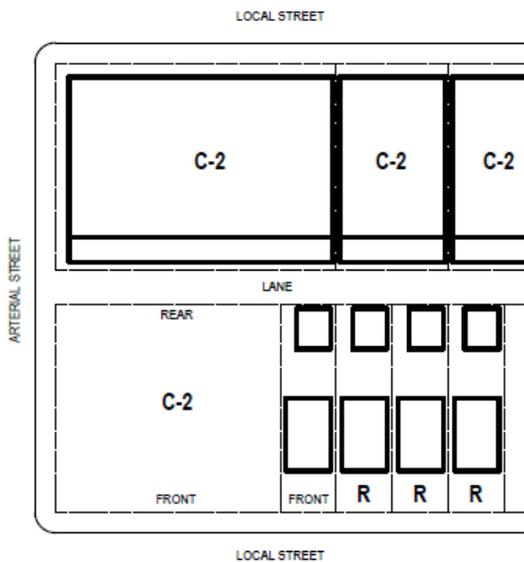
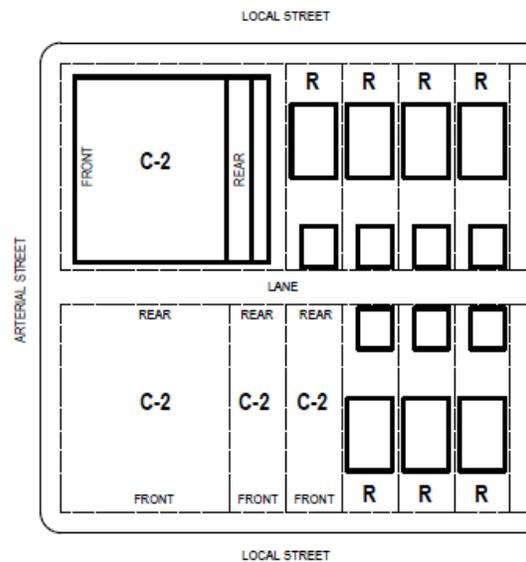


Figure 9. Rear of C-2 to fit pattern of adjacent C-2



4.2.2 Frontage Size

The maximum frontage for any commercial unit (individual occupancy) located in the area described in Figure 1 of the C-2 District Schedule shall be 15.3 m. A relaxation of this requirement may be permitted if pedestrian interest and the expression of a finer grain of development are otherwise maintained through the architectural design of the façade. For other C-2 areas there is no maximum or minimum frontage for development. However:

- (a) On developments with frontages of 50.0 m or more, monotonous facades should be avoided by incorporating variety, articulation, vertical elements, colours and material changes to add interest. Creating breaks in the massing above the retail frontage may also be considered where it does not diminish the apparent continuity of street enclosure.

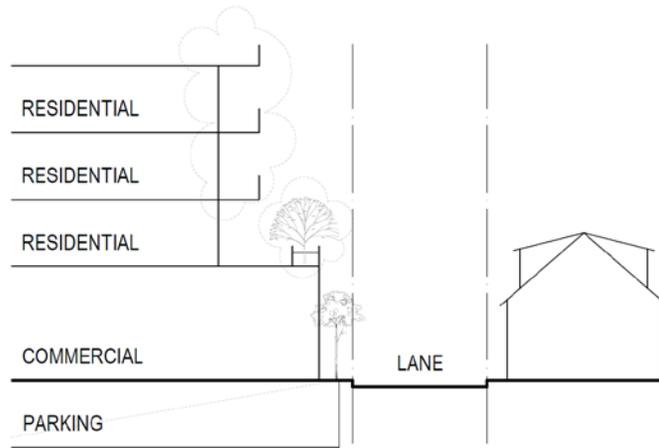
Figure 10: Example of broken massing on large frontage



4.3 Height

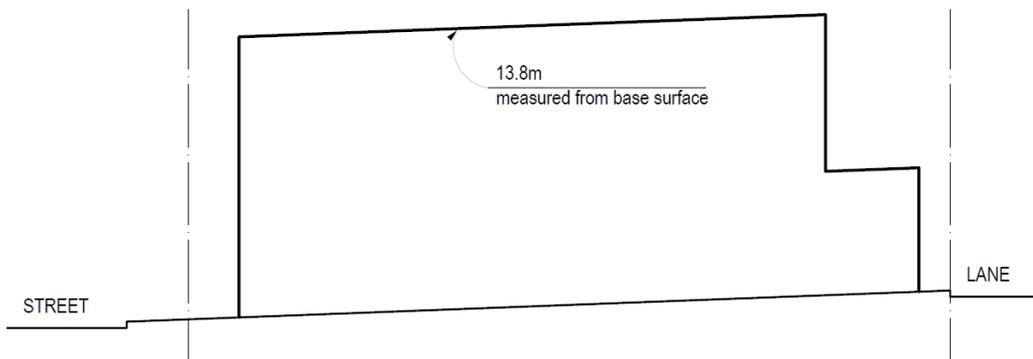
Beyond the normal height relaxations permitted by the Zoning and Development Bylaw General Regulations, the following relaxations are intended, so as to allow use of roof levels for patios; to provide for desired landscape screening; to allow for sloped roofs; and to address unusual site conditions or locations.

Figure 11: Height envelope relaxed for balconies, railings and planters at rear



- (a) For sites which slope upward from street to lane by more than 3.1 m, the 13.8 m portion of the height envelope may be measured from base surface.

Figure 12: Height envelope relaxed for upward sloping sites



- (b) The maximum height of a building can be increased from 13.8 m to 15.3 m to enable generous ceiling heights at a minimum of 5.2 m measured from floor to floor for commercial uses on ground floor.
- (c) Semi-private indoor and outdoor amenity spaces are highly encouraged at the roof level to improve livability for apartment living. As a result, the height limit may be relaxed to provide access to and guardrails for a common roof deck and/or a common amenity room on the roof.
- (d) Relaxation of the 13.8 m portion of the height envelope may be considered up to a maximum of 16.8 m:
- (i) for sites that are exceptionally large in both depth and width, to achieve benefits such as increased neighbourliness, open space and amenity;

- (ii) for sites adjacent to active rail lines or industrially zoned land, to achieve a more livable form of development; and
- (iii) for sites located beside and/or across the lane from zones permitting heights greater than 13.8 m; provided that the impacts of a height relaxation on over-shadowing, overlook, or views of neighbouring residential development are not unduly worse than with a development that conformed to the height limit.

4.4 Front Yard and Setback

The front yard setback requirements are important to establishing a comfortable pedestrian realm is the accommodation of enhanced sidewalk width. Where pedestrian comfort is established, the frequency and intensity of meaningful neighbourly interactions between citizens may be increased.

The 2.5 m front yard is both a setback and “build-to” line for non-residential uses. Flexibility is intended to allow for cornices, overhangs, and bays at the upper storeys, while providing more sidewalk space.

The 4.6 m front yard in Sub-Area B of the District Schedule (Norquay Village Neighbourhood Centre Plan Area) is both a setback and “build-to” line for non-residential uses. Flexibility is intended to allow for cornices, overhangs, and bays at the upper storeys, while providing more sidewalk space. A reduction of the minimum front yard may be considered for upper storeys of the building above the ground floor; however, the building should not extend within 2.5 m of the front property line.

The front yard is intended to be secured as at-grade statutory right of way (SRW) as public realm, for sidewalk improvement and widening. The SRW should be clear of any encumbrance, including but not limited to:

- (a) Structure;
- (b) Stairs;
- (c) Walls;
- (d) Mechanical vents and vaults;
- (e) Kiosks and pad mounted transformers;
- (f) Door-swings and;
- (g) Landscape, including planters.

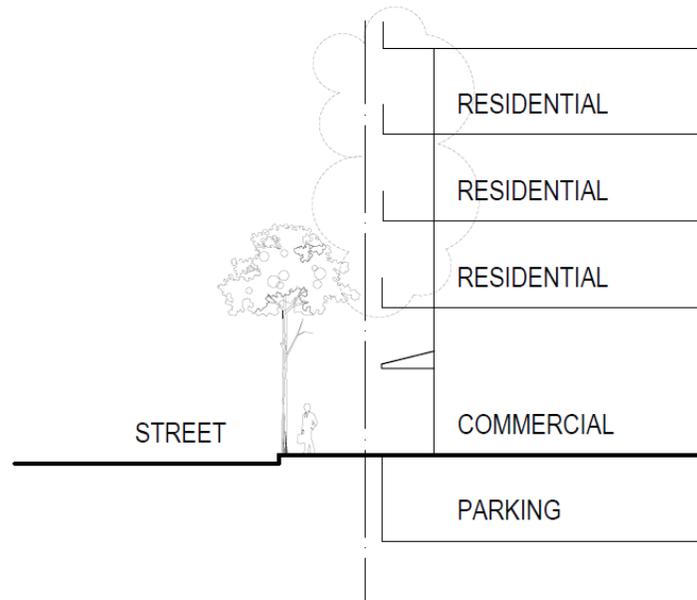
The SRW agreement will accommodate underground parking within the SRW area. Where the amount of space within the front yard required to accommodate pedestrian movement according to City engineering standards is less than 2.5 m, the SRW area will be reduced to the area required by those standards; however, any reduction of the SRW area will not impact the front yard requirement.

Beyond the normal projections permitted by the Zoning and Development Bylaw General Regulations, the following relaxations are intended.

- (a) An increased front yard may be considered at grade
 - (i) for a pedestrian courtyard or other features benefiting pedestrian character
 - (ii) to permit a transition to a larger neighbouring front yard.

- (b) An increased front setback may be considered above grade to accommodate building articulation and balconies.
- (c) A decreased front setback may be considered above grade to allow projection of balconies and bays, provided their effect is not to move the entire building face forward.
- (d) In Sub-Area B (Norquay Village Neighbourhood Centre Plan Area), a decreased front yard setback may be considered if:
 - (i) a distance of 7.6 m from the back of the curb to the building face can be achieved at the ground level with a front setback of less than 4.6 m; or
 - (ii) the Director of Planning determines that the objectives of the district schedule, policies, and guidelines can be met with a reduced front yard setback.
- (e) Canopies, awnings, or other architectural treatments for weather protection along the street-facing façades are permitted to project into required front yard.

Figure 13: Projections into front yard/setback



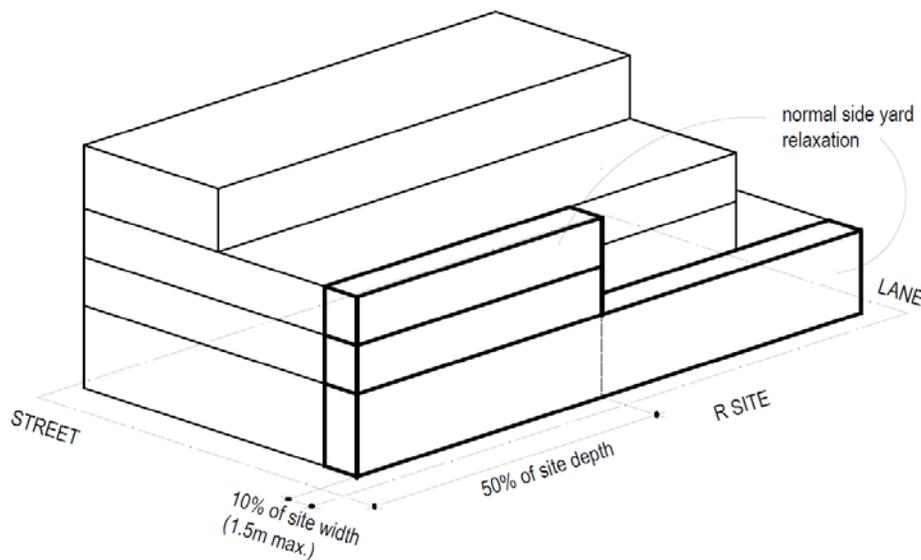
- (d) Where there is residential at grade along the front, the yard should be configured to provide open space and buffer for the units, and also to create transitions to adjacent existing buildings, where necessary.

4.5 Side Yards and Setbacks

For sites adjacent to R zoned sites, without an intervening lane, Section 4.5.2 of the District Schedule sets out side yards and setbacks, and allows for reductions. The following reductions are considered the norm in these situations.

- (a) Buildings may project into the side yard and setback, up to a line set at a distance equal to 10% of the site width (up to a maximum of 1.5 m), as follows:
 - (i) for the first level of the building (which may or may not be the first storey).
 - (ii) above the first level, up to the fourth storey, for a distance equal to 50% of the site depth from the front property line.
- (b) Railings and planters may occur in the setbacks to accommodate patios and roof gardens.

Figure 14: Normal relaxations to side yard adjacent to R zoned site



4.6 Rear Yard and Setback

The rear yard regulations act in conjunction with the height envelope to position the rear of the building at a distance from residential neighbours. Beyond the normal projections permitted by the Zoning and Development Bylaw General Regulations, the following are intended, so as to allow use of roof levels for patios (other than the uppermost roof level); and to provide for desired landscape screening.

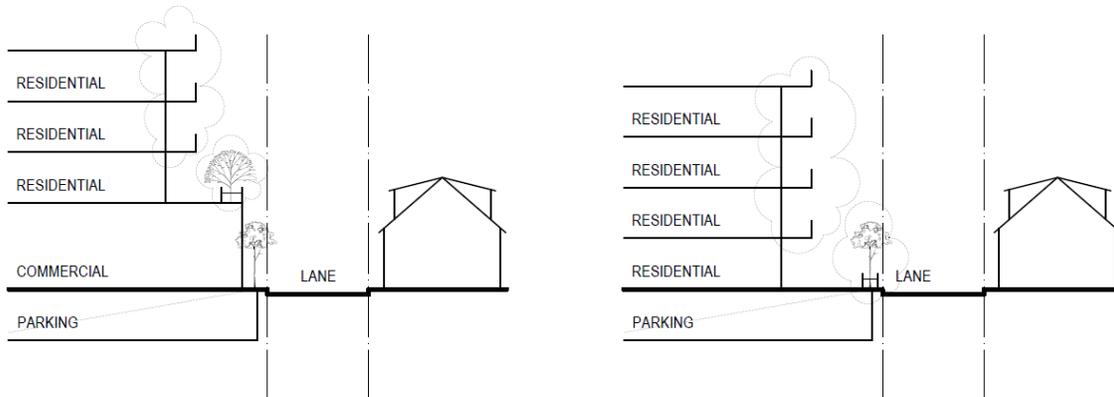
- (a) Planters and/or railings may project into the rear yard and setbacks to achieve the landscape screening described in Section 8 below, and to accommodate patios and roof gardens.

(Refer to Section 4.2 of these Guidelines regarding determining front and rear of a site with more than one boundary on a street.)

The requirement for a minimum rear yard depth of 1.5 m from the property line is intended to provide space for the landscaping and lane improvements. Trellis, planters, pergolas and other

such landscaping elements may protrude into the rear yard where these contribute to a positive, safe lane environment.

Figure 15: Projections into rear yard/setback



4.7 Floor Space Ratio

The maximum discretionary densities in the District Schedule have been tested with the height and setback requirements, and should be achievable in most cases. However,

- (a) Not all projects and sites will be able to achieve the maximum discretionary densities. Factors influencing the achievable density include:
 - (i) site size and frontage, particularly sites less than about 465 m or 15.3 m frontage
 - (ii) corner or mid-block location
 - (iii) unusually sloped conditions
 - (iv) location adjacent to an R zoned site, with no intervening lane
 - (v) ability to provide required parking

4.9 Off-Street Parking and Loading

Parking and loading are essential service functions. However, they can detract from residential livability unless skilful design is used to screen them from residential uses in and near the development.

- (a) Parking should generally be located underground. Exceptions may be considered for small sites, or where a limited number of at-grade stalls are provided for visitor parking;
- (b) Where it is not possible to place all parking underground, any at-grade stalls should be located at the rear of the site. However, direct access to parking stalls from the lane is discouraged, except in smaller sites, e.g. 15.3 m or less in width.

Figure 17: Example of poor treatment of parking and service area off the lane



- (c) For slabs over parking/loading areas, under-slab height at the point of parking access should be limited to 3.8 m, other than when a higher loading bay is required under the Parking Bylaw. When structural or mechanical elements must project below the slab, requiring an increase in the 3.8 m slab height, these elements should be screened from view;
- (d) Parking at or above grade should be screened effectively from view of pedestrians and neighbours. Depending on the specific site, this should include solid roofs to avoid noise and visual impacts to dwelling units above, appropriate lighting, architecturally treated surfaces, screen walls, doors, and landscaping along the lane to reduce impacts on adjacent dwelling units;
- (e) Parking for non-residential uses and residential visitors should be separate from residential parking, which should be secured by garage doors; and
- (f) Convenient loading of furniture to residential units should be facilitated by the design of loading areas and access routes.

4.10 Horizontal Angle of Daylight

- (a) The relaxation of horizontal angle of daylight requirements provided for in the C-2 District Schedule should be used to achieve the courtyard conditions described in Section 2.6 above.
- (b) Where the horizontal angle of daylight is relaxed, the distance of unobstructed view should not normally be less than 12.0 m for living rooms and 6.0 m for bedrooms and dens; and
- (c) In situations where the horizontal angle of daylight needs to be relaxed to the minimum of 3.7 m, additional overshadowing of windows by overhead balconies or other projections should be avoided

5 Architectural Components

The architectural expression of mixed-use buildings along arterial streets differs from the single family character of residential streets. While the use of traditional “house-like” forms for new projects is not considered appropriate in C-2, the design should respond to particular site conditions, e.g. corner locations, adjacent heritage buildings.

5.1 Roofs and Chimneys

- (a) Roofs should be designed to be attractive as seen from above through landscaping, choice of materials and colour. Elements such as roof gardens and roof decks should be provided whenever issues of overview and privacy can be adequately addressed; and
- (b) Elevator penthouses, mechanical rooms, equipment and vents should be integrated with the architectural treatment of the roof.

5.3 Entrances, Stairs and Porches

- (a) When residential uses are located on the ground level, as many individual units as possible should have their entries directly from the street to emphasize the residential nature of the area, create pedestrian interest and provide better street surveillance.
- (b) Shared residential entrances to buildings should be designed as attractive, visible features.

5.4 Balconies

- (a) Balconies should be designed to maximize light into the unit.
- (b) Open balconies can be excluded from FSR to a maximum of 8% of residential floor area. Enclosed balconies may be excluded subject to compliance with the Balcony Enclosure Guidelines and further, that no more than 50% of the excluded balcony floor area may be enclosed.

5.5 Exterior Walls and Finishing

- (a) While a range of exterior walls and finishes may be used—including brick, concrete, stucco, vinyl siding, and other forms of cladding—care should be taken with the selection, proportions, detailing, and finishing to ensure a quality appearance and durability.

Figure 18: Examples of stucco, brick, and vinyl siding used well



- (b) The lower levels of developments should be carefully designed to relate to pedestrian scale, and enhance the close-up view of the pedestrian, even when the uses are not intended to attract the general public. Measures to achieve this should maximize transparency (display windows, windows onto store or other activity), high quality materials, and more intensive detailing that contribute to pedestrian interest. Translucent or opaque filming of the storefront glazing is highly discouraged.
- (c) When party walls are likely to remain exposed for the foreseeable future, as a result of adjacent low-scale development, they should be carefully designed emphasizing quality materials, textures, articulation, colour and/or landscaped with climbing or hanging plants; and
- (d) Walls abutting the lane should be carefully designed to be attractive to neighbouring developments and passerby through articulation, the use of quality materials, and landscaping.

5.6 Awnings and Canopies

Section 2.7 describes where weather protection should be located.

- (a) Awnings and canopies should be of high quality. Consideration should be given to a continuous, architecturally integrated system that incorporates the signage.
- (b) Awnings and canopies should be deep enough and close enough to the ground to provide shelter.

Figure 19: Examples of architecturally integrated, high quality awnings and canopies



5.7 Lights

- (a) Buildings, open spaces and parking areas should have lighting located and designed to ensure that all areas are well lit. However, exterior lighting should be sensitive to the residential uses in the project and adjacent buildings. Visible glaring light sources can be avoided through using down-lights mounted on lower walls or on landscaped elements, or free-standing pole lights with shaded fixtures.

Figure 20: Example of pedestrian-friendly frontage



7 Open Space

7.2 Semi-Private Open Space

“Active” or “social” semi-private open space is desirable to provide an amenity

In courtyard projects, the courtyards typically serve a combination of functions, such as circulation, buffer between units, and as a source of daylight and air to courtyard-facing rooms. Owing to these functions, they are rarely suitable locations for the kind of social use mentioned above. Although a courtyard can provide an opportunity for a common outdoor amenity space and play area, and such programming is highly encouraged, it would not be considered as an amenity space to fulfill the requirement for exterior amenity space due to the reasons outlined above.

- (a) Semi-private open space, accessible to residents, should be provided wherever possible.
- (b) Roof spaces should be accessible and utilized as common outdoor amenity space, wherever possible. Accessible roof spaces may be programmed to encourage social interaction, including children's play space, seating nodes, and a variety of active and passive spaces. Impacts on privacy, view, and noise for nearby units and properties should be addressed.
- (c) Where possible, exterior amenity space should be located contiguous with an indoor amenity space.

7.3 Private Open Space

Usable private open space should be provided for each residential unit, particularly for family units. Examples of usable private open space include balconies, decks or patios.

- (a) Private open space in the form of balconies, decks or patios should have a minimum single horizontal dimension of 1.8 m and minimum area of 4.5 m².
- (b) Private open space should be designed to capture sun and views where possible, as well as to avoid noise and to take account of visual privacy and security. Balcony enclosure to reduce noise will be appropriate in many cases.
- (c) Private outdoor space shall be provided for all units with two or more bedrooms.
- (d) All studio and one bedroom units shall provide private outdoor space, unless a commensurate amount of common exterior amenity space of no less than 4.5 m² per unit is provided, based on total dwelling units of the development. Courtyard floors would not be considered as an amenity space to fulfill this requirement for exterior amenity space due to the reasons outlined in Section 7.1 above.
- (e) If private outdoor space is not provided for a studio or one bedroom unit, unit layout and design should maximize solar and ventilation access by maximizing operable glazing units. Provision of Juliet balconies should also be considered. This guideline recognizes that the usability of private balconies which directly face a vehicular roadway may be less desirable than a semi-private rooftop open amenity space. Furthermore, this allowance may also aid the applicant in achieving the higher building energy efficiency.

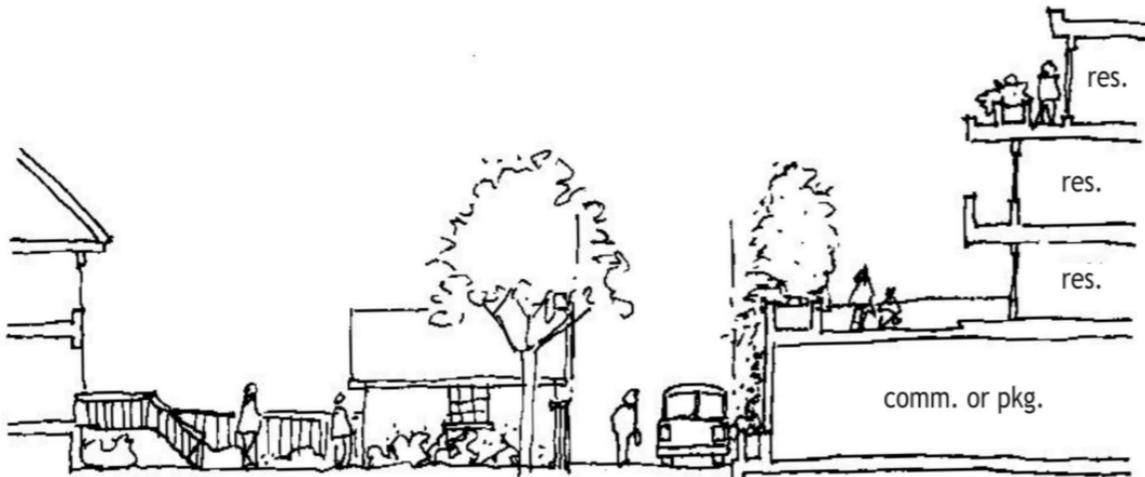
8 Landscaping

Landscaping can improve the livability of dwelling units and minimize impacts on adjacent residential uses.

- (a) Existing trees and significant landscape features should be retained where possible;
- (b) When the lower level of the development projects close to the lane:

- (i) the narrow rear yard at the lane edge should be planted with vines, trailing, and upright plants in order to soften the project as seen from neighbouring residential. Provision to protect the planting from lane traffic should be made through the use of a low planter and/or substantial curb and bollards.
- (ii) at the edge of the second level there should be a continuous planter about 1.5 m wide, with plant material designed to screen neighbours' yards from overlook by project residents.
- (c) When the first level at the rear is set back substantially (usually, but not exclusively, because it contains residential) there should be a minimum 1.5 m wide strip of planting located at the lane edge. Private fencing, if present, should be located on the inside of this planting area. Provision to protect the planting from lane traffic should be made through the use of a low planter and/or substantial curbs and bollards.
- (d) Choice of plant material should take into account the need to keep branches out of the lane right-of-way and overhead wires.
- (e) Landscape design on other parts of the site should relate to anticipated activities.
- (f) Accessible roof spaces should be combined with intensive and extensive green roof systems, including planters for growing food, wherever possible.
 - (i) Intensive green roof planters with shade trees and varied plantings may be integrated with, and help spatially define, more actively programmed areas.
 - (ii) Container planters are supported; however, consideration must be given to the minimum soil volumes needed for planting types and the structural design.
 - (iii) Extensive green roofs contribute to enhancement of many City wide goals such as biodiversity, air quality and rainwater management, and may be established on non-accessible roof areas.

Figure 21: Landscaping treatment to soften lane edge, reduce overlook and enhance privacy



9 Utilities, Sanitation, and Public Services

9.2 Underground Wiring

- (a) In order to improve the visual environment for residents, developments on larger sites (45.0 m frontage or wider) should investigate with the City Engineer the feasibility of using underground wiring for electric, telephone and cable services, including the removal or partial removal of existing overhead plant.

9.3 Garbage and Recycling

Garbage and recycling are essential services. They can seriously detract from residential livability unless skillful design is used to screen them from residential uses in and near the development.

- (a) Garbage and recycling facilities should be fully enclosed on roof and sides, with screening to the lane.

Guideline

C-2B, C-2C AND C-2C1 Guidelines

Adopted by City Council on June 9, 1987

Amended December 15, 1987, February 4, 1992, September 10, 1996, September 8, 2009, and October 20, 2015

Last amended XX, 2020

Table of Contents

- 1 Application and Intent 3
- 2 General Design Consideration 3
 - 2.2 Street Character 3
 - 2.8 Noise..... 3
- 3 Uses 4
- 4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law 4
 - 4.2 Frontage 4
 - 4.3 Height 5
 - 4.4 Front Yard and Setback..... 6
 - 4.9 Off-Street Parking and Loading 6
 - 4.12 Dedication of Land for Lane Purposes (Commercial Drive only)..... 6
- 10 Sites Adjacent to the ALRT Guideway 6
 - 10.1 Orientation..... 6
 - 10.2 Privacy 7
 - 10.3 Roofs 7

Note: These guidelines are organized under standardized headings. As a consequence there are gaps in the numbering sequence where no guidelines apply.

1 Application and Intent

These guidelines are to be used in conjunction with the C-2B, C-2C, or C-2C1 District Schedules of the Zoning and Development By-law for development permit applications involving conditional approval in these districts. Additional guidelines which apply only to sites zoned C-2C1 directly adjacent to the ALRT guideway between 12th and 16th Avenues are located at the back of this document.

Wherever reference is made in these guidelines to residential uses, the provision also applies to Artist Studio – Class A, Artist Studio – Class B and the associated residential unit.

2 General Design Consideration

2.2 Street Character

Physical changes should enhance the appearance and character of the street as a shopping area. Such features are storefront awnings and canopies, display windows, fascia type signage, individuality of shop frontages and general high quality of architectural design are encouraged.

2.8 Noise

Proper acoustical design of any residential units is essential in new construction near noisy traffic arteries or adjacent to the ALRT guideway.

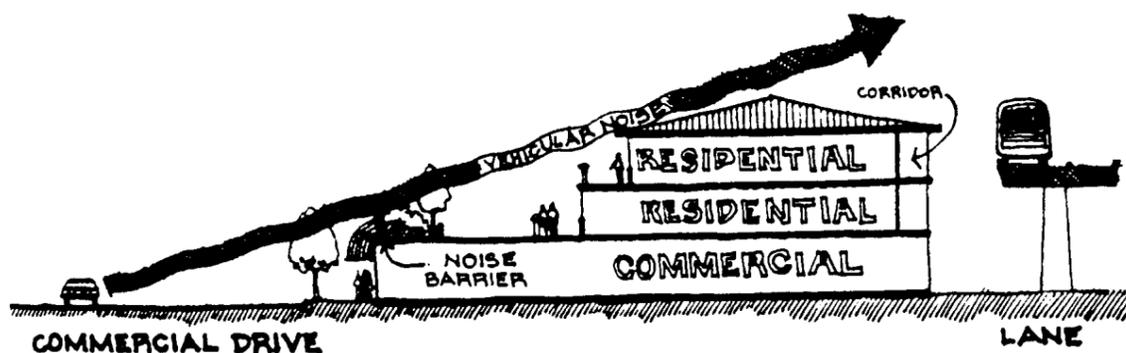
All development proposals containing residential units should provide evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. The noise level is defined as the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
terraces, patios, balconies	60

New development should minimize the noise impact to their habitable areas through measures which may include:

- (a) Sensitive site planning (e.g. setback, stairwell location, single loaded corridor, locate living rooms and bedrooms away from noise sources).
- (b) Building construction (e.g. masonry construction, triple glazing).
- (c) Noise buffers (e.g. glazed balconies, masonry walls and fences and landscaping).
- (d) Alternate ventilation system (e.g. baffled wall vents).
- (e) For sites zoned C-2C1 directly adjacent to the ALRT guideway between 12th and 16th Avenues any private open space areas should be oriented to the west and protected from noise intrusion by the use of barriers (Figure 1).

Figure 1: Example of Screening Private Open Space for Noise



3 Uses

Retail shops, restaurants and service-oriented uses such as shoe repair shops and dry cleaners are encouraged at the street level. Local real estate offices and branch banks may also be appropriate in some locations. However, solely office functions which do not serve the local community are not appropriate at the street property line. In the pedestrian-oriented C-2C District, it is particularly important that ground floor uses be retail.

Residential use above stores is encouraged, except on sites immediately adjacent to industrial districts or the ALRT guideway, as it provides life to the street and increases street security. Particular attention should be paid to alleviating traffic and ALRT noise through appropriate sound proofing measures. For sites adjacent to the IC-1 and IC-2 industrial districts, residential uses will only be permitted where such use does not conflict with adjacent industrial uses.

4 Guidelines Pertaining to the Regulations of the Zoning and Development By-law

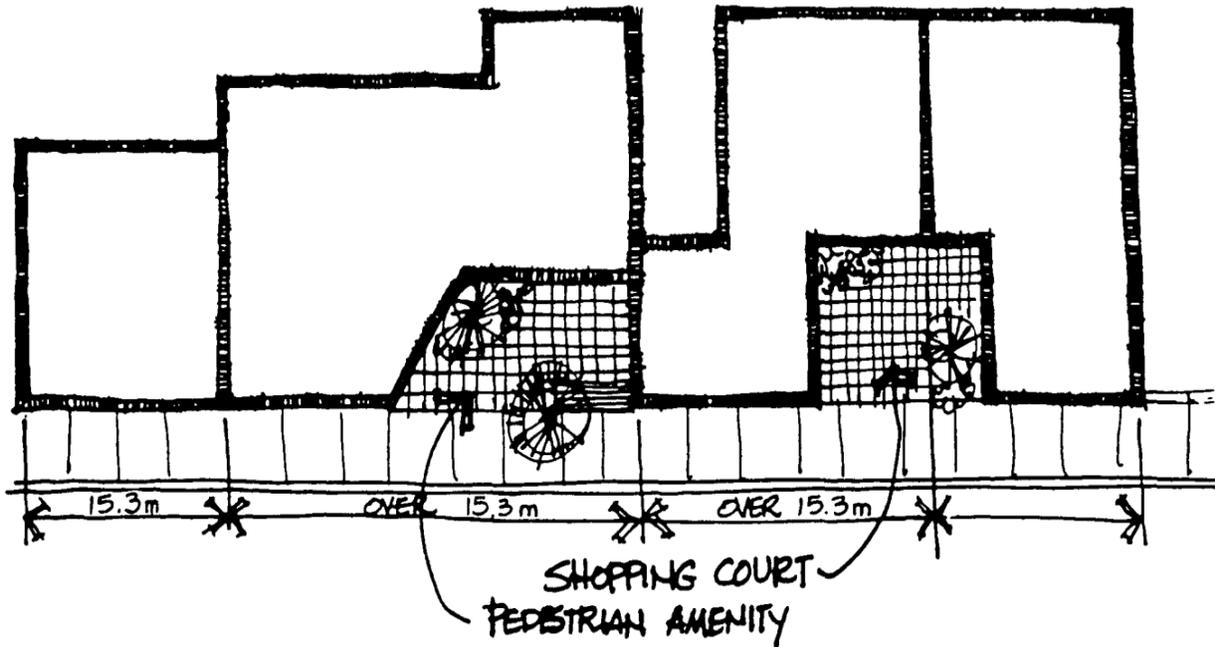
4.2 Frontage

All businesses should be located out to the street property line to encourage continuous retail frontage which is a benefit to both the pedestrian and merchant. Slight articulation of the building facade may be permitted, including ground level setbacks, if street continuity is preserved and pedestrian amenity provided. Outdoor extensions of cafes and restaurants are encouraged.

In the C-2C1 District, general business and automobile-oriented uses which break up the storefront continuity may be permitted provided that functioning continuous store-front facades are not broken.

The district schedules require that the maximum frontage for any commercial (individual occupancy) shall be 15.3 m. A relaxation of this requirement may be permitted if a pedestrian amenity area such as a courtyard or resting area is provided or where pedestrian interest is otherwise maintained (Figure 2).

Figure 2: Example of Pedestrian Amenity Area



Amenities such as special paving, weather protection, landscaping, and benches should be provided to make the court area a positive addition to the street. Where possible, court areas should be oriented to the south to create a sunny attractive environment.

4.3 Height

For height relaxations permitted under section 4.3.2 of the Zoning and Development By-law, the provision of generous ceiling heights for commercial uses on ground floor, at a minimum height of 5.2 m floor-to-floor, is considered a priority.

The height limit may be relaxed in accordance with Section 10.18.5(d) of the Zoning and Development By law to provide access to a green roof. Semi-private outdoor amenity spaces are highly encouraged at the roof level to improve livability for apartment living and may be provided in conjunction with a green roof.

Accessible roof spaces may be combined with intensive and extensive green roof systems, including planters for growing food.

- (a) Intensive green roof planters with shade trees and varied plantings may be integrated with, and help spatially define, more actively programmed areas.
- (b) Container planters are supported; however, consideration must be given to the minimum soil volumes needed for planting types and the structural design.
- (c) Extensive green roofs contribute to enhancement of many City wide goals such as biodiversity, air quality and rainwater management, and may be established on non-accessible roof areas.

Accessible roof spaces provided in conjunction with a green roof should be programmed to encourage social interaction, including children's play space, seating nodes, and a variety of

active and passive spaces. Impacts on privacy, view, and noise for nearby units and properties should be addressed.

4.4 Front Yard and Setback

A 2.5 m front yard is both a setback and a build-to line. Flexibility is intended to allow for cornices, overhangs, and bays at the upper storeys, while providing more sidewalk space. Beyond the normal projections permitted by the Zoning and Development By-law General Regulations, the following relaxations are intended.

- (a) An increased front yard or front setback may be considered at grade for a pedestrian courtyard or other features benefiting pedestrian character.
- (b) a decreased front yard or front setback may be considered to permit a transition to a smaller neighbouring front yard, or to accommodate building articulation.

4.9 Off-Street Parking and Loading

All off-street parking areas should be provided on-site or in collective parking, not on residentially-zoned land. On-site parking and loading should be provided at the rear of buildings with access from the lane. The impact of parking congestion on any adjacent residential streets should be minimized.

No general relaxation of parking requirements will be granted although minor relaxations may be allowed in some areas. New commercial uses in the area adjacent to Granville Island must meet parking requirements.

4.12 Dedication of Land for Lane Purposes (Commercial Drive only)

Lanes intersecting Commercial Drive should be closed when alternate north-south standard lane outlets are developed, and the closed lanes investigated for use as mini-park or sold for commercial redevelopment with proceeds going towards implementing the policies of the Commercial Drive plan (such as lane completion, collective parking, beautification).

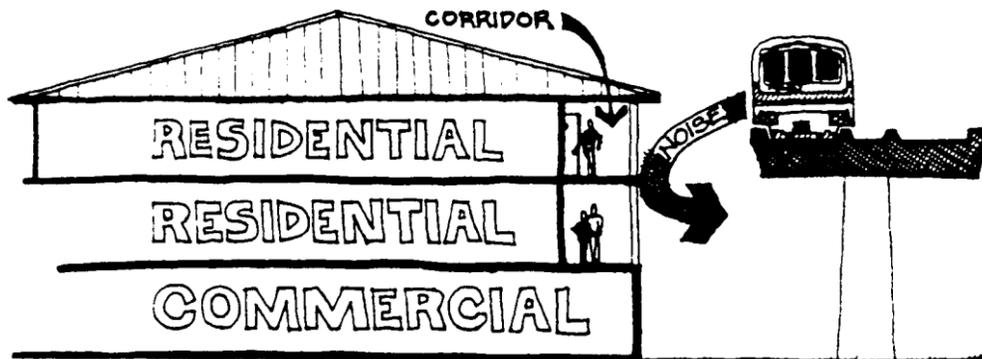
10 Sites Adjacent to the ALRT Guideway

10.1 Orientation

Any residential development on sites zoned C-2C1 directly adjacent to the ALRT guideway between 12th and 16th Avenues should have its main orientation towards the west and away from the ALRT guideway and the rear yards of adjacent houses to minimize noise and ensure privacy. However, some provision should be made for allowing some light and ventilation to occur along the eastern end of the units, recognizing the impact of the ALRT guideway.

To deal with the impact of the ALRT guideway, access to any residential units should be from a single loaded corridor. This corridor would act as a buffer between the units and the ALRT guideway (Figure 3).

Figure 3: Example of a Single Loaded Corridor Acting as a Buffer



10.2 Privacy

New development on sites adjacent to the ALRT guideway should be designed to ensure that privacy problems created by overlooking from ALRT trains are minimized.

10.3 Roofs

On sites adjacent to the ALRT guideway, any roof lower than the guideway will become visible to the ALRT riders. Roofs should be designed so that they are visually attractive and interesting, as a standard flat tar and gravel roof could easily become unsightly with wear and age. Sloped roof types are considered most appropriate. Mechanical equipment should be suitably screened.

Policy

Secured Rental Policy Incentives for New Rental Housing

Approved by Council May 15, 2012

Last amended November 26, 2019 and _____

Background and Context.....	3
Secured Rental Policies.....	5
1 Residential Rental Projects Under Existing Zoning	5
1.1 Incentives	5
2 Residential Rental Projects Requiring a Rezoning	5
2.1 Incentives	5
2.2 Exclusions.....	6
2.3 Rezoning in Commercial, Multi-Family, Industrial and ODP Areas.....	6
2.4 Rezoning in Low Density Transition Areas.....	6
2.4.1. Eligibility Requirements for Regular Sites - Rezoning to a Rental Tenure District Schedule	6
2.4.2. Eligibility Requirements for Irregular Sites - Rezoning to a Site-Specific CD-1.....	7
3 Other Policy Requirements.....	10
3.1 Security of Tenure and Housing Agreement	10
3.2 Affordability	10
3.3 Housing for Families.....	10
3.4 Tenant Relocation and Protection.....	10
3.5 Green Buildings.....	10
3.5.1. Rezoning Applications	11
3.5.2. Development Permit Applications.....	11
3.6 Community Amenity Contributions.....	11
4 Implementation and Monitoring.....	12
4.1 Implementation.....	12
4.2 Monitoring.....	12

Background and Context

On November 26, 2019, Council approved amendments to the Secured Market Rental Housing Policy originally approved by Council in May 2012. The amendments include the following:

- Retitling of the policy
- Addition of rezoning opportunities for 100% secured market rental housing previously enabled by the Affordable Housing Choices Interim Rezoning Policy, to be implemented as a pilot on a time-limited basis until June 30, 2022
- Changes to the family housing requirements
- Additional Green Buildings requirements

On _____, Council approved amendments to the Secured Rental Policy, including the following:

- Changes to align with amendments to the C-2, C-2B, C-2C, and C-2C1 District Schedules to include rental buildings up to 6 storeys as a conditional use, and
- To generally remove C-2 zones from eligibility for rezoning under section 2.3 of this policy.

Housing Choice Supports a Diverse Population

Vancouver is a growing and diverse city with significant housing challenges. Creating new housing for all Vancouverites through a range of housing options is critical to ensuring a vibrant and diverse city.

As of 2016, 53% of households in Vancouver were renters⁸. Renters in the city are a diverse group, including singles, families, and roommate households, and have a wide range of household incomes ranging from under \$30,000 to over \$80,000. The diversity of renters in Vancouver means that a broad range of housing types is required to meet the needs of these households.

Purpose-built market rental housing is a key source of secure, long-term housing for renter households earning a broad range of incomes. A robust supply of rental housing is also crucial for supporting a broad range of renter households in locations across the city, including areas accessible to transit and jobs, as well as in neighborhoods away from major arterial roads.

Rental Housing Challenges

Vancouver has the tightest rental market and one of the lowest vacancy rates in Canada, which over the last 30 years has averaged 0.9 percent⁹. This is partly the result of limited new supply of rental housing in recent decades, along with the demand for rental housing from a growing population facing significant increases in the cost of home ownership. In this context, the need for suitable housing choices for renter households has grown dramatically.

Housing Vancouver Strategy Context

On November 28, 2017 City Council adopted the 10-year Housing Vancouver Strategy. A core objective of Housing Vancouver is to shift the supply of new housing toward the “Right Supply” that meets the needs of the diversity of households in the city. The Strategy identified the need for

⁸ Census 2016

⁹ CMHC Rental Market Report

an additional 72,000 housing units over 10 years, of which 20,000 units are new purpose-built rental housing.

The Secured Rental Policy is part of the larger Housing Vancouver Strategy that also addresses the housing needs of moderate and low income households. The regulations contained in the Rental Housing Stock Official Development Plan and Single Room Accommodation By-law are in place to protect the stock of existing market rental housing. In addition, the Housing Vancouver Strategy targets 4,000 of the total 20,000 purpose-built market rental units as below-market rental, and includes aggressive targets for social, supportive, and co-op housing (12,000 units by 2028) to meet the needs of low income residents.

Rental Housing Policies in this Document

This document contains policies to encourage new purpose-built market rental housing. These policies are intended to increase the supply of secure market rental housing that is available to renter households. Affordability will be achieved through tenure, location, modesty in unit size, and over time as the buildings age, and through terms secured in Housing Agreements for projects including below-market rental units.

Use of Residential Rental Tenure Zoning

In May 2018, the Government of British Columbia amended the Local Government Act and Vancouver Charter to provide local governments with a new authority to zone for residential rental tenure. This tool allows municipalities to require new housing to be developed as rental in multi-family or multi-use areas; set different rules that restrict the form of tenure of housing units for different zones and locations within a zone; and require that a certain number, portion or percentage of housing units in a building be rental. This authority is utilized in the Secured Rental Policy in several ways:

- Amendments to the C-2, C-2B, C-2C and C-2C1 zoning districts approved by Council on XX, 2020 include unique zoning provisions (e.g. height, density, and setback regulations) for residential rental tenure development.
- New zoning district schedules will be proposed for Council's consideration to enable new apartment, townhouse and mixed use buildings where 100% of the residential units are rental in tenure, for use in privately-initiated rezonings in low density transition areas (see Policy 2.4 and Table 3)

Secured Rental Policies

1 Residential Rental Projects Under Existing Zoning

Development permit applications for projects which can be approved under the existing zoning will be considered where 100% of the residential rental floor space is secured as non-stratified rental housing. Qualifying projects may be mixed use (i.e. include a commercial component, as the applicable zoning district may allow), but all of the residential floor space must be rental.

1.1 Incentives

Projects which can be developed under the existing zoning are eligible for the following:

- Specific regulations for rental housing, such as increased maximum building height and density, as described in certain District Schedules of the Zoning and Development By-law (e.g. in C-2, C-2B, C-2C, and C-2C1 zoning districts, as described in Table 1);
- Parking reductions as described in the Vancouver Parking By-law;
- City-wide and Area Specific DCL waiver for the residential floor space of the project; and
- Relaxation of unit size to a minimum of 29.7 sq. m (320 sq. ft.) provided that the design and location of the unit meets the livability criteria as defined in the Zoning and Development By-law.

Table 1. Residential Rental Tenure Building Height and Density Allowances in Select Areas of C-2, C-2B, C-2C, and C-2C1 Commercial Zoning Districts

Site Conditions	Maximum Building Height	Maximum Building Density
Corner sites, with a minimum site frontage of 45.7 m and minimum site area of 1,672 m ²	6 storeys	3.7 FSR
All other sites	6 storeys	3.5 FSR

See the C-2, C-2B, C-2C, and C-2C1 District Schedules, as well as the C-2, C-2B, C-2C, and C-2C1 Residential Rental Tenure Guidelines for more details.

For more information on available incentives, please refer to the Rental Incentive Programs Bulletin.

2 Residential Rental Projects Requiring a Rezoning

Rezoning applications may be considered for projects only if 100% of the residential floor space is secured as non-stratified rental housing. Qualifying projects may be mixed-use (e.g. include a commercial component), but all residential units must be rental in tenure.

2.1 Incentives

Projects requiring a rezoning are eligible for the following incentives:

- Additional floor area, height and new uses;

- Parking reductions as described in the Vancouver Parking By-law;
- City-wide and Area Specific DCL waiver for the residential floor space of the project; and
- Relaxation of unit size to a minimum of 29.7 sq. m (320 sq. ft.) provided that the design and location of the unit meets the livability criteria as defined in the Zoning and Development By-law.

For more information on available incentives, refer to the Rental Incentive Programs Bulletin.

2.2 Exclusions

These rezoning policies (2.3 and 2.4) apply city-wide, except in areas that have recently approved community plans (e.g. Cambie Corridor Plan, West End Plan, Grandview-Woodland Plan, Marpole Plan, and the Downtown Eastside Plan) or that are undergoing community planning programs and have interim rezoning policies in place (e.g. Broadway, Jericho Lands).

In community plan areas, secured rental projects may be eligible for incentives, with height and density set as per the applicable community plan policy.

2.3 Rezoning in Commercial, Multi-Family, Industrial and ODP Areas

Rezonings for 100% residential rental projects will be considered in the following locations:

- areas close to transit, employment and services (e.g. commercial and mixed use zones);
- multi-family areas (e.g. RM zones) for infill projects or projects on sites that do not have existing rental housing;
- areas with existing rezoning policies or Official Development Plans that accommodate higher residential density (e.g. Downtown District and existing CD-1 zoning) and which do not conflict with existing policies for social housing; and
- light industrial areas that currently allow residential (e.g. MC-1 and MC-2).

Table 2 outlines the additional height and density that may be considered for rezonings in commercial, multi-family, industrial, and ODP areas.

2.4 Rezoning in Low Density Transition Areas

Until June 30, 2022, rezonings for 100% residential rental projects will be considered for sites zoned RS or RT that are within approximately 400 m of a park or public school and shopping area(s) with a combined minimum of 15,000 sq. ft. of commercial floor space, and are either:

- fronting an arterial or road that is on Translink's Frequent Transit Network, or
- off arterial but part of a block face that is entirely within approximately 150 m of an arterial

For an illustration of general locations eligible for rezoning under policy 2.4, see Figure 3 in the Rental Incentive Programs Bulletin.

2.4.1 Eligibility Requirements for Regular Sites - Rezoning to a Rental Tenure District Schedule

Table 3 provides direction for consideration of additional density for 100% rental projects seeking a rezoning in RS and RT zoned areas.

- To be eligible, sites must be generally rectangular in shape, part of the regular street grid and have a full lane to the rear.
- To be eligible for mixed use on blocks that do not have existing zoning for commercial use, sites must include the entire block face.

Rezoning opportunities as described in Table 3 will only be enabled through rental tenure district schedules; rezoning to a site-specific CD-1 will only be considered as per Policy 2.4.2.

2.4.2 Eligibility Requirements for Irregular Sites - Rezoning to a Site-Specific CD-1

Sites that meet the location and site context considerations in Table 3 but are irregular in size, shape, context or other attributes may be eligible for rezoning subject to a customized review and response.

In general, irregular sites will not be considered for more height or density than may be achieved on a regular lot through the set rental tenure district schedule(s). In some cases, increased setbacks and reduced FSR may be required commensurate to the irregular context to allow for reasonable adjacencies.

Examples of Irregular or Special Sites include:

- Sites with limited street frontage or no lane
- Large parcels (10,000 sq. ft. or more)
- Sites at the corner of two arterials or roads on Translink's Frequent Transit Network

Table 2: Consideration for Rezoning in Commercial, Multi-family, Industrial, and ODP Areas

Areas	Existing Zoning District	Direction
Commercial Areas	C-1	Consider 4 storey mixed use (up to 2.5 FSR), generally consistent with C-2 district schedule regulations for mixed use projects.
	C-3A	Consider additional density; adhere to existing height limits and generally to guidelines
Multi-family Areas	RM-3, RM-3A	Consider redevelopment of sites where existing rental units do not currently exist and infill development where appropriate on sites where existing tenants are not displaced Adhere to existing height limits and generally to guidelines
CD-1 zoned areas	CD-1	Consider redevelopment of sites where existing rental units do not currently exist and infill development on suitable sites where existing tenants are not displaced; height and density as appropriate to location and context
Industrial areas that allow residential	MC-1	Consider modest increases in height and density
Areas with Official Development Plans that allow residential	Various ODP Areas	Consider development sites which allow for residential density where there are no conflicts with existing policies for social housing (e.g. the density bonus for social housing for small sites in the Downtown South) Consider additional density appropriate to context; adhere to existing height limits

Table 3: Considerations for Rezoning in RS and RT Zones

Location	Site Context	Direction
On arterial	Part of a block face that has existing zoning for commercial use (C-1, C-2, C-2, C-2B, C-2C, C-2C1 or CD-1 with commercial retail at grade)	4 storey mixed use (up to 2.5 FSR) Consider up to 6 storey mixed use: <ul style="list-style-type: none"> • for split-zone sites where at least half of the site area is already zoned C-2; or • for projects including a minimum 20% of the residential floor area as units secured at below market rents* (See Section 3.2 for specific requirements)
	Part of a block face that does not have existing zoning for commercial use: <ul style="list-style-type: none"> • If the whole block is zoned RS or RT and does not have existing zoning that permits buildings of 3 storeys or more, sites must include a corner lot 	5 storey apartment (2.0-2.2 FSR) Consider 4 storey mixed-use (up to 2.5 FSR) if the site includes the entire block face Consider 6 storey apartment or mixed-use for projects including a minimum 20% of the residential floor area as units secured at below market rents (See Section 3.2 for specific requirements)
Off arterial	Sites that are part of a block face that is entirely within 150 m of an arterial: <ul style="list-style-type: none"> • If the whole block is zoned RS or RT and does not have existing zoning that permits buildings of 3 storeys or more, sites must include a corner lot 	4 storey apartment (up to 1.75 FSR) or 4 storey townhouse (up to 1.45 FSR)

3 Other Policy Requirements

3.1 Security of Tenure and Housing Agreement

The rental units will be secured for a term of 60 years or life of the building, whichever is greater, through legal agreements, (i.e. Housing Agreement pursuant to section 565.2 of the Vancouver Charter, including non-stratification and no separate sales covenants), or any other legal mechanism deemed necessary by the Director of Legal Services and the Director of Planning.

3.2 Affordability

For projects proposing a 6 storey building under Policy 2.4 that are required to achieve a minimum of 20% of the residential floor area as units secured at below market rents, all below-market units will be affordable to households earning less than \$80,000 per year (where rents will be targeted to 30% of tenant's before-tax household income on rent), with the goal of creating units affordable to a range of incomes, with greater affordability subject to project viability.

For details related to eligibility requirements for new and existing tenants, refer to Section 2b of the *Moderate Income Rental Housing Pilot Program* for general guidance, acknowledging that variances from these guidelines may be required to support project viability.

3.3 Housing for Families

The Secured Rental Policy encourages the inclusion of family housing. The requirement for family housing units is set at 35% of units for all secured market rental developments under rezonings, as per the City's *Family Room: Housing Mix Policy for Rezoning Projects*. Family units are defined as units with 2 or more bedrooms, designed to meet the Council adopted *High Density Housing for Families with Children Guidelines*.

Additionally, for development permit applications which do not require rezoning, there may be residential unit mix requirements specified in the applicable district schedule. These units should be designed to meet the Council adopted *High Density Housing for Families with Children Guidelines*.

*Note: The C-2, C-2B, C-2C, and C-2C1 District Schedules require that residential rental tenure buildings (as defined in the district schedule) provide 35% of all residential units as family units (2 or more bedrooms).

3.4 Tenant Relocation and Protection

Where tenants will be displaced as a result of redevelopment, a tenant relocation plan as outlined in the City's *Tenant Relocation and Protection Policy* will be required. Please also refer to the *Tenant Relocation and Protection Policy - Process and Requirements Bulletin*.

3.5 Green Buildings

The *Secured Rental Policy* advances green building objectives and encourages the development of near-zero emission buildings.

3.5.1 Rezoning Applications

All rezoning applications considered under this policy will be expected to meet the *Green Buildings Policy for Rezonings*, and to employ zero emissions heating and hot water systems in the building, achieving a greenhouse gas intensity (GHGI) of 3 kg/m² or less.

For more information on these requirements and the documentation to be submitted, please refer to the *Green Buildings Policy for Rezonings* and the *Green Buildings Policy for Rezonings - Process and Requirements Administration Bulletin*.

3.5.2 Development Permit Applications

Additionally, for development permit applications which do not require rezoning, there may be green building requirements specified in the applicable district schedule.

*Note: The C-2, C-2B, C-2C, and C-2C1 District Schedules require that residential rental tenure buildings (as defined in the district schedule) meet certain green building requirements. Further details can be found in the applicable district schedule and the *C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Buildings*.

3.6 Community Amenity Contributions

Community Amenity Contribution (CAC) policies apply to private rezoning applications. Routine, lower density rezoning applications for secured market rental housing that meet the criteria set out in the *Community Amenity Contributions - Through Rezonings Policy* and other Council approved policies and guidelines are not subject to a CAC.

4 Implementation and Monitoring

4.1 Implementation

The policies in this document provide clarity on the incentives offered to enable rental housing, as well as the scale of rental developments that may be considered. New development will be managed through privately initiated rezoning applications and development permit applications, including through District Schedules which include provisions for secured rental housing development (C-2, C-2B, C2-C, and C2-C1). New zoning district schedules will also be proposed for Council's consideration to enable new residential rental tenure apartment, townhouse and mixed use buildings in low density transition areas.

New rezoning proposals in low density transition areas as described in Policy 2.4 will not be supported while Council is considering zoning changes for the corresponding residential rental tenure district schedules, including proposals that may be eligible for consideration for rezoning to a site-specific CD-1 under Policy 2.4.2. Should Council approve new residential tenure district schedules, rezoning enquiries for new proposals in low density transition areas will be accepted until June 30, 2022, at which time staff will report back to Council on this time-limited pilot with further recommendations.

4.2 Monitoring

The Housing Vancouver Annual Progress Report will track the rental units created through this policy on an annual basis, and measure and evaluate progress towards the City's approved housing targets in relationship to supply, income, and family housing.

SECURED RENTAL POLICY CONSULTATION: C-2 DISTRICT SCHEDULE SUMMARY

June 2020

Introduction

Since 2009, the City has had incentive programs in place to help increase the supply of purpose-built rental housing in Vancouver.

Starting in 2018, staff undertook a two-phased process to review the City's rental programs, including *Rental 100 and Affordable Housing Choices Interim Rezoning Policy*. On November 26, 2019, Council approved the *Secured Rental Policy: Incentives for New Rental Housing*. The Secured Rental Policy consolidates previous rental housing programs to encourage new rental housing across Vancouver, while also working toward other City objectives. Council also directed staff to implement the new policy through a number of actions, including amendments to the C-2 zoning districts to allow 6 storey rental buildings.

The following is a synthesis of the key themes, findings, and comments of the feedback received from stakeholders and the public on the proposed amendments to the C-2 commercial areas.

Background: Previous Public and Stakeholder Consultation

The engagement work conducted builds upon two years of consultation from the Rental Incentives Program Review (August 2018 – October 2019). The following section is an overview of the engagement methods and high level themes that emerged from the Rental Incentive Programs Review.

Phase I

Phase I consultation included engagement and workshops with developers and landlords, a survey of renters residing in buildings constructed under city incentive programs, and pedestrian intercept surveys. The findings were summarized by CitySpaces Consulting and can be found on the City of Vancouver's Creating New Market Rental Housing Page¹⁰.

Key Findings:

- The City's rental housing development incentives are creating new market rental housing
- Incentives are necessary to make construction of rental housing viable
- Current incentives are insufficient, rental housing is only marginally viable to construct over strata developments
- The City's rental housing incentives and programs should be simplified to reduce the length and complexity of the development process
- Increasing the level of affordability in new rental housing is challenging
- Finding rental housing is challenging due to lack of options for renters and high rents for many households in the city

Phase II

Phase II consultation was conducted by City of Vancouver staff during August 2019 to October 2019. Engagement methods include in-person dialogue during public open houses, written comment forms at the open houses, and an online public survey via Talk Vancouver. Overall, we heard from 3,500 people during the Phase II consultations.

Key Findings:

- There is a need for purpose built rental housing in Vancouver – the majority of respondents believed there is a need to build more purpose built rental housing in the city
- Renters are facing significant challenges due to the persistently low vacancy rate and growing population, resulting in renters having to make trade-offs to live in Vancouver
- There is a willingness to see higher buildings to achieve greater affordability of rental units - the majority of survey respondents agreed with the notion of building larger and taller buildings to improve affordability
- Respondents expressed equity concerns about geographic concentration of purpose-built rental housing along busy arterial streets with higher noise and air pollution levels; many renters expressed a desire to live in secure rental housing on local streets.

¹⁰ <https://vancouver.ca/people-programs/creating-new-market-rental-housing.aspx>

Specific details about of the public consultation findings can be found in Appendix J of the City of Vancouver's Rental Incentives Review Phase II Report Back¹¹.

Secured Rental Policy Implementation: Engagement Methods

Following the approval of the *Secured Rental Policy*, staff began work on policy implementation. Policy implementation includes two main proposed actions:

- Amendments to the C-2, C-2B, C-2C, and C-2C1 commercial zoning districts to enable rental housing development up to 6 storeys in select areas through a 'pre-zoning' approach; and
- Simplification of rental housing rezoning opportunities in low density transition areas.

Residents and stakeholder groups were given the opportunity to share their experiences, opinions, and ideas in a variety of ways as part of the *Secured Rental Policy* implementation process. The following section is an overview of the engagement methods and high level themes that emerged from the engagement efforts.

Secured Rental Policy Implementation Engagement

City of Vancouver staff held public and stakeholder engagement from February to May 2020 to refine proposals for implementation of the *Secured Rental Policy*. The majority of engagement covered multiple *Secured Rental Policy* implementation efforts, including proposals for C-2 rental housing zoning amendments, as well as the rezoning policy for rental housing in low density transition areas. Overall, staff heard from over 1,200 people.

- **Public Information Sessions:** There were six public information sessions held throughout the city in March, 2020. Overall, 800 residents attended the information sessions to learn about the *Secured Rental Policy*, and express their opinions and ideas to staff, and through online and paper comment forms.
- **Online Feedback Form:** An open-comment form was available on the City's Rental Housing website from March 3 to April 3, 2020 for the proposed policy implementation actions. The City received over 400 online responses.
- **Stakeholder Workshops:** Workshops and meetings were held with key stakeholders to engage experts and city builders.
 - Urban Development Institute - Rental Housing Sub-Committee and LandLord BC
 - Business Improvement Area Executive Directors Meeting
 - City of Vancouver Renters Advisory Committee
 - Workshop with Architects
 - Vancouver Planning Commission

Notification

The public was notified about the public information sessions and online feedback form through a variety of methods, including:

- email notification to the Housing Vancouver email list
- newspaper advertisements in the Vancouver Courier

¹¹ <https://council.vancouver.ca/20191126/documents/p1.pdf>

- online notification through the City's social media networks and website
- poster advertisements distributed to the City's 24 community centres, 22 libraries, and City Hall.

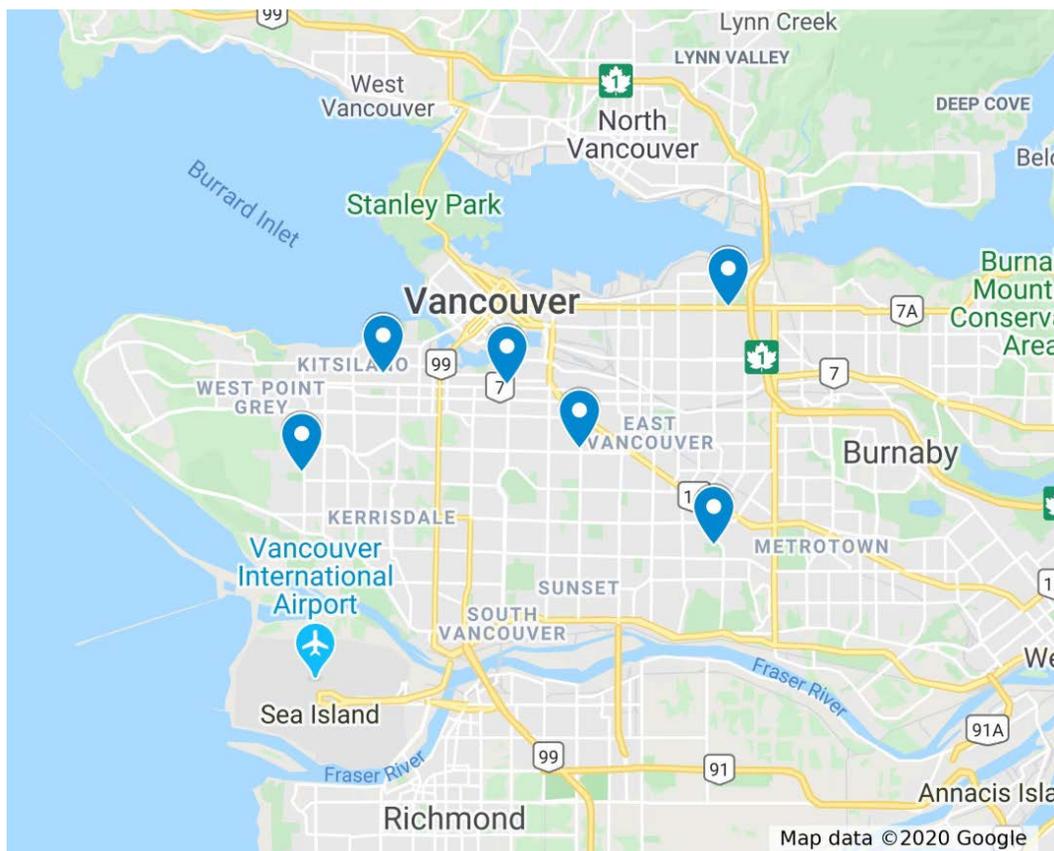
Translation Services

The informational materials presented at the public information houses were also available online on the City's Rental Housing website. Summary pamphlets on the proposed changes to implement the *Secured Rental Policy* were available in English, Punjabi and Simplified Chinese. Interpretation services in Cantonese were available at two information sessions. The feedback period for the online comment forms was extended by two weeks to account for the cancellation of the final information session due to COVID-19.

Public Information Session Schedule

- Tue Mar 3, Killarney Community Centre (Cantonese interpretation services offered)
- Thu Mar 5, Dunbar Community Centre
- Mon Mar 9, CityLab
- Tue Mar, 10 Hastings Community Centre (Cantonese interpretation services offered)
- Wed Mar 11, Kitsilano Neighbourhood House
- Thu Mar 12, Polish Hall
- Tue Mar 17, Sunset Community Centre (cancelled due to COVID-19)

Map 1: Secured Rental Policy Information Session Location



What We Heard from the Public Regarding Proposed Changes to C-2 Commercial Areas

Introduction

The high level key themes and values captured below summarize the perspectives of members of the public who provided feedback online and at public information sessions. Feedback received from in-person public information sessions and online (email, online comment forms) were all coded and thematically analyzed. This summary only includes feedback related to proposed zoning amendments in C-2 areas and does not include feedback received on other *Secured Rental Policy* implementation actions.

Based on the implementation work to date, Staff will continue to refine the proposed changes to low-density transition areas and seek additional feedback from the public¹². The proposed changes to low-density transition areas and the full engagement results are anticipated in a separate report to Council later this year.

Figure 1: Comments Table Received

Method	# of Total Respondents	# of Responses on Proposed C-2 Zoning Amendments
Online comment form, emails	437	233
Written comment form	55	35

Key themes

There is a desire for more rental housing options

Overall, many residents were supportive of the proposed changes for rental housing in C-2 commercial areas to create more rental housing options. 94 respondents were supportive of the City's proposals to accommodate the growing number of rental households in the city. 54 other respondents were generally supportive of the proposals, but also expressed some concern or considerations for Staff in recommending these proposals.

- Respondents were supportive of the proposed 6 storey rental form of development which is currently considered through rezonings.
- Respondents believed that C-2 commercial zones are appropriate areas to add rental housing supply in the city to house the growing population within walkable communities.
- We heard from respondents that increased rental housing in C-2 areas can help increase the persistently low rental vacancy rate across the city and ensure that renters have options for newer units in the city.
- Some respondents discussed the value of living in secured rental units because it offers more housing stability than living in secondary rental housing (e.g. rented condos, rented single-family houses, basement suites).
- Respondents were generally supportive of the proposed sustainable building requirements.

¹² Preliminary engagement results for low-density transition areas can be found here: <https://vancouver.ca/files/cov/secured-rental-policy-engagement-overview-april-2020-update.pdf>

Selected Comments:

"I greatly welcome this proposal. Many of the people who work in these commercial areas are the exact same people who are struggling to find affordable rental near their workplace. The close proximity to transit routes also makes them an ideal location for additional rental housing. We are in a housing crisis and this is exactly the kind of innovative approach that needs to be taken."

"We need more rental housing in this City. Building more rental housing nearby rapid transit network and commercial areas is great. This should have passed long time ago, but I'm glad that the City is working on this now."

Concerns about height, scale, and aesthetics of proposed development forms

38 respondents expressed concern about the general height, scale, and aesthetics of the proposed building forms in C-2 commercial areas.

- Respondents mentioned the importance of prioritizing sunlight by minimizing shadows on the arterial public realm. Others were also concerned about shadowing, overlook, and privacy impacts on homes located behind arterial streets.
- Some were concerned that a taller building form would be out of scale in some areas and may impact views to the North Shore Mountains.
- Some respondents suggested allowing for a diversity of building height and massing options to avoid creating uniform street walls of 'boxy' buildings.
- Some residents suggested using façade materials, and architectural features that are compatible with the existing built form.
- A few respondents suggested using the increased building set-backs from the street as an opportunity to improve landscaping and allow for larger street trees.

Selected comments:

"Street appearance and experience must be given more consideration. The city needs to mandate enhanced green edges, landscaping and street trees in commercial areas, and encourage incorporation of neighbourhood design and character to help Vancouver retain a sense of distinct neighbourhoods."

"Way too uniform a streetscape. Need varying heights (maybe 4-7 stories) and ample attention to sunshine and viewpoints at street level."

Residents are concerned about displacement and affordability

Some respondents were concerned about the potential for displacement of existing affordable rental units and local businesses in C-2 commercial areas due to redevelopment, with 25 respondents mentioning topics on renter and business displacement

- Respondents expressed a desire to maintain the diversity of income, household types, and ages that exists currently in C-2 areas.
- Respondents were concerned about the affordability of new market rents in secured rental buildings.
- Residents stressed the importance of attracting diverse businesses in commercial units and expressed a desire to retain local shops.

Selected Comments:

“Density is important to have but we should be careful in driving out tenants by increasing the taxes on areas that are not yet developed.”

“Buildings along thoroughfares like 4th Ave, and along MacDonald can offer a positive way to build density, if and only if, retail space is developed with small local business in mind. Density that offers nothing but national chains and sterile franchises kills neighbourhoods.”

General support for clarifying and shortening the development process, with some expressing concern over the proposed incentives

Respondents pointed out that the proposed changes to update the C-2 zones will support the creation of new rental housing supply by reducing development timelines.

- Respondents felt that the zoning changes will provide more clarity to residents and developers about the expectations for rental housing in C-2 commercial areas.
- However, 15 respondents mentioned that these changes may minimize public input and consultation opportunities on proposed developments by removing the rezoning process, and that the incentives offer too much leniency to developers.
- Overall, many respondents are supportive of incentivizing rental developments to ensure that it remains a viable development option compared to strata development allowances in C-2 commercial areas.

Selected Comments:

“This is a very forward thinking proposal that will have far reaching positive impacts on the addition of much needed rental units in the City of Vancouver. This incentivises developers to adjust their plans away from building market condos and allows consideration for rental units.”

“My concern is that the development process still allows meaningful opportunities for input from neighbours on the proposed design (i.e. not carte blanche to developers to build housing that has no consideration for the neighbourhood character or aesthetics, find reasons to remove big old trees etc.)”

Respondents express diverging opinions on need for new rental housing opportunities, policy scope, and geographic coverage

While some respondents suggest expanding the geographic coverage of these changes to more areas, others questioned whether new rental housing development opportunities are necessary, or were concerned the proposed development forms bring too much change to certain neighbourhoods.

- 49 respondents expressed the importance of preserving neighbourhood character and heritage buildings in C-2 areas.
- Some questioned whether proposed developments in major planning areas such as the Jericho Lands can accommodate rental market needs.
- Others suggested that the policies and guidelines are too prescriptive in nature because some C-2 areas, especially those well-served by transit, could accommodate higher building heights and increased densities.

Respondents want improved public amenities and infrastructure access in C-2 areas

Many respondents generally agreed that C-2 areas should accommodate more residents, especially in areas well-served by transit. However, 12 respondents were primarily concerned that public amenities like parks and community centres may not have capacity to serve an increased population.

- School capacities around certain C-2 areas were a worry for a few respondents.
- Respondents expressed a need for more public amenities and services to accommodate future growth in C-2 commercial areas.
- Some respondents were concerned about increased parking and traffic congestion on arterial roads, with some pointing out that this may overflow onto side streets.

Selected Comment:

“In general, I don't think we should increase density without also increasing other resources families need: parking, schools, etc. The local schools are already beyond capacity in the Kitsilano area and parking can be difficult to find.”

There is general support for proposed changes for commercial spaces

Some respondents expressed support for requiring a minimum amount of floor area for commercial space to ensure that C-2 commercial areas remain vibrant and walkable. Some respondents suggested relaxations of building height to enable more flexible and functional commercial spaces, and widening the sidewalk to improve the public realm in C-2 areas.

Selected Comment:

“I would encourage the city create policy that allows for 15-18 clear retail ceiling and 8.5 ft clear residential ceiling which are wonderful architectural but would require building heights of between 72 and 75 ft. depending on a given properties slopes.”

Other Concerns

Some respondents suggested more planning studies and deeper public consultation on the proposed changes, with a few respondents citing the effects of COVID-19 on engagement. Some respondents also expressed concern that the proposed changes were a ‘blanket-approach’ and suggested implementation on a neighbourhood based level.

What We Heard from Stakeholders Regarding Proposed Changes to C-2 Commercial Areas

Workshop with Architects

City of Vancouver Planning Staff held a workshop with a small group of local architects with experience designing mixed-use buildings in C-2 areas. The focus of the workshop was to discuss the proposed C-2 district schedule changes. Participants were invited to discuss and share their thoughts on the proposed development forms, share their experiences designing rental buildings, and suggest improvements.

- Flexibility in zoning was a recurring theme of the workshop. Several participants expressed the importance of flexibility in the zoning to allow for adjustment in building design to respond to unique site conditions.
- Specific suggestions included allowing a larger building envelope to allow for multiple design solutions, and flexibility in the chamfer lines for certain sites.
- Attendees noted that the requirements for building height may be restrictive sloping sites where conforming to the height requirements may be challenging.
- Additionally, participants noted potential building code challenges for wood-frame construction at the heights being considered, as the building heights are close to the threshold where non-combustible construction is required.

Vancouver Planning Commission

City of Vancouver Planning Staff met with the Vancouver Planning Commission (VPC) to present the proposed changes to these C-2 commercial areas. Attendees were invited to discuss and share their thoughts on the proposed development forms. Overall, VPC members are supportive of creating more rental housing opportunities in C-2 commercial areas. Members point out the need to ensure rental housing delivery throughout the city, on both east and west sides.

Staff also heard concerns about displacement of small businesses, and the need for the city to create a small business retail strategy. There were general concerns about the impact of the proposed development forms on the public realm impacts. Some suggested using façade treatment to ensure buildings create diverse and interesting street walls and improve the public realm.

Renters Advisory Committee

City of Vancouver Planning Staff met with the Renters Advisory Committee to present on proposed zoning amendments for rental housing in C-2 commercial areas, and to give an update on the public engagement opportunities. Overall, the Renters Advisory Committee was supportive of more rental housing. Members also expressed the importance of livability considerations and support for the improved sustainable building requirements.

Business Improvement Area Executive Directors

Staff presented the proposed zoning amendments in C-2 areas at a meeting with the BIA executive directors. This presentation included information on the suite of proposed zoning changes for C-2 areas. Information presented included the draft zoning regulations for commercial spaces in C-2 areas. Staff received limited feedback or concerns from the BIA executive directors on the proposals for C-2 zoning districts.

Urban Development Institute

City of Vancouver Planning Staff engaged on two occasions with the City of Vancouver and Urban Development Institute (UDI) Rental Housing Sub-Committee on the proposed C-2 zoning amendments.

- UDI members were supportive of the simplified development process and shortened development timelines that would result from zoning amendments for rental housing.
- Members were also supportive of the proposed approach to introduce more flexible building envelope regulations.
- Maximum building height allowances in C-2 areas were mentioned as a potential challenge in development of a 6 storey mixed-use building. Particularly, concerns were raised on maximum height regulations on sloping sites, which may face increased design challenges.
- Some members raised concerns regarding the economic viability of having 3.7 FSR as the upper bound for density. Members also express concerns about the increased development costs associated with the proposed sustainable building requirements.
- There was a desire to expand the proposed amendments to C-2 zoned sites in recent community plan areas (e.g. Cambie Corridor). Some members suggested allowing for flexibility in bedroom configurations to allow for inboard and flexible rooms.
- UDI members raised the issue of building code height regulations for wood-frame construction, which may create challenges for 6 storey mixed-use development in some cases. Some developers point out that rezoning offered more flexibility in development styles and building forms, and are concerned that the proposed development forms are too prescriptive. Members suggest enabling up to 12-storey mass timber buildings in the City's district schedules to support affordability and sustainability objectives.

Perkins&Will

Memo

Date: 6.9.2020

To: Chris Mah

From: Alysia Baldwin, Perkins and Will

Re: Design Analysis of Draft C2 Amendments.

Design Analysis of Draft C2 Zoning Amendments.

Below is a summary of the design analysis testing the proposed amendments to the C2 Zoning District Schedules.

Background

Previous Design Testing on Existing C2 Building Forms

In 2019, prior to testing the currently proposed C2 zoning amendments, Perkins and Will was hired to perform a building massing analysis looking at possible ways to increase density and height to 6 storeys while maintaining the existing C2 massing form applied to rezoning applications under the Rental 100 policy. Design testing for these buildings assumed a building step at the front of the building for the top storey and multiple building steps at the lane. Studies concluded the prescriptive stepping resulted in many complications. Prescriptive stepping dictated the building form and therefore the unit depths per level. The majority of units on lower levels needed to be studios in order to maximize unit count and effectively use the deep depth on the base levels created by the stepping.

In these scenarios, in order to hit the required family unit count, all units on the upper levels where building depth was reduced needed to be 2-3 bedroom units. The change of unit layouts on each level created by the building stepping made it harder to stack structural walls with the units below. Furthermore, units on upper levels tend to be more expensive. Ideally, family units would be placed throughout to offer a range in unit price.

The conclusion of the study was that prescriptive building forms with multiple setbacks results in complicated building forms that are difficult and expensive to build in wood-frame construction, creates unit depths that offer poor daylight and ventilation, and creates units that are hard to stack structurally.

Design Testing on Proposed C2 Building Forms for Rental

In January 2020, Perkins and Will was hired to perform a design analysis on the current proposed amendments to the C2 zoning regulations for rental development.

Testing guidelines included:

- 3.5 to 3.7 floor space ratio (FSR) depending on site conditions.
- A 6 storey building massing.
- A 2.5m front setback, a 1.5m rear yard setback for commercial uses with a 4.6m rear yard setback for residential use. For corner lots, the side setback shall be the same as the front setback without the chamfer requirement.
- A chamfered front setback of 45 deg above 15.3m for sites with a right of way less than 24.4m (80') for a north south arterial and 27.5m (90') for arterials in all other directions.
- 0.35 FSR commercial space
- 35% of all units to be family units (2 bedrooms or more) with a target of 10% 3 bedroom units

- A 19.8m overall building height which may be increased to 21.2m if a 5.2m floor to floor height is provided on the ground floor.
- Additional side and rear yard setbacks requirements if the site backs on to, without the intervention of a lane, or is adjacent to an R zoned property.

Guidance provided by the City for testing and assumptions included:

- Strive to achieve the maximum rental density allowed on each site (e.g. 3.5 FSR on midblock sites and 3.7 FSR on corner sites).
- Strive for simplified building forms that are achievable in wood-frame construction. Building stepping should be used to achieve the prescribed FSR.
- Design functional commercial spaces that are not overly deep and have reasonable ceiling heights.
- Design livable residential units. Units should not be overly deep to allow access to daylight and ventilation. Ceiling heights should follow industry standard and be achievable in wood-frame construction.
- Design for compatibility with building code and green building standards.

Design Analysis

Floor Space Ratio (FSR) Exemptions

Since projects will be able to pursue optional FSR exemptions, a gross up factor was added to give a better indication of the typical gross floor area that could be fit on the site. FSR exemptions were considered for amenity space, mechanical rooms, and in-suite storage. The gross up factor was estimated to add approximately 9% additional GFA. The total GFA was then compared to the GFA of the maximum envelope to indicate how much of the envelope would need to be filled in order to hit the desired FSR.

Building Layout

The intent of the study was to determine if simplified building forms would be achievable under the proposed amendments. The desire to pursue simplified building forms stems from the added green building conditions that will be required for C2 rental projects.

Simplified building forms help improve the performance of the building envelope, thereby making compliance with green energy targets easier to achieve. Simplifying the building form to remove deep setbacks allows the building to be constructed cost effectively with wood-frame construction. Multiple building setbacks, as has previously been required in C2 zoning massings, complicates wood-frame construction as setbacks may require deeper structural members or dropped beams that add cost and complexity to a project. Deeper construction and dropped beams also affect the ceiling heights of residential units. Removing multiple building setbacks allows projects to create one residential floor plan that stacks on all levels, simplifying both the building envelope and the structural system.

When testing each site, a baseline massing (no inset balconies or articulation) was established to determine the minimum building depth required to achieve the desired FSR. If the baseline massing resulted in building depths that went beyond acceptable unit depths, or if the baseline massing must fill most or the entire allowable building envelope, it can be determined that it would be very difficult to achieve the desired FSR on that site. If the baseline massing resulting in an acceptable building depth that left room within the allowable building envelope, it indicates that there would be multiple design solutions possible for that site. Since the setbacks for front, side, and rear yards are the same regardless of site depth, deeper lots result in a larger allowable building envelope, providing more flexibility for possible design solutions.

Having flexibility within the maximum envelope is a key factor in a site's ability to achieve the desired 35% family units. 2 and 3 bedroom units have frontage requirements for both bedrooms and living room spaces. The desire is to keep the overall size of the family units within a reasonable range to ensure that families will be able to afford the rent. In double loaded corridor configurations this is complicated, as adding an additional bedroom means adding the additional square footage for the entire length of the unit. Corner sites are able to more readily accommodate 2 and 3 bedroom units as the corner provides opportunities to shape units and provide additional frontage without adding too much additional living area. Therefore, flexibility and an allowable building envelope that is larger than the prescribed FSR allows 2 and 3 bedroom units to be more easily accommodated. This is particularly true for mid-block sites as the building form can inset balconies or add articulation to the form to provide more bedrooms while keeping the overall size of the units within the target range.

Unit Layout

Each test scenario prepared sample unit layouts to test unit depths, configuration, and the site's ability to accommodate the required 35% family units. To create a scenario that allowed comparison over multiple sites with different configurations, a singular approach was taken for unit layouts to ensure comparable outcomes.

Since building in wood-frame construction is one of the considerations of the study, unit layouts followed a module. While a simplified building form that would not require stepping was desired, the module was chosen such that if a building form did require stepping to hit the FSR target, two smaller modular suites below could be combined into one larger suite above while maintaining the alignment of demising walls.

Test Sites

6 sites of different lot depths and street right of ways were tested to determine how the draft amendments would affect different scenarios. The sites selected were indicative of typical sites within C2 zoning boundaries. Studies were conducted in 2 phases to test additional situations and ongoing revisions to the draft amendments. Testing primarily focused on double-loaded corridor typologies, but also included testing on courtyard building typologies.

Site configurations included:

- Corner sites
- Mid block sites
- Sloped sites
- Sites with R zoning adjacency
- Sites with irregular geometry
- A range of site depths from 31m (101') to 37m (122')
- A range of right of way arterial depths from 24.4m (80') to 30.17m (99')

Summary of Findings

Maximum Density

On all test sites, the maximum allowable density, including gross up for FSR exemptions could be achieved. The testing recognized that fitting the FSR on shallower sites will be more difficult, as there is less flexibility within the maximum envelope to achieve multiple building forms. Conflicts may arise on a shallow site if it must turn the parkade ramp parallel to the lane. A conflict with structure may occur if the building mass needs to come close to the 4.6m (15') setback in order to achieve maximum density. Sites with irregular geometry will also have more difficulty fitting the desired density if portions of the site are not suited to accommodate residential layouts (for example an acute angle on a portion of the site).

35% Family Units

All test sites were able to achieve 35% family units, however achieving 10% of all units as 3 bedroom units was not achievable on most sites without having to resort to changing the floorplan layout on some levels. In the interest of simplifying the building massing, the goal of the study was to create one repetitive floorplan, with stepping only required on the upper level on sites where the right of way width requires the 45 degree chamfer. As mentioned, it is easier to achieve more 3 bedroom units on larger sites, or corner sites that have more flexibility in unit placement. On smaller sites and in mid-block sites, hitting a specific 3 bedroom target is difficult and requires a change in floorplan. This creates conflicts with the desire to stack units, simplify the massing, and keep the family units within a reasonable size for affordability.

Commercial FSR

All test sites were able to achieve the 0.35 commercial FSR requirement. Shallower sites, or sloped sites were harder to achieve the maximum as the parking ramp had a greater impact on the available ground floor space. On most sites there was room on the ground floor for additional commercial space or for a residential amenity/multi-purpose room to be accommodated next to the lobby.

General Overall Comments on Proposed C2 Zoning for Rental Buildings

Design Flexibility

In most test scenarios, fitting the desired density within the building envelope allowance was possible and enabled flexibility for multiple design solutions to be pursued. As previously mentioned, shallow sites and sites with irregular geometry will have the least design flexibility.

Simplified building form

The move away from requiring multiple building stepbacks and simplifying building form provides opportunity for different unit mixes and layouts to be considered while making the new required green energy targets easier to achieve. The simplified massings will allow the buildings to be easily built of out wood-frame construction, and allow for better overall units depths, improving access to daylight and ventilation.

Design Challenges

Height – The study recognizes that within an overall building height of 19.8m (65') it will be difficult to accommodate desired residential ceiling heights in wood-frame construction while allowing provision for proper roofing build up and parapets. The problem will be exacerbated on sites with a slope along the arterial. The study found that the increase in overall height provided when increasing the commercial floor to floor to 5.2m (17') provided sufficient buffer. However if sites with a slope along an arterial are required to provide a minimum 5.2m floor to floor height in order to qualify for the increase, issues of overall height may arise as the project will need to keep a consistent height for level 2.

Choice of use – The proposed amendments include a provision for choice of use on the second storey. A commercial use on level 2 would require a higher floor to floor height. Without an additional height relaxation, the project may be required to lower the level 01 floor to floor height below 5.2m to accommodate, which would then make it ineligible for the height increase to 22.0 m (72').

Chamfer – Where required, the 45 degree chamfer will affect each project differently. If a project decides to pursue the additional height relaxation by providing a 5.2m floor to floor on the ground level, and provides 9' clear ceiling heights on the residential levels, the 45 degree angle will result in an increased setback on the upper level compared to a project that pursues shorter floor to floor and ceiling heights. The test scenarios showed a range of setbacks from approximately 2.1m (6.8') to 3.4m (11.2') would be required depending on different floor to floor heights and use combinations. On shallower or irregular sites that may have a harder time fitting density, it may have the unintended outcome of the project deciding to pursue shorter floor to floor heights to maximize FSR. An increased setback will trigger a change in floorplan and potentially require a dropped beam in wood-frame construction.

Conclusions

Overall, the proposed amendments to the C2 Zoning District Schedules provides more flexibility for building form than the previous C2 guidelines. This will enable simplified building forms that are able to meet green energy targets, be built in wood-frame construction, provide more family units, and result in unit depths that have better access to daylight and ventilation.

**Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B,
C-2C, and C-2C1 Commercial Districts**

PROPOSED AMENDMENTS TO THE ZONING AND DEVELOPMENT BY-LAW

RED LINE VERSION

JUNE 2020

NOTE: This document is being provided for information only as a reference tool to highlight the proposed amendments. The draft amending by-laws attached to the Council report RTS No. 13645 entitled “Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts” represent the amendments being proposed to Council for approval. Should there be any discrepancy between this redline version and the draft amending by-laws, the draft amending by-laws prevail.

C-2 District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of commercial uses serving both local and city wide needs, as well as residential uses, along arterial streets. This Schedule emphasizes building design that furthers promotes compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity.

In addition, this Schedule encourages mixed use development containing secure rental housing to increase the city’s supply of rental housing. In select areas, this Schedule includes unique provisions for residential rental tenure buildings, specifically for height, density, and rear yard requirements. For these mixed use residential rental tenure buildings, some flexibility in the allocation of floor space is provided and allows for either residential or non-residential use on the second storey of the building.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
- (d) not applicable; [Maximum width]
- (e) not applicable; [Proximity to residential dwelling]
- (f) no accessory building obstructs the horizontal daylight access prescribed in section 4.10 of this Schedule for residential use.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

2.2.C [Cultural and Recreational]

- Arts and Culture Indoor Event.
- Bowling Alley.
- Fitness Centre.
- Library.
- Museum or Archives.
- Rink.
- Swimming Pool.

2.2.O [Office]

- Financial Institution.
- General Office.
- Health Care Office.

- 2.2.R [Retail]
- Grocery or Drug Store except for Small-scale Pharmacy.
 - Retail Store.

- 2.2.S [Service]
- Auction Hall.
 - Barber Shop or Beauty Salon.
 - Beauty and Wellness Centre.
 - Catering Establishment.
 - Laundromat or Dry Cleaning Establishment.
 - Photofinishing or Photography Studio.
 - Print Shop.
 - Repair Shop - Class B.
 - Restaurant - Class 1.
 - School - Business.

2.3 Conditions of Use

- 2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
- (a) parking and loading facilities;
 - (b) restaurant;
 - (c) display of flowers, plants, fruits and vegetables.

3 Conditional Approval Uses

- 3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A • Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.

- 3.2.AG [Agricultural]
- Urban Farm - Class B.

- 3.2.C [Cultural and Recreational]
- Arcade.
 - Artist Studio.
 - Billiard Hall.
 - Club.
 - Community Centre or Neighbourhood House.
 - Hall.
 - Park or Playground.
 - Theatre.
 - Zoo or Botanical Garden.

- 3.2.D • Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling units in conjunction with any of the uses listed in this schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.
- Multiple Dwelling, provided that the Director of Planning is of the opinion that the site is suitable for residential use.
- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:
 - (a) before making a decision the Director of Planning shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
 - (b) building additions shall not be permitted.
- Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion.
- Principal Dwelling Unit combined with a Lock-off Unit in a Multiple Dwelling if the Director of Planning is of the opinion that the site is suitable for residential use.
- Residential Unit associated with and forming an integral part of an artist studio.
- Seniors Supportive or Assisted Housing.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Detoxification Centre.
- Hospital.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.
- Community Care Facility – Class B.
- Group Residence.

3.2.M [Manufacturing]

- Jewellery Manufacturing.
- Printing and Publishing.

3.2.O [Office]

- Health Enhancement Centre.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Adult Retail Store.

- Cannabis Store.
- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Furniture or Appliance Store.
- Gasoline Station - Full Serve.
- Gasoline Station - Split Island.
- Grocery Store with Liquor Store.
- Liquor Store.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy.
- Vehicle Dealer.

3.2.S [Service]

- Animal Clinic.
- Bed and Breakfast Accommodation.
- Cabaret.
- Drive-through Service.
- Funeral Home.
- Hotel.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.
- Photofinishing or Photography Laboratory.
- Repair Shop - Class A.
- Restaurant - Class 2.
- Restaurant - Drive-in.
- School - Arts or Self-Improvement.
- School - Vocational or Trade.
- Short Term Rental Accommodation.
- Sign Painting Shop.
- Wedding Chapel.

3.2.T [Transportation and Storage]

- Taxicab or Limousine Station.

3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B.

3.2.Z

- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this Schedule.

3.3 Conditions of Use

- 3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:
- (a) parking and loading facilities;
 - (b) full serve and split island gasoline station, except that section 11.13.2 of this By-law continues to apply;
 - (c) vehicle dealer;
 - (d) drive-in restaurant;
 - (e) drive-through service;
 - (f) lumber store;
 - (g) taxicab or limousine station;
 - (h) neighbourhood public house;
 - (i) farmers’ market;
 - (j) public bike share; and
 - (k) Urban Farm - Class B.

4 Regulations

All uses approved under sections 2 and 3 of this Schedule shall be subject to the following regulations.

For the purposes of this Schedule, “Residential Rental Tenure Building” means a building:

- (a) that is located outside of sub-area A, as illustrated in Figure 1, and as further illustrated in the maps in section 6 of this Schedule;
- (b) that contains three or more non-stratified dwelling units;
- (c) where all of the dwelling units are occupied as residential rental tenure;
- (d) where at least 35% of the total dwelling units are two or more bedroom units;
- (e) where the third storey and above, measured from the front property line, is limited to residential use only; and
- (f) that is designed to achieve either of the following energy efficiency requirements:
 - (i) certification under the Passive House standard set by Passive House International (PHI), or the Zero Energy standard set by the International Living Future Institute (ILFI), or
 - (ii) energy and emissions intensity limits in accordance with the following table for all dwelling uses, except for Seniors Supportive or Assisted Housing:

<u>Low Carbon Energy System (LCES) connection, as per the LCES Policy</u>	<u>Total Energy Use Intensity (TEUI) (kWh/m²)</u>	<u>Thermal Energy Demand Intensity (TEDI) (kWh/m²)</u>	<u>Greenhouse Gas Intensity (GHGI): (kgCO₂e/m²)</u>
<u>No</u>	<u>100</u>	<u>15</u>	<u>3</u>
<u>Yes</u>	<u>110</u>	<u>25</u>	<u>3</u>

The Director of Planning may vary the requirements under (f)(ii), provided the Director of Planning is satisfied that sustainability objectives have been achieved on the development site.

Figure 1. Sub-Area A



4.1 Site Area -- Not Applicable.

4.2 Frontage

4.2.1 For buildings located in the area shown on the map in [Figure 2](#)~~Figure 1~~, the maximum frontage for any commercial use is 15.3 m.

4.2.2 The Director of Planning may increase the maximum frontage regulation in section 4.2.1 provided consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

[Figure 2](#)~~Figure 1~~. Nanaimo Street C-2 Areas with Maximum Commercial Frontages and Land Dedications



4.3 Height

4.3.1 The maximum height of a building shall be as follows, and as illustrated in Figure 2:

- (a) for 6.1 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 4.6 m;
- (b) for the next 4.6 m, the height of a building, measured from base surface, shall not exceed 10.7 m; and
- (c) for the balance of the site, the height of a building, measured from a plane formed by lines extending horizontally back from the officially established building grades at front property line, shall not exceed 13.8 m.

4.3.2 Despite section 4.3.1, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

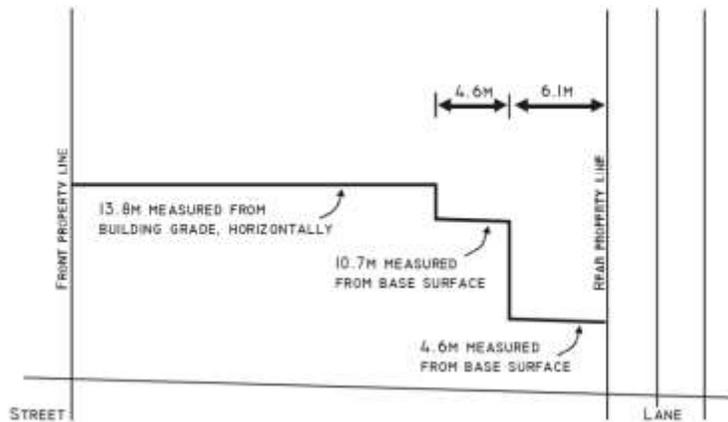
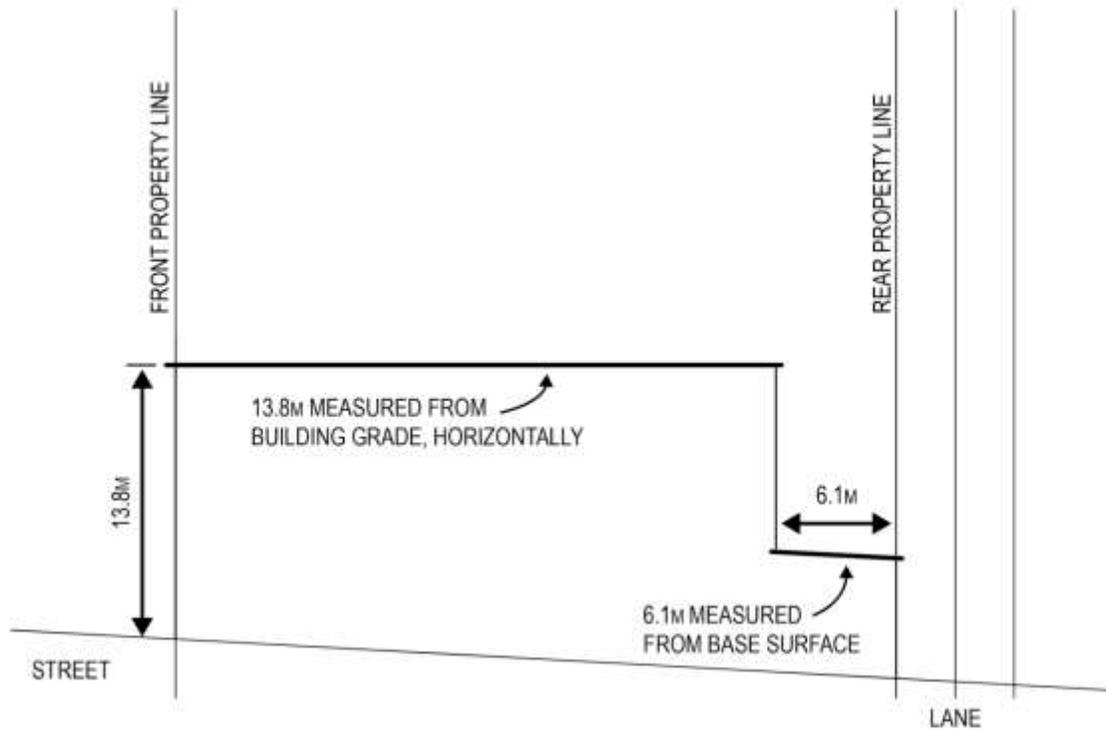


Figure 2.— Height

4.3.1 The height of a building shall not exceed 13.8 m measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line, except that for 6.1 m measured from the ultimate rear property line, the height of a building shall not exceed 6.1 m measured from base surface, as illustrated in Figure 3.

4.3.2 Despite section 4.3.1, if a minimum floor-to-floor height of 5.2 m is provided for non-residential uses located at the first storey facing the street, the height of a building shall not exceed 15.3 m, except that for 6.1 m measured from the ultimate rear property line, the height of a building shall not exceed 6.1 m measured from base surface, as illustrated in Figure 3.

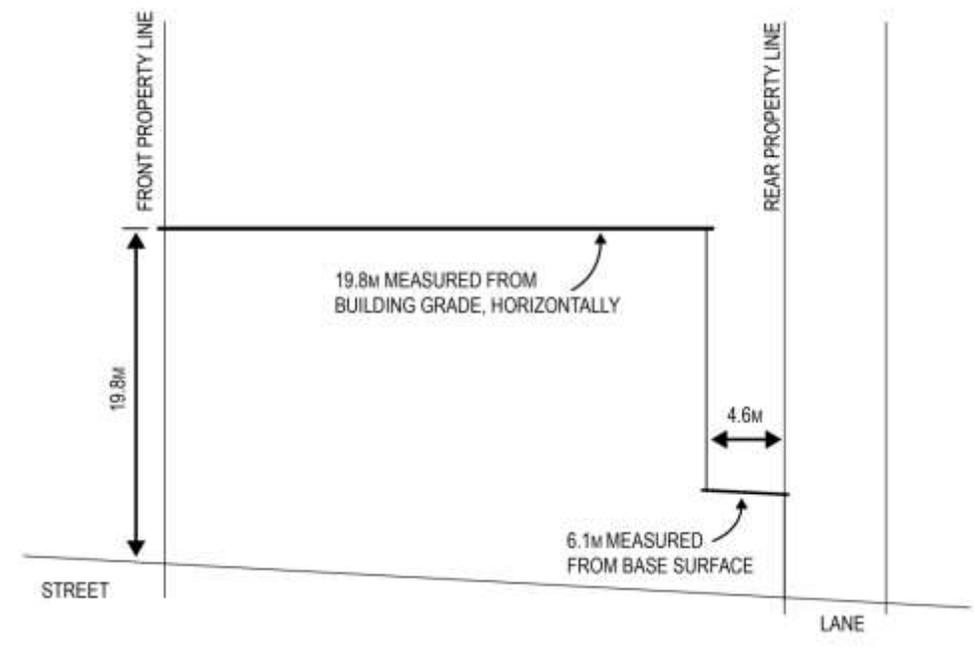
Figure 3. Height



4.3.3 Despite sections 4.3.1 and 4.3.2, if a building is a residential rental tenure building, then the height shall not exceed 19.8 m measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line, as illustrated in Figure 4, provided that:

- (a) for 4.6 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(c); and
- (b) the building does not exceed 6 storeys.

Figure 4. Height for Residential Rental Tenure Buildings



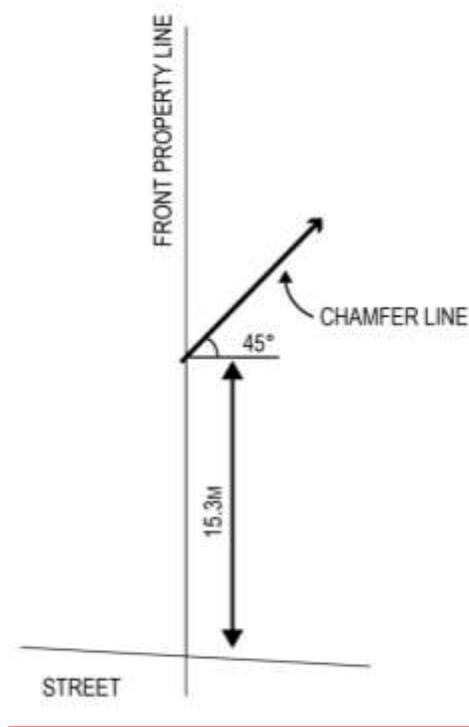
4.3.4 Despite section 4.3.3, if a minimum floor-to-floor height of 5.2 m is provided for non-residential uses located at the first storey facing the street in a residential rental tenure building, the height of a building shall not exceed 22.0 m, provided that:

- (a) for 4.6 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(c); and
- (b) the building does not exceed 6 storeys.

4.3.5 Despite sections 4.3.3 and 4.3.4, no portion of a residential rental tenure building shall extend above an envelope formed by a vertical line measuring 15.3 m in height at the front property line and a plane formed by an angle of 45 degrees measured from the horizontal, as illustrated and described in Figure 5, except in cases where:

- (a) the site frontage faces a street:
 - (i) with a total width measuring 24.4 m or greater, measured from property line to property line or, where any building lines exist, measured from the building line or lines, and
 - (ii) generally running north south; or
- (b) the site frontage faces a street with a total width measuring more than 27.5 m, measured from property line to property line or, where any building lines exist, measured from the building line or lines.

Figure 5.



4.3.6 Despite sections 4.3.1, 4.3.2, 4.3.3, 4.3.4, and 4.3.5, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.4 Front Yard and Setback

4.4.1 The front yard and front setback shall be as follows, and as illustrated in Figure 3:

- (a) for portions of a building not containing dwelling uses or community care facilities or group residences, other than just entrances, within 2.0 m above the officially established building grades at the front property line:
 - (i) subject to clause (ii), the depth of the yard shall be 0.6 m, and
 - (ii) above a height of 10.7 m, measured from a plane formed by lines extending horizontally back from the front property line at grade, the minimum depth of the front setback shall be 2.4 m except that open roof gardens may intrude into the setback;
- (b) for portions of a building containing dwelling uses or community care facilities or group residences, other than just entrances, within 2.0 m above street grade, the minimum depth of the front yard shall be .6 m and the minimum average depth shall be 3.7 m;
- (c) despite subsection (a), if the side of the site adjoins, without the intervention of a lane, the front yard of a site located in an R District, the minimum depth of the front yard shall be 3.7 m for a minimum distance of 3.7 m measured from the adjoining site; and
- (d) despite subsection (a), the minimum front setback, measured from the front property line, of any parking area shall be 1.2 m.

4.4.1. The front yard and front setback shall have a minimum depth of 2.5 m measured from the ultimate front property line, as illustrated in Figure 6, except that for buildings located in Sub-Area B shown on the map in Figure 7, the front yard and front setback shall have a minimum depth of 4.6 m.

4.4.2 Despite section 4.4.1, the Director of Planning may permit a reduced or increased front yard or front setback for portions of the building, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 3.—Front Yard and Setback

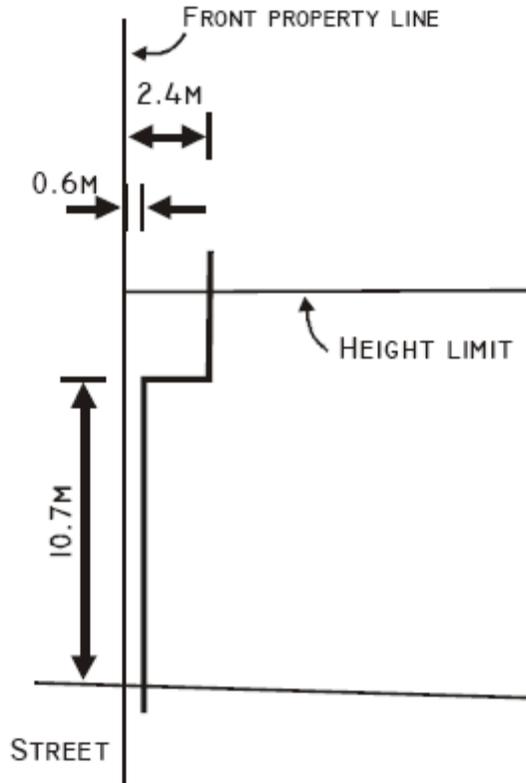
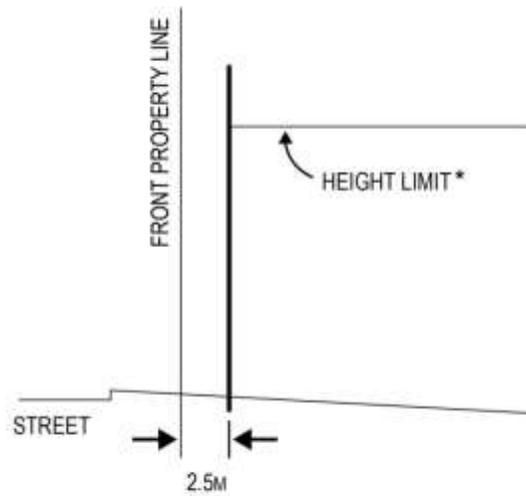


Figure 6. Front Yard and Setback



* HEIGHT LIMIT SUBJECT TO SECTION 4.3

Figure 7. Sub-Area B



4.5 Side Yards and Setback

4.5.1 The side yards and side setback shall be as follows, and as illustrated in ~~Figure 8~~Figure 4:

- (a) except as otherwise required by this section 4.5.1, no side yard is necessary but if there is a side yard the minimum width shall be .9 m;
- (b) if the side of the site adjoins, without the intervention of a lane, the side yard of a site located in an R district, the minimum width of a side yard:
 - (i) for portions of a building below the fourth storey, shall be 3.7 m, and
 - (ii) for portions of a building at or above the fourth storey, shall be 10.7 m;except that the Director of Planning may permit a reduced side yard or side setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (c) on a corner site, the exterior side yard and side setback requirements shall be the same as the front yard and front setback requirements in section 4.4.1 and 4.4.2.

Figure 4.—Side Yard and Setback Adjacent

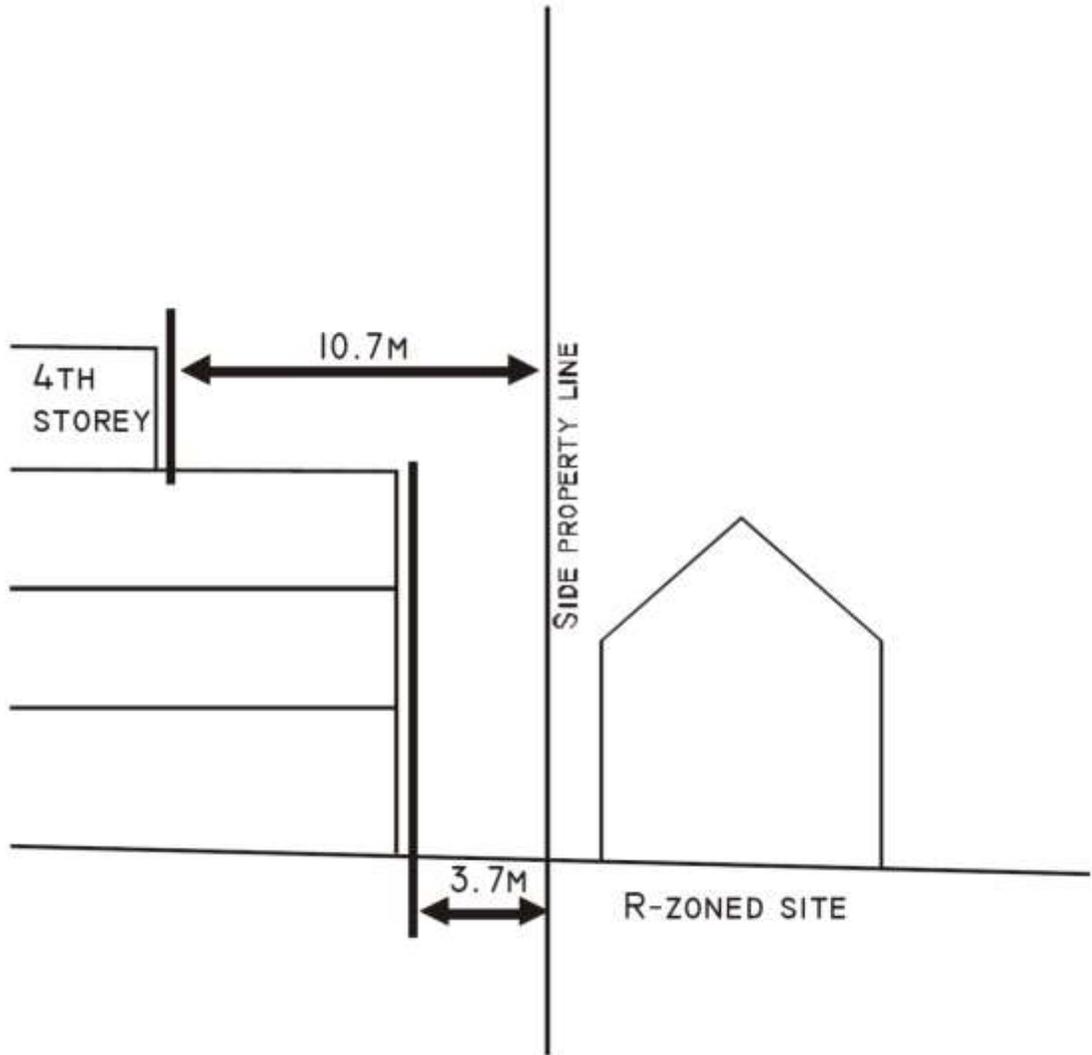
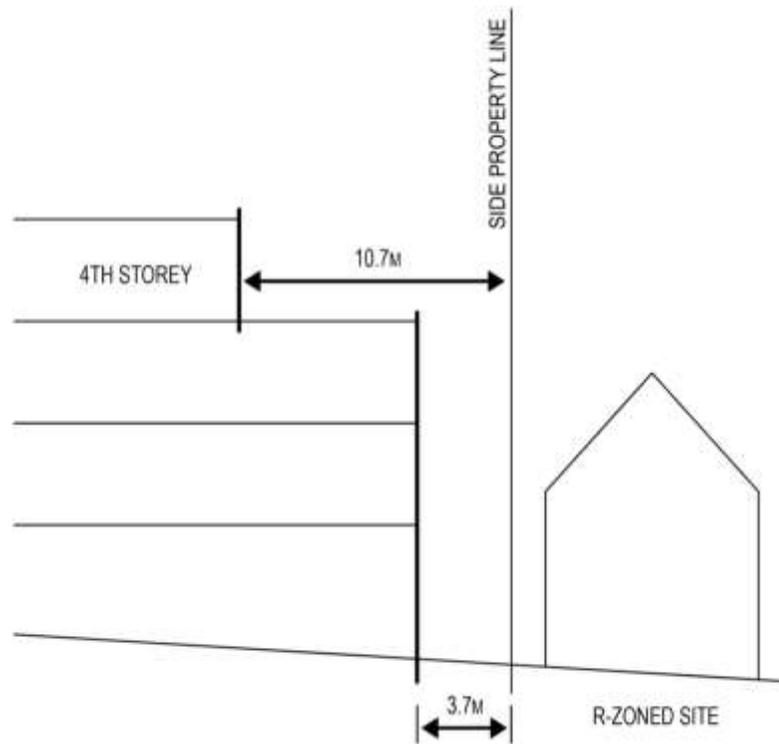


Figure 8. Side Yard and Setback Adjacent

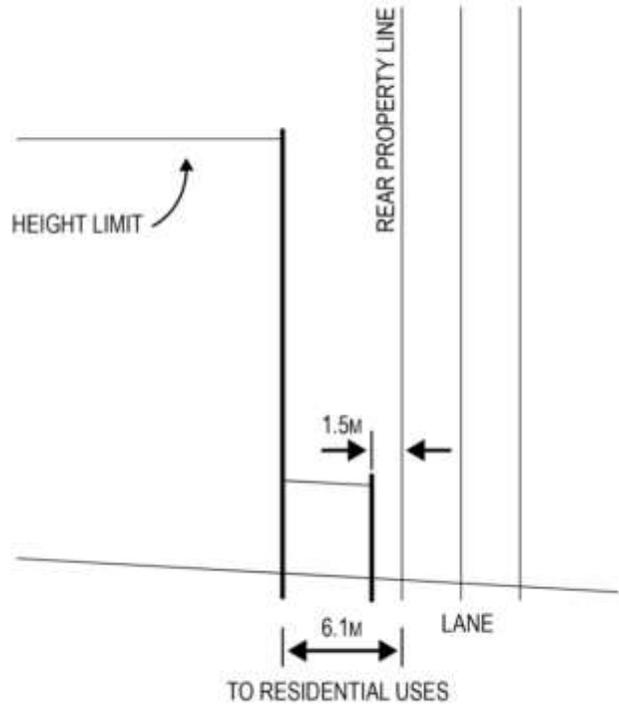


4.6 Rear Yard and Setback

4.6.1 The rear yard and rear setback, measured from the ultimate rear property line, shall be as follows, and as illustrated in [Figure 9](#) ~~Figures 5~~:

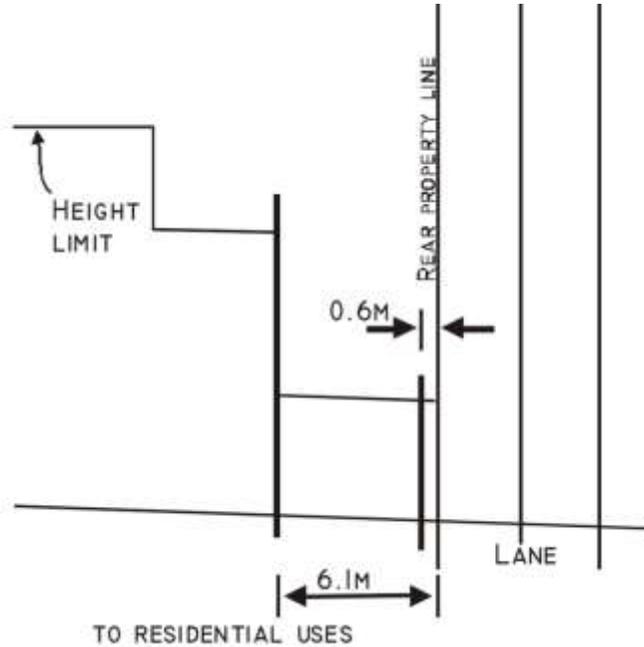
- (a) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 1.5 m ~~0.6 m~~;
- (b) for portions of a building containing dwelling uses, the minimum depth of the rear setback shall be 6.1 m, except that open roof gardens may intrude into the setback;
- (c) despite subsections (a) and (b), if the rear of the site adjoins, without the intervention of a lane, the side yard of a site located in an R District:
 - (i) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 3.1 m, and
 - (ii) for portions of a building containing dwelling uses, the minimum depth of the rear setback behind those portions of the building shall be 6.1 m, except that open roof gardens may intrude into the setback.

Figure 9. Rear Yard Setback



4.6.2—Despite section 4.6.1, the Director of Planning may permit a reduced rear yard or rear setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 5.—Rear Yard Setback



4.6.2. Despite section 4.6.1, if a building is a residential rental tenure building, then a rear yard or rear setback, measured from the ultimate rear property line, shall be as follows, and as illustrated in Figure 10:

(a) for portions of a building under 6.1 m in height as measured from the base surface, the minimum depth of the rear yard shall be 1.5 m;

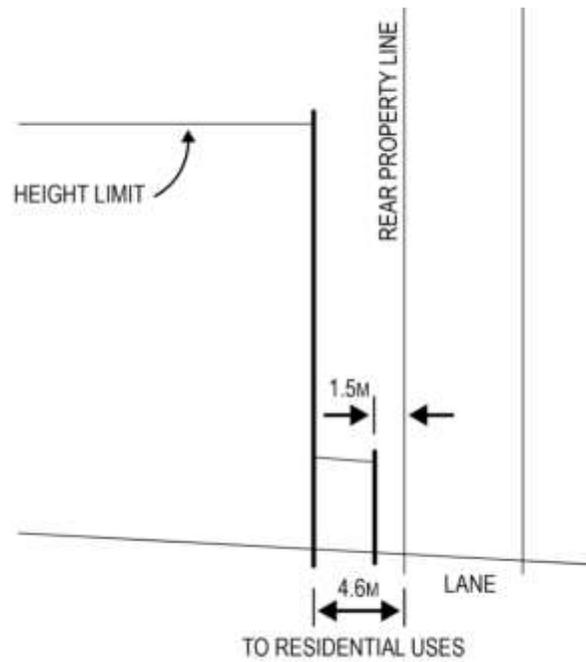
(b) for portions of a building:

(i) containing dwelling uses, or

(ii) above 6.1 m in height as measured from the base surface,

the minimum depth of the rear setback shall be 4.6 m, except that roof decks and balconies may intrude into the setback;

Figure 10. Rear Yard Setback for Residential Rental Tenure Buildings



- (c) despite subsection (b), in the case of a corner site, the rear setback for portions of the building containing dwelling uses may be reduced to a minimum depth of 1.5 m, provided that:
- (i) the portion of a building for which the rear yard is reduced is located a minimum distance of 22.8 m from an adjoining site, and
 - (ii) the portion of the building for which the rear yard is reduced does not exceed 25.3 m in width, measured from the ultimate exterior side property line; and
- (d) despite subsections (a), (b), and (c), if the rear of the site adjoins, without the intervention of a lane, the side yard of a site located in an R District:
- (i) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 3.1 m, and
 - (ii) for portions of a building containing dwelling uses, the minimum depth of the rear setback behind those portions of the building shall be 4.6 m, except that roof decks may intrude into the setback.

4.6.3 Despite sections 4.6.1 and 4.6.2, the Director of Planning may permit a reduced rear yard or rear setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.7 Floor Space Ratio

- 4.7.1 The floor space ratio shall not exceed .75, except that the Director of Planning, may permit an increase in floor space ratio as follows:
- (a) for all uses combined, up to 2.5;
 - (b) for dwelling uses in conjunction with other uses, up to 1.75 in storeys located above the front street level storey, and up to 0.4 in the front street level storey or below;
 - (c) for multiple dwelling, up to 2.15; and

~~(d) for the purpose of subsection (b) and (c), an artist studio shall be deemed to be a dwelling use; provided the Director of Planning first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group or property owner or tenant.~~

~~4.7.2 The following shall be included in the computation of floor space ratio:~~

~~(a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.~~

~~4.7.1. The floor space ratio shall not exceed 0.75, except that the Director of Planning may permit an increase in floor space ratio as follows, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:~~

~~(a) for all uses combined, up to 2.5, provided that the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35;~~

~~(b) for multiple dwellings, up to 2.15; and~~

~~(c) for the purposes of subsections (a) and (b), an artist studio shall be deemed to be a dwelling use.~~

~~4.7.2. Despite section 4.7.1, if a building is a residential rental tenure building, then the floor space ratio is as follows:~~

~~(a) for all uses combined, up to 3.5, provided that the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35;~~

~~(b) despite subsection (a), up to 3.7 for all uses combined, provided that:~~

~~(i) the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35,~~

~~(ii) the site is a corner site,~~

~~(iii) the length of the front property line facing the street measures a minimum of 45.7 m, and~~

~~(iv) the site has a minimum site area of 1,672 m²; and~~

~~(c) despite subsections (a) and (b), the Director of Planning may permit an increase in floor area of up to 0.05 FSR for exterior circulation located above the first storey.~~

~~4.7.3. All floors of all buildings, including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building, shall be included in the computation of floor space ratio.~~

~~4.44.7.3~~ The following shall be excluded in the computation of floor space ratio:

(a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;

- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.54.7.4 If a building is not a residential rental tenure building, the Director of Planning may permit ~~The Director of Planning may permit~~ the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided, and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

- 4.10.1 Each habitable room must have at least one window on an exterior wall of a building.
- 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.

- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
 - (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

4.11 Dedication of Land for Lane Purposes

- 4.11.1 For development sites located in the area shown in Figure 1, where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.
- 4.11.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.12 (Reserved)

4.13 (Reserved)

4.14 Dedication of Land and Statutory Right of Way for Sidewalk and Boulevard Purposes

- 4.14.1 For development sites located in the area shown in Figure 1 which adjoin the streets set forth below, a portion of the site must be dedicated for sidewalk and boulevard improvements to achieve a distance from the centerline of the street to the property line of the development site, measured at right angles, of the distance set out below:
 - (i) Nanaimo Street, from from William Street to Graveley Street 15.1 m; or
 - (ii) Nanaimo Street, from East 6th Avenue to East 11th Avenue 16.1 m.

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

4.14.3 For all new buildings, a surface statutory right of way on a portion of the site must be provided to the City for sidewalk and boulevard improvements to achieve a distance of 2.5 m from the front property line.

4.14.4 Despite section 4.14.3, the Director of Planning or Development Permit Board, as the case may be, may permit a reduced surface statutory right of way, provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.15 Acoustics

- 4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

5 Relaxation of Regulations

- 5.1** The Director of Planning may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33⅓ percent of the gross floor area of the principal use.
- 5.2** The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.

6 Sub-Area A Maps

Sub-area A, as described in section 4 and Figure 1 of this Schedule, is further illustrated by Figures 11, 12, 13, 14, and 15.

Figure 11

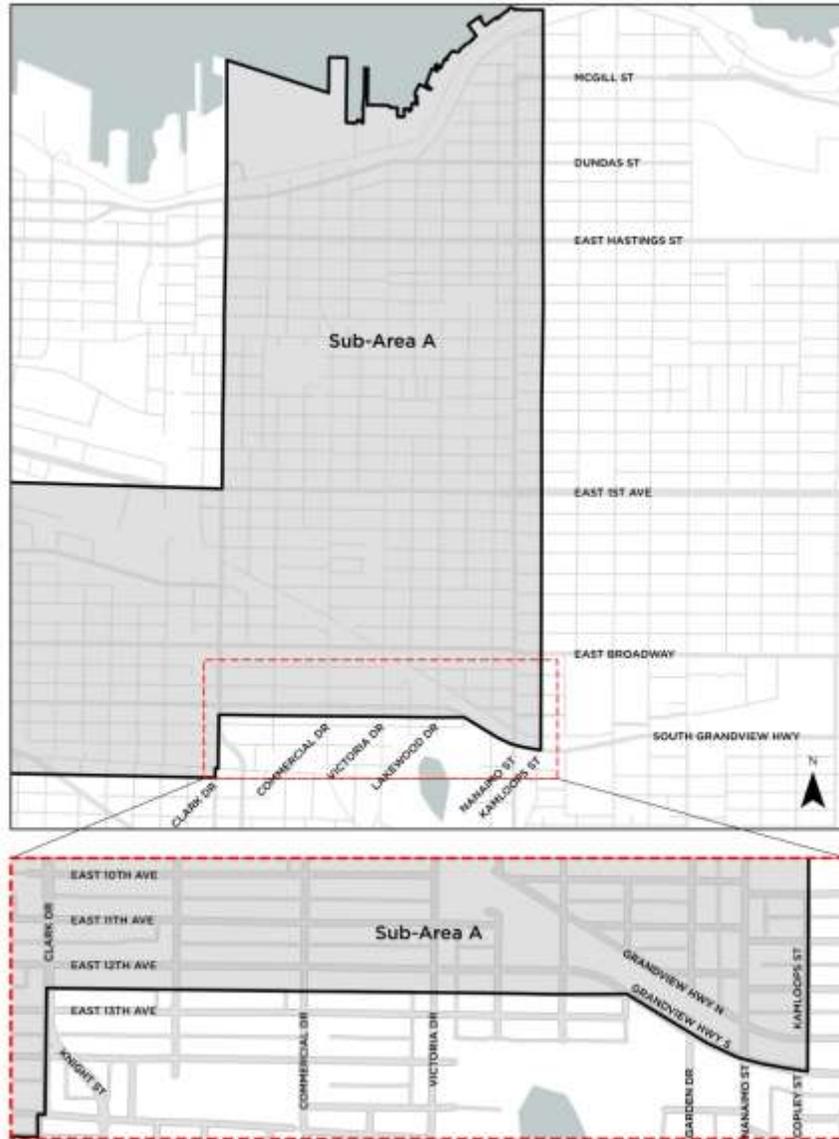


Figure 12



Figure 13



Figure 14

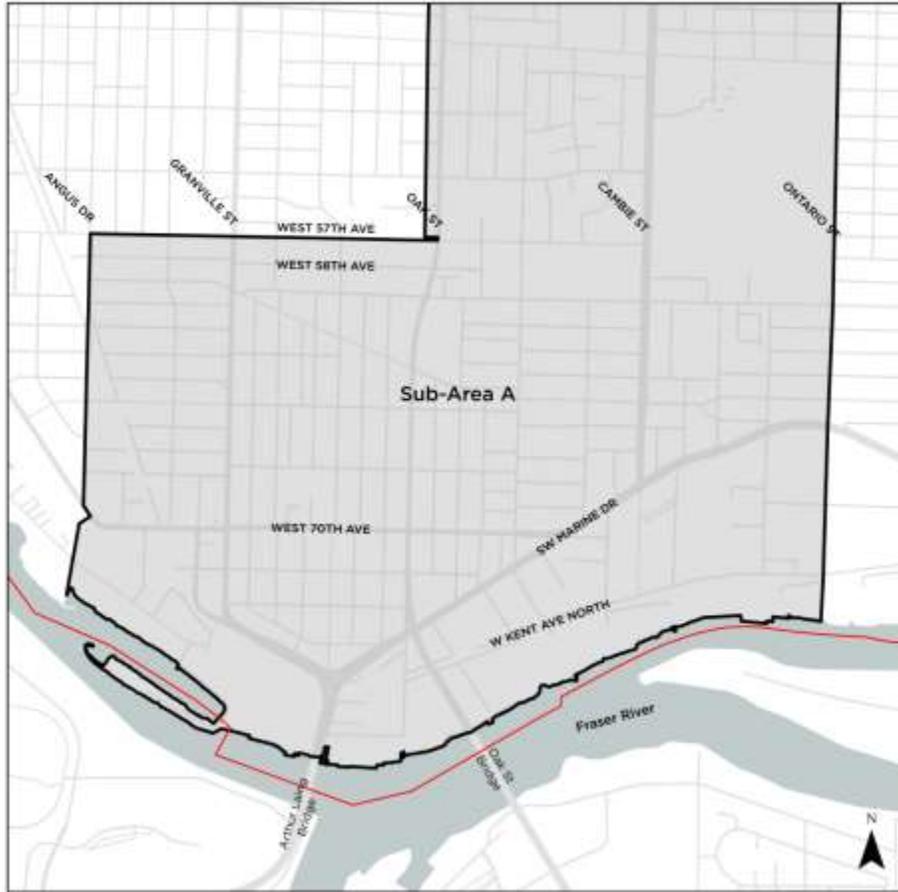
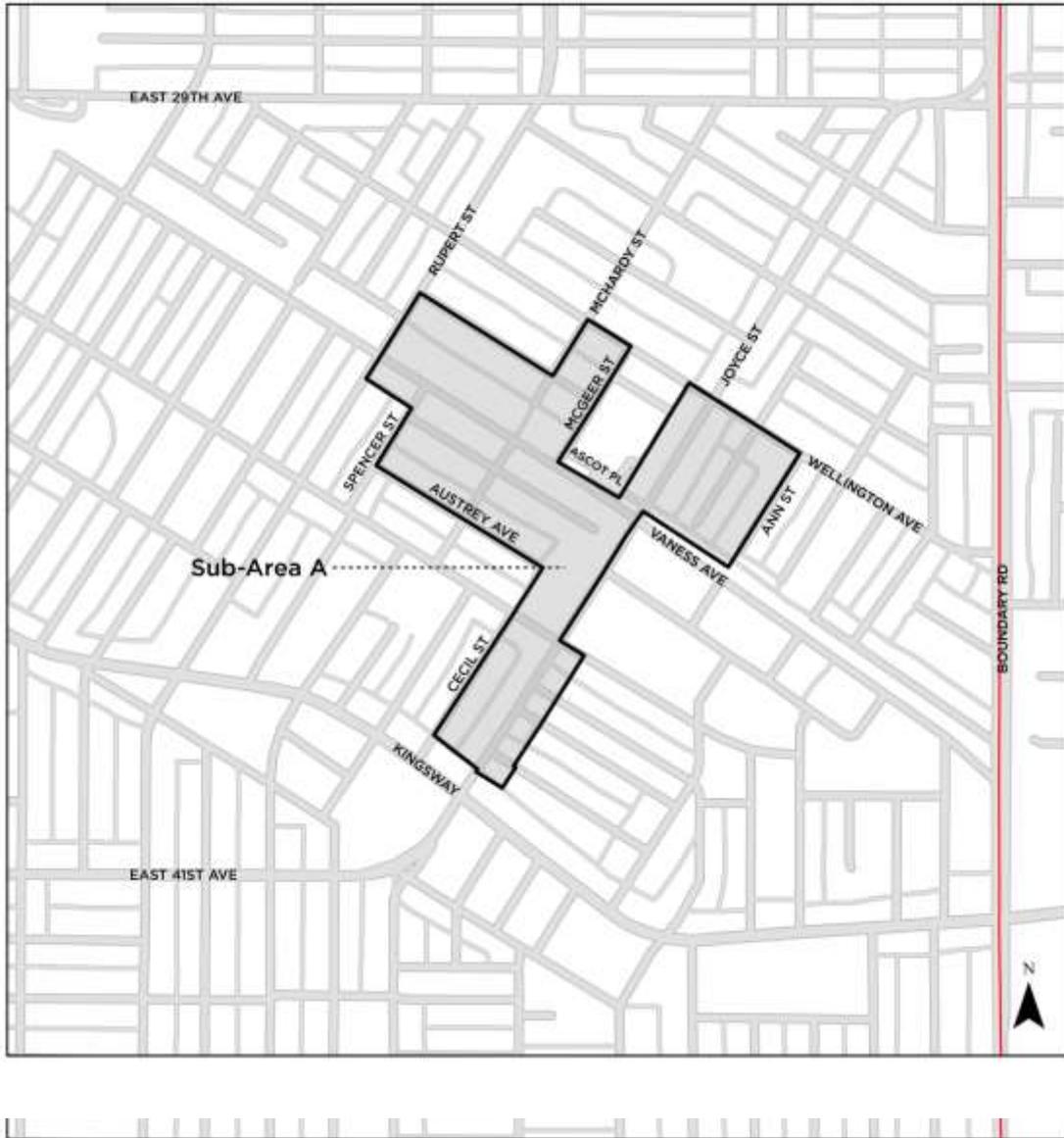


Figure 15



C-2B District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and through discretionary approvals, to encourage good design and proper utilization of the land.

In addition, this Schedule encourages mixed use development containing secure rental housing to increase the city's supply of rental housing. In select areas, this Schedule includes unique provisions for residential rental tenure buildings, specifically for height, density, and rear yard requirements. For these mixed use residential rental tenure buildings, some flexibility in the allocation of floor space is provided and allows for either residential or non-residential use on the second storey of the building.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

- 2.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
 - (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
 - (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane;
 - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
 - (d) not applicable; [Maximum width]
 - (e) not applicable; [Proximity to residential dwelling]
 - (f) no accessory building obstructs the horizontal daylight access prescribed in [section 4.10 of](#) this Schedule for residential use.
 - Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.
- 2.2.C [Cultural and Recreational]
- Arts and Culture Indoor Event.
- 2.2.RT [Retail]
- Grocery or Drug Store except for Small-scale Pharmacy.
 - Retail Store.
- 2.2.SV [Service]
- Barber Shop or Beauty Salon.

- Beauty and Wellness Centre.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Repair Shop - Class B.

2.3 Conditions of Use

- 2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
- (a) parking and loading facilities;
 - (b) display of flowers, plants, fruits and vegetables.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the amount of open space, plazas and landscaping being provided and the impact of the development on the character of the community.

3.2 Uses

3.2.A • Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.

3.2.AG [Agricultural]

- Urban Farm - Class B.

3.2.C [Cultural and Recreational]

- Artist Studio.
- Billiard Hall.
- Bowling Alley.
- Club.
- Community Centre or Neighbourhood House.
- Fitness Centre.
- Hall.
- Library.
- Museum or Archives.
- Park or Playground.
- Rink.
- Swimming Pool.
- Theatre.
- Zoo or Botanical Garden.

3.2.D • Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling units in conjunction with any of the uses listed in this Schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.
- Multiple Dwelling, provided that the Director of Planning is of the opinion that the site is suitable for residential use.

- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:
 - (a) before making a decision the Director of Planning shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
 - (b) building additions shall not be permitted.
- Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion.
- Principal Dwelling Unit combined with a Lock-off Unit in a Multiple Dwelling if the Director of Planning is of the opinion that the site is suitable for residential use.
- Residential Unit associated with and forming an integral part of an artist studio.
- Seniors Supportive or Assisted Housing.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Detoxification Centre.
- Hospital.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.
- Community Care Facility – Class B.
- Group Residence.

3.2.M [Manufacturing]

- Clothing Manufacturing.
- Miscellaneous Products Manufacturing - Class B.
- Printing and Publishing.
- Textile or Knit Goods Manufacturing.

3.2.O [Office]

- Office Uses.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Cannabis Store.
- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Furniture or Appliance Store.
- Gasoline Station - Full Serve.
- Gasoline Station - Split Island.
- Grocery Store with Liquor Store.

- Liquor Store.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy.
- Vehicle Dealer.

3.2.S [Service]

- Animal Clinic.
- Auction Hall.
- Bed and Breakfast Accommodation.
- Catering Establishment.
- Funeral Home.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.
- Print Shop.
- Restaurant - Class 1.
- School - Arts or Self-Improvement.
- School - Business.
- School - Vocational or Trade.
- Short Term Rental Accommodation.
- Sign Painting Shop.

3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.W [Wholesale]

- Wholesaling - Class A.
- Wholesaling - Class B.

- 3.2.Z • Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

- (a) parking and loading facilities;
- (b) full serve and split island gasoline station, except that section 11.13.2 of this By-law continues to apply;
- (c) restaurant;
- (d) neighbourhood public house;
- (e) farmers' market;
- (f) public bike share; and
- (g) Urban Farm - Class B.

- 3.3.2 • Manufacturing Uses shall only be permitted subject to the following:
 - (a) the total floor area in manufacturing use does not exceed 300 m²;
 - (b) except for entrances to the manufacturing portion and display features which, in the opinion of the Director of Planning, benefit pedestrian character, that portion of the first storey of a building to a depth of 4.5 m from the front wall of the building and extending across its full width shall be used for ancillary retailing purposes, unless the applicant can demonstrate, to the satisfaction of the Director of Planning, that the site is located in a block predominantly developed with auto-oriented retailing or general business commercial uses and that deletion of the required retailing would not adversely affect adjacent uses; and
 - (c) before granting a permit the Director of Planning shall first be satisfied that there will be no undue adverse effect on uses within the building or on an abutting site.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.

For the purposes of this Schedule, “Residential Rental Tenure Building” means a building:

- (g) that is located outside of sub-area A, as illustrated in Figure 1, and as further illustrated in the maps in section 6 of this Schedule;
- (h) that contains three or more non-stratified dwelling units;
- (i) where all of the dwelling units are occupied as residential rental tenure;
- (j) where at least 35% of the total dwelling units are two or more bedroom units;
- (k) where the third storey and above, measured from the front property line, is limited to residential use only; and
- (l) that is designed to achieve either of the following energy efficiency requirements:
 - (i) certification under the Passive House standard set by Passive House International (PHI), or the Zero Energy standard set by the International Living Future Institute (ILFI), or
 - (ii) energy and emissions intensity limits in accordance with the following table for all dwelling uses, except for Seniors Supportive or Assisted Housing:

<u>Low Carbon Energy System (LCES) connection, as per the LCES Policy</u>	<u>Total Energy Use Intensity (TEUI): kWh/m²</u>	<u>Thermal Energy Demand Intensity (TEDI): kWh/m²</u>	<u>Greenhouse Gas Intensity (GHGI): kgCO₂e/m²</u>
<u>No</u>	<u>100</u>	<u>15</u>	<u>3</u>
<u>Yes</u>	<u>110</u>	<u>25</u>	<u>3</u>

The Director of Planning may vary the requirements under (f)(ii), provided the Director of Planning is satisfied that sustainability objectives have been achieved on the development site.

Figure 1. Sub-Area A



4.1 **Site Area** -- Not Applicable.

4.2 **Frontage**

The maximum frontage for any commercial use shall be 15.3 m.

4.3 **Height**

4.3.1 The maximum height of a building shall be 12.2 m except that in the case of a site fronting on a street running east and west, no portion of a building shall extend above an envelope formed by a vertical line measuring 7.3 m in height at the north property line and a plane formed by an angle of 30 degrees measured from the horizontal and having its vertex at the maximum building height permitted at the north property line.

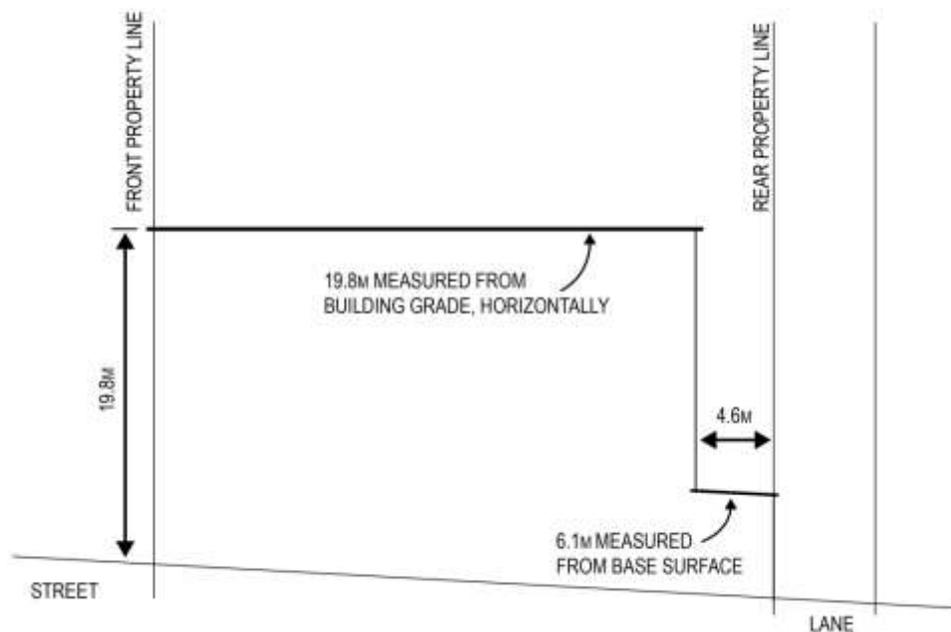
4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 15.3 m with respect to any development and may permit a building which exceeds the envelope, provided the Director of Planning or the Development Permit Board, as the case may be, first considers:

- (a) the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, and existing views;
- (b) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
- (c) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas; and
- (d) the submission of any advisory group, property owner or tenant.

4.3.3 Despite sections 4.3.1 and 4.3.2, if a building is a residential rental tenure building, then the height shall not exceed 19.8 m measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line, as illustrated in Figure 2, provided that:

- (a) for 4.6 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(c); and
- (b) the building does not exceed 6 storeys.

Figure 2. Height for Residential Rental Tenure Buildings



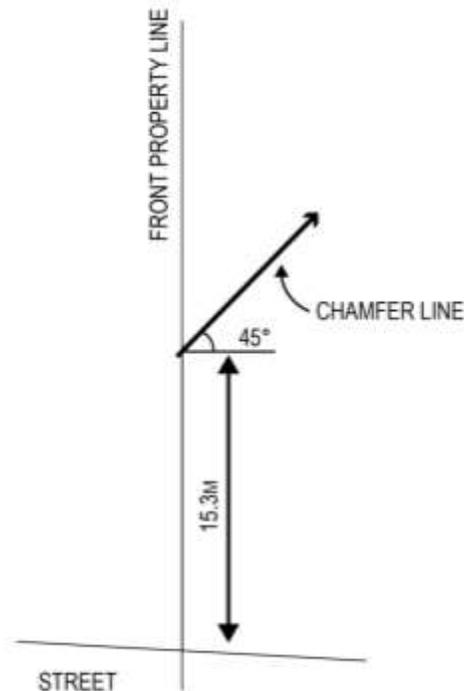
4.3.4 Despite section 4.3.3, if a minimum floor-to-floor height of 5.2 m is provided for non-residential uses located at the first storey facing the street in a residential rental tenure building, the height of a building shall not exceed 22.0 m, provided that:

- (a) for 4.6 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(c); and
- (b) the building does not exceed 6 storeys.

4.3.5 Despite sections 4.3.3 and 4.3.4, no portion of a residential rental tenure building shall extend above an envelope formed by a vertical line measuring 15.3 m in height at the front property line and a plane formed by an angle of 45 degrees measured from the horizontal, as illustrated and described in Figure 3, except in cases where:

- (a) the site frontage faces a street:
 - (i) with a total width measuring 24.4 m or greater, measured from property line to property line or, where any building lines exist, measured from the building line or lines, and
 - (ii) generally running north south; or
- (b) the site frontage faces a street with a total width measuring more than 27.5 m, measured from property line to property line or, where any building lines exist, measured from the building line or lines.

Figure 3.



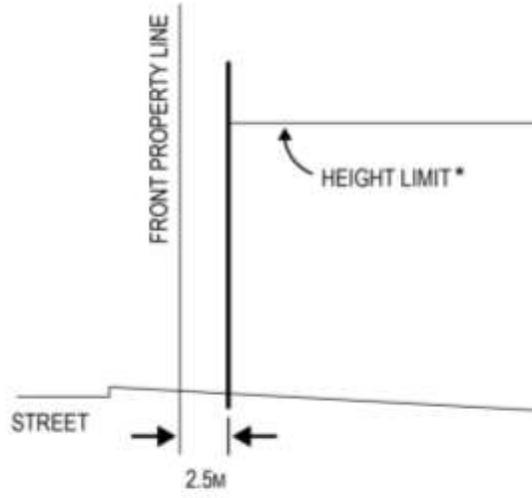
4.4 Front Yard and Setback

~~4.4.1 For any use listed in Section 2.2, a front yard shall not be permitted and a front setback shall only be permitted where a pedestrian or shopping courtyard or other features benefitting pedestrian character are provided, or where otherwise required by this By-law.~~

~~4.4.2 A setback of 1.2 m from the front property line shall be required for any parking area.~~

4.4.1 A front yard must have a minimum depth of 2.5 m measured from the ultimate front property line, as illustrated in Figure 4.

Figure 4. Front Yard and Setback



* HEIGHT LIMIT SUBJECT TO SECTION 4.3

4.5 Side Yards and Setback

- 4.5.1 No side yard shall be required except where the site adjoins, without the intervention of a lane, a site located in an R district, in which case the following side yard requirements shall apply:
- (a) where the adjoining site is in an RM district, a side yard with a minimum width of 1.5 m shall be provided adjoining the RM district;
 - (b) in all other cases, a side yard with a minimum width of .9 m shall be provided, except in the case of a corner site in which case an exterior side yard need not be provided.
- 4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.
- 4.5.3 In the case of a corner site, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.
- 4.5.4 On a corner site, the exterior side yard and side setback requirements shall be the same as the front yard and front setback requirements in section 4.4.

4.6 Rear Yard and Setback

- ~~4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.~~
- ~~4.6.2 Where any portion of a building contains residential uses, that portion shall be set back a minimum of 7.6 m from the rear property line across the full width of the building, except that where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.~~
- 4.6.1 The rear yard and rear setback, measured from the ultimate rear property line, shall be as follows:
- (a) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 1.5 m;
 - (b) for portions of a building containing dwelling uses, the minimum depth of the rear setback shall be 4.6 m, except that roof decks may intrude into the setback.
- 4.6.2. Despite section 4.6.1, if a building is a residential rental tenure building, then a rear yard or rear setback, measured from the ultimate rear property line, shall be as follows, and as illustrated in Figure 5:
- (a) for portions of a building under 6.1 m in height as measured from the base surface, the minimum depth of the rear yard shall be 1.5 m;
 - (b) for portions of a building:
 - (i) containing dwelling uses, or
 - (ii) above 6.1 m in height as measured from the base surface,
- the minimum depth of the rear setback shall be 4.6 m, except that roof decks and balconies may intrude into the setback;

~~(a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.~~

~~4.7.2. Despite section 4.7.1, if a building is a residential rental tenure building, then the floor space ratio is as follows:~~

- ~~(a) for all uses combined, up to 3.5, provided that the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35;~~
- ~~(b) despite subsection (a), up to 3.7 for all uses combined, provided that:

 - ~~(i) the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35,~~
 - ~~(ii) the site is a corner site,~~
 - ~~(iii) the length of the front property line facing the street measures a minimum of 45.7 m, and~~
 - ~~(iv) the site has a minimum site area of 1,672 m²; and~~~~
- ~~(c) despite subsections (a) and (b), the Director of Planning may permit an increase in floor area of up to 0.05 FSR for exterior circulation located above the first storey.~~

~~4.7.3. All floors of all buildings, including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building, shall be included in the computation of floor space ratio.~~

~~4.7.44.7.3~~ The following shall be excluded in the computation of floor space ratio:

- ~~(a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;~~
- ~~(b) patios and roof gardens, for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;~~

- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.54.7.4 If a building is not a residential rental tenure building, the Director of Planning may permit ~~The Director of Planning may permit~~ the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement, if:

- (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

4.11 Statutory Right of Way for Sidewalk and Boulevard Purposes

- 4.11.1 For all new buildings, a surface statutory right of way on a portion of the site must be provided to the City for sidewalk and boulevard improvements to achieve a distance of 2.5 m from the front property line.
- 4.11.2 Despite section 4.11.1, the Director of Planning or Development Permit Board, as the case may be, may permit a reduced surface statutory right of way, provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33⅓ percent of the gross floor area of the principal use.

5.2 The Director of Planning may relax the maximum frontage regulation in section 4.2, provided that a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained and provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

5.3 The Director of Planning may relax any of the regulations of this Schedule for the following developments:

- (a) dwelling units in conjunction with any of the uses listed in this Schedule and residential units associated with and forming an integral part of an Artist Studio, except that the 10.7 m non-residential setback shall not be relaxed;
- (b) office uses,

provided that in determining the amount of any relaxation that may be permitted, the Director of Planning where applicable, the amount and quality in the provision of:

- (i) landscaping;
- (ii) usable resident open space provided by balconies, decks, roof gardens and courtyards;
- (iii) individual dwelling units and residential units associated with and forming an integral part of an Artist Studio; and
- (iv) light and air available to individual dwelling units and residential units associated with and forming an integral part of an Artist Studio.

5.4 The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.

6 Sub-Area A Maps

Sub-area A, as described in section 4 and Figure 1 of this Schedule, is further illustrated by Figures 6, 7, 8, 9, and 10.

Figure 6

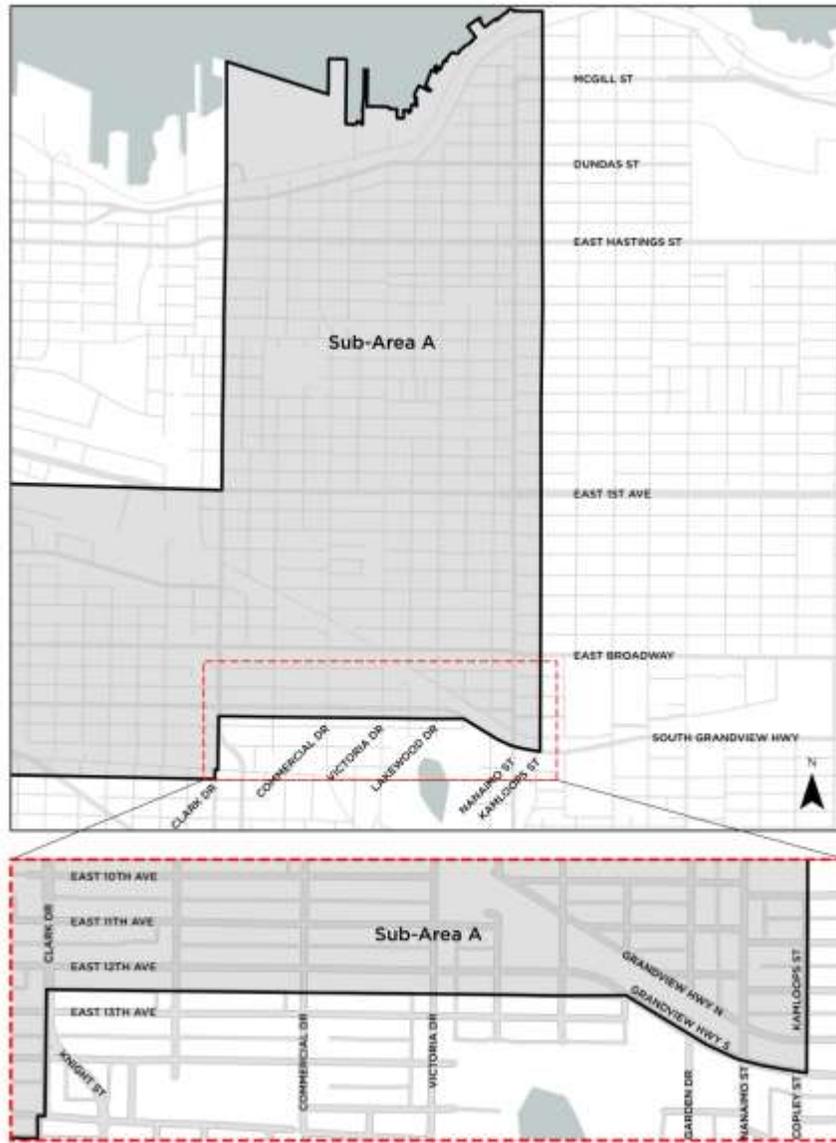


Figure 7



Figure 8



Figure 9

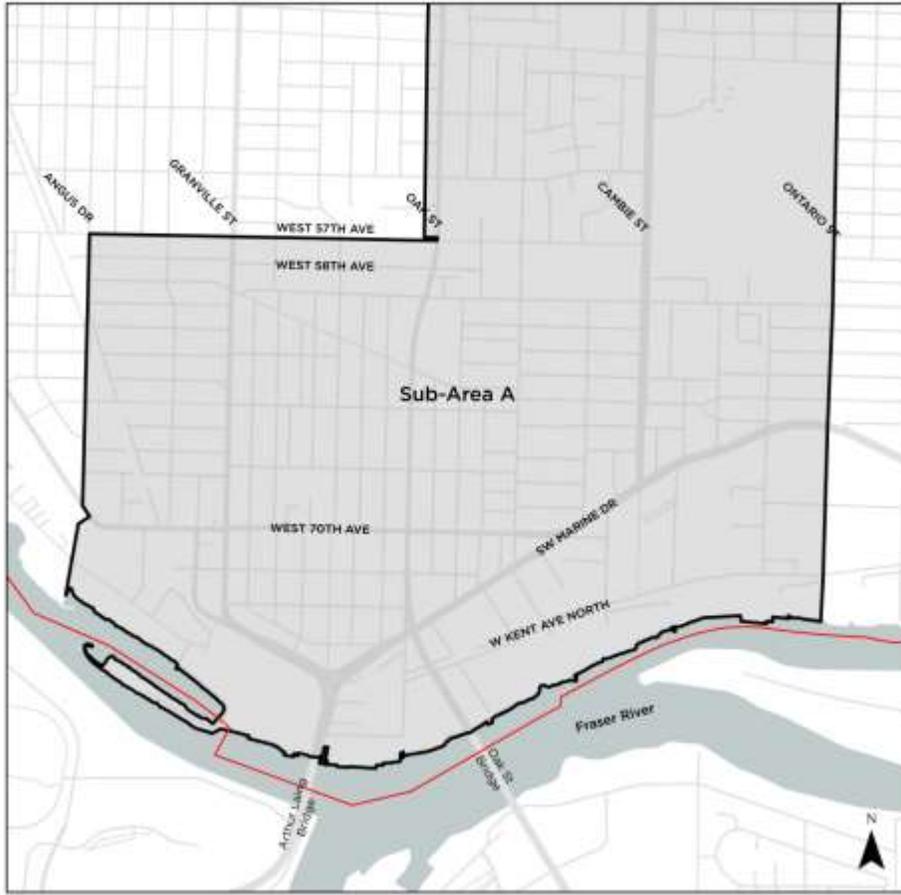
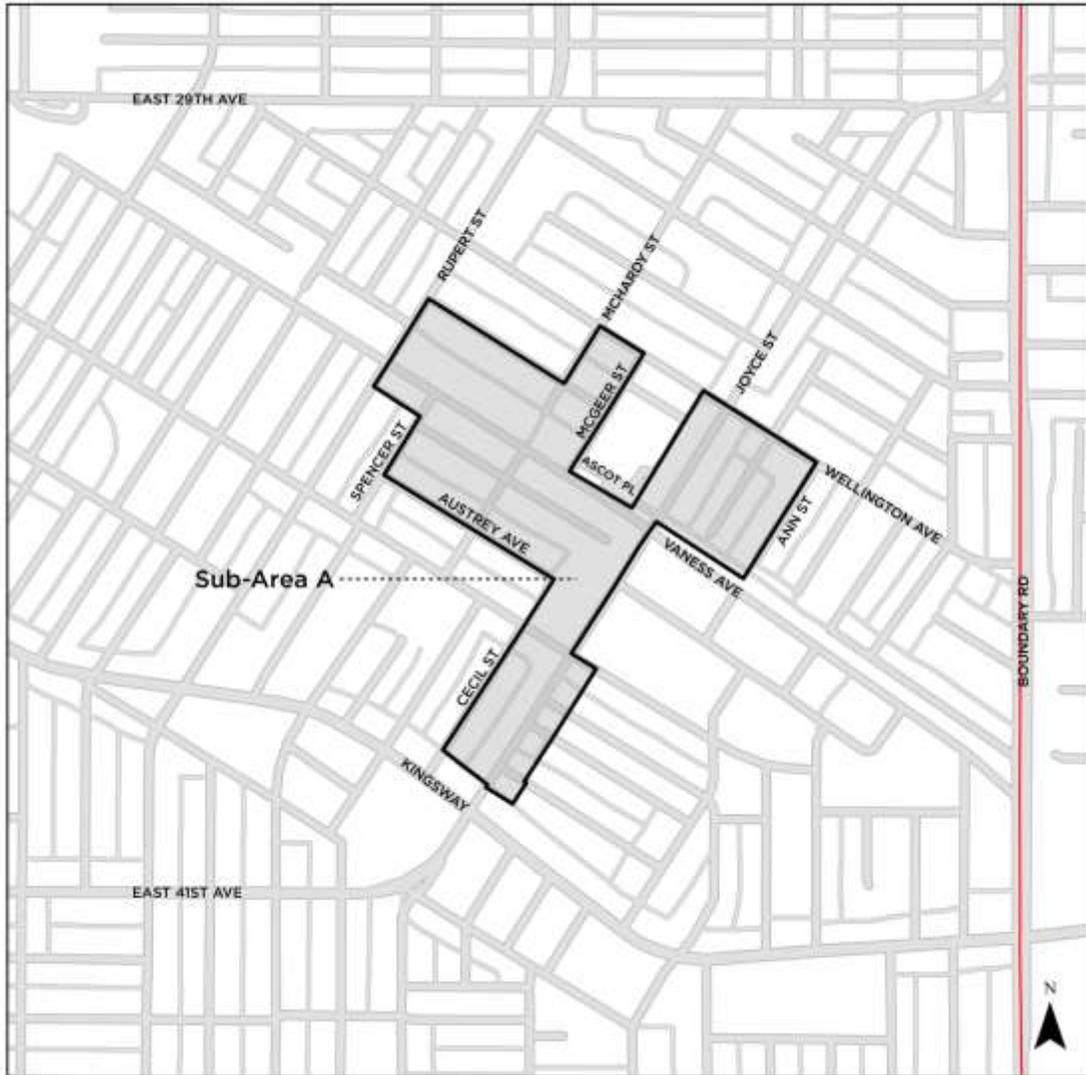


Figure 10



C-2C District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and to encourage creation of a pedestrian oriented district shopping area by increasing the residential component and limiting the amount of office use.

In addition, this Schedule encourages mixed use development containing secure rental housing to increase the city's supply of rental housing. In select areas, this Schedule includes unique provisions for residential rental tenure buildings, specifically for height, density, and rear yard requirements. For these mixed use residential rental tenure buildings, some flexibility in the allocation of floor space is provided and allows for either residential or non-residential use on the second storey of the building.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

- 2.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
 - (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
 - (b) all accessory buildings are located in the rear yard;
 - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
 - (d) not applicable; [Maximum width]
 - (e) not applicable; [Proximity to residential dwelling]
 - (f) no accessory building obstructs the horizontal daylight access prescribed in [section 4.10 of](#) this Schedule for residential use.
 - Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.
- 2.2.C [Cultural and Recreational]
- Arts and Culture Indoor Event.
- 2.2.R [Retail]
- Grocery or Drug Store except for Small-scale Pharmacy.
 - Retail Store.
- 2.2.S [Service]
- Barber Shop or Beauty Salon.

- Beauty and Wellness Centre.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Repair Shop - Class B.

2.3 Conditions of use

- 2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
- (a) parking and loading facilities;
 - (b) display of flowers, plants, fruits and vegetables.

3 Conditional Approval Uses

- 3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:
- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
 - (b) the submission of any advisory group, property owner or tenant; and
 - (c) the amount of open space, plazas and landscaping being provided and the impact of the development on the character of the community.

3.2 Uses

- 3.2.A • Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.
- 3.2.AG [Agricultural]
- Urban Farm - Class B.
- 3.2.C [Cultural and Recreational]
- Artist Studio.
 - Billiard Hall.
 - Bowling Alley.
 - Club.
 - Community Centre or Neighbourhood House.
 - Fitness Centre.
 - Hall.
 - Library.
 - Museum or Archives.
 - Park or Playground.
 - Rink.
 - Swimming Pool.
 - Theatre.
 - Zoo or Botanical Garden.
- 3.2.D • Deposition or extraction of material so as to alter the configuration of the land.
- 3.2.DW [Dwelling]
- Dwelling Units in conjunction with any of the uses listed in this Schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.

- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:
 - (a) before making a decision the Director of Planning shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;
 - (b) building additions shall not be permitted; and
 - (c) no housekeeping or sleeping units shall be created.
- Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion.
- Residential Unit associated with and forming an integral part of an artist studio.
- Seniors Supportive or Assisted Housing.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.
- Community Care Facility – Class B.
- Group Residence.

3.2.0 [Office]

- Office Uses.

3.2.R [Retail]

- Cannabis Store.
- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Furniture or Appliance Store.
- Gasoline Station - Full Serve.
- Gasoline Station - Split Island.
- Grocery Store with Liquor Store.
- Liquor Store.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy.

3.2.S [Service]

- Animal Clinic.
- Auction Hall.
- Bed and Breakfast Accommodation.
- Catering Establishment.
- Neighbourhood Public House.

- Print Shop.
- Restaurant - Class 1.
- School - Arts or Self-Improvement.
- School - Business.
- School - Vocational or Trade.
- Short Term Rental Accommodation.

3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

3.2.Z • Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

- (a) parking and loading facilities;
- (b) full serve and split island gasoline station, except that section 11.13.2 of this By-law continues to apply;
- (c) restaurant;
- (d) neighbourhood public house;
- (e) farmers' market;
- (f) public bike share; and
- (g) Urban Farm - Class B.

3.3.2 Residential uses only shall be permitted on the third floor of any building, except that this condition may be relaxed by the Director of Planning where the Director of Planning is satisfied that residential use is inappropriate or impractical.

3.3.3 No general office except for entrances thereto shall be located within a depth of 10.7 m of the front wall of the building and extending across its full width on that portion of a storey having an elevation within 2.0 m of street grade on the fronting street except for an insurance, travel agency or real estate office. In the case of a site abutting more than one street, the fronting street is to be determined by the Director of Planning.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.

4.1 **Site Area** -- Not Applicable.

4.2 **Frontage**

The maximum frontage for any commercial use shall be 15.3 m.

4.3 Height

4.3.1 The maximum height of a building shall be 10.7 m except that in the case of a site fronting a street running east and west, no portion of a building shall extend above an envelope formed by a vertical line measuring 7.3 m in height at the north property line and a plane formed by an angle of 30 degrees measured from the horizontal and having its vertex at the maximum building height permitted at the north property line.

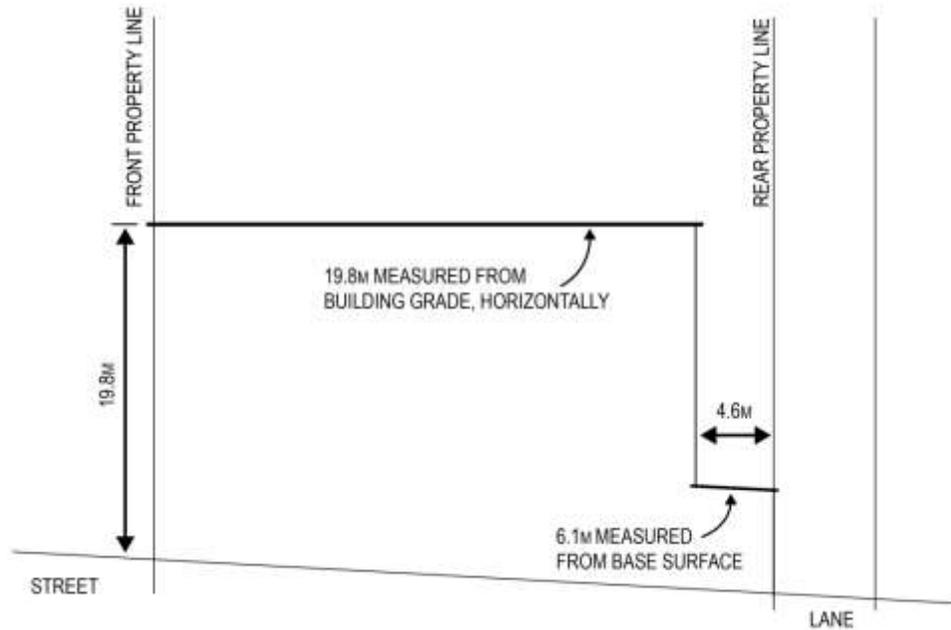
4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding ~~15.3 m~~^{13.8 m} with respect to any development and may permit a building which exceeds the envelope provided the Director of Planning or the Development Permit Board, as the case may be, first considers:

- (a) the height, bulk, scale and location of the building and its effect on the site, surrounding buildings and streets, and existing views;
- (b) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
- (c) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas; and
- (d) the submission of any advisory group, property owner or tenant.

4.3.3 Despite sections 4.3.1 and 4.3.2, if a building is a residential rental tenure building, then the height shall not exceed 19.8 m measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line, as illustrated in Figure 2, provided that:

- (c) for 4.6 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(c); and
- (d) the building does not exceed 6 storeys.

Figure 2. Height for Residential Rental Tenure Buildings



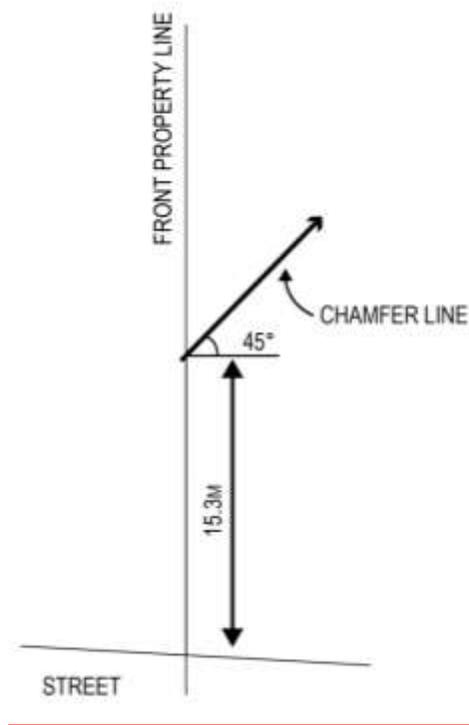
4.3.4 Despite section 4.3.3, if a minimum floor-to-floor height of 5.2 m is provided for non-residential uses located at the first storey facing the street in a residential rental tenure building, the height of a building shall not exceed 22.0 m, provided that:

- (c) for 4.6 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(c); and
- (d) the building does not exceed 6 storeys.

4.3.5 Despite sections 4.3.3 and 4.3.4, no portion of a residential rental tenure building shall extend above an envelope formed by a vertical line measuring 15.3 m in height at the front property line and a plane formed by an angle of 45 degrees measured from the horizontal, as illustrated and described in Figure 3, except in cases where:

- (c) the site frontage faces a street:
 - (i) with a total width measuring 24.4 m or greater, measured from property line to property line or, where any building lines exist, measured from the building line or lines, and
 - (ii) generally running north south; or
- (d) the site frontage faces a street with a total width measuring more than 27.5 m, measured from property line to property line or, where any building lines exist, measured from the building line or lines.

Figure 3.



4.3.6 Despite sections 4.3.3, 4.3.4, and 4.3.5, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.4 Front Yard and Setback

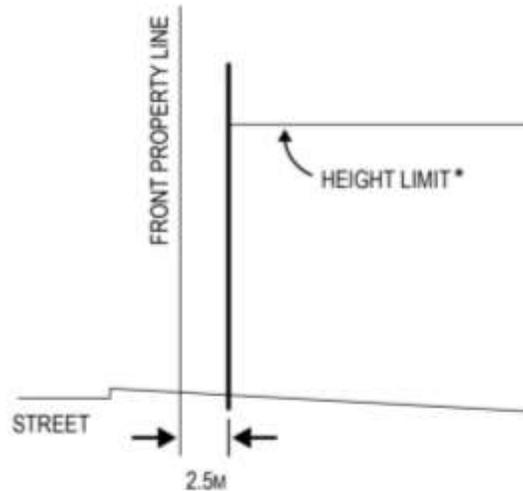
~~4.4.1~~ The depth of the front yard must be 0.6 m.

~~4.4.2~~ For any use listed in Section 2.2, a front setback shall only be permitted where a pedestrian or shopping courtyard or other features benefitting pedestrian character are provided, or where otherwise required by this By-law.

~~4.4.3~~ A setback of 1.2 m from the front property line shall be required for any parking area.

4.4.1 A front yard must have a minimum depth of 2.5 m measured from the ultimate front property line, as illustrated in Figure 4.

Figure 4. Front Yard and Setback



* HEIGHT LIMIT SUBJECT TO SECTION 4.3

4.4.2 Despite section 4.4.1, the Director of Planning may permit a reduced front yard or front setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.5 Side Yards and Setback

4.5.1 No side yard shall be required, except that where the site adjoins, without the intervention of a lane, a site located in an R district, the following side yard requirements apply:

- (a) where the adjoining site is in an RM district, a side yard with a minimum width of 1.5 m shall be provided adjoining the RM district;
- (b) in all other cases, a side yard with a minimum width of .9 m shall be provided, except in the case of a corner site in which case an exterior side yard need not be provided.

4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.

4.5.3 In the case of a corner site, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.

4.5.4 On a corner site, the exterior side yard and side setback requirements shall be the same as the front yard and front setback requirements in section 4.4.

4.5.5 Despite sections 4.5.1, 4.5.2, 4.5.3, and 4.5.3, the Director of Planning may permit reduced side yards or side setbacks provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.6 Rear Yard and Setback

~~4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.~~

~~4.6.2 Where any portion of a building contains residential uses, that portion shall be set back a minimum of 7.6 m from the rear property line across the full width of the building, except that where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.~~

~~4.6.1 The rear yard and rear setback, measured from the ultimate rear property line, shall be as follows:~~

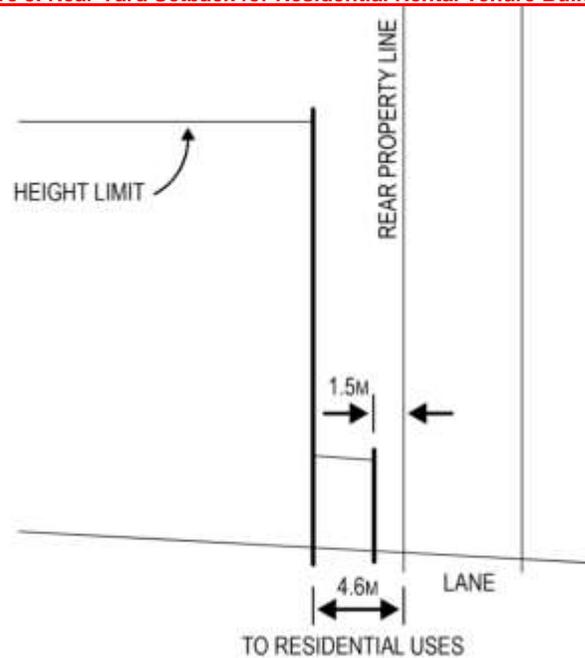
- ~~(c) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 1.5 m;~~
- ~~(d) for portions of a building containing dwelling uses, the minimum depth of the rear setback shall be 4.6 m, except that roof decks may intrude into the setback.~~

~~4.6.2. Despite section 4.6.1, if a building is a residential rental tenure building, then a rear yard or rear setback, measured from the ultimate rear property line, shall be as follows, and as illustrated in Figure 5:~~

- ~~(d) for portions of a building under 6.1 m in height as measured from the base surface, the minimum depth of the rear yard shall be 1.5 m;~~
- ~~(e) for portions of a building:~~
 - ~~(iii) containing dwelling uses, or~~
 - ~~(iv) above 6.1 m in height as measured from the base surface,~~

~~the minimum depth of the rear setback shall be 4.6 m, except that roof decks and balconies may intrude into the setback;~~

Figure 5. Rear Yard Setback for Residential Rental Tenure Buildings



~~(f) despite subsection (b), in the case of a corner site, the rear setback for portions of the building containing dwelling uses may be reduced to a minimum depth of 1.5 m, provided that:~~

- ~~(j) the portion of a building for which the rear yard is reduced is located a minimum distance of 22.8 m from an adjoining site, and~~
- ~~(ii) the portion of the building for which the rear yard is reduced does not exceed 25.3~~

m in width, measured from the ultimate exterior side property line; and
(d) despite subsections (a), (b), and (c), if the rear of the site adjoins, without the intervention of a lane, the side yard of a site located in an R District:

- (i) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 3.1 m, and
- (ii) for portions of a building containing dwelling uses, the minimum depth of the rear setback behind those portions of the building shall be 4.6 m, except that roof decks may intrude into the setback.

4.6.3 Despite sections 4.6.1 and 4.6.2, the Director of Planning may permit a reduced rear yard or rear setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.7 Floor Space Ratio

~~4.7.1 The floor space ratio shall not exceed 1.20 in the case of office uses, 1.50 in the case of a site used for purely residential uses, and 3.00 in all other cases and, for this purpose an artist studio shall be deemed to be a dwelling use.~~

~~4.7.2 The following shall be included in the computation of floor space ratio:~~

- ~~(a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.~~

4.7.1. The floor space ratio shall not exceed 1.20 in the case of office uses, 1.50 in the case of a site used for purely residential uses, and 3.00 in all other cases, provided that the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35, and for the purposes of the computation of floor space ratio in this section, an artist studio shall be deemed to be a dwelling use.

4.7.2. Despite section 4.7.1, if a building is a residential rental tenure building, then the floor space ratio is as follows:

- (a) for all uses combined, up to 3.5, provided that the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35;
- (b) despite subsection (a), up to 3.7 for all uses combined, provided that:
 - (i) the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35,
 - (ii) the site is a corner site,
 - (iii) the length of the front property line facing the street measures a minimum of 45.7 m, and
 - (iv) the site has a minimum site area of 1,672 m²; and
- (c) despite subsections (a) and (b), the Director of Planning may permit an increase in floor area of up to 0.05 FSR for exterior circulation located above the first storey.

4.7.3. All floors of all buildings, including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building, shall be included in the computation of floor space ratio.

4.7.4.7.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;

- (b) patios and roof gardens, for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area; and
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.54.7.4 ~~If a building is not a residential rental tenure building, the Director of Planning may permit The~~ ~~Director of Planning may permit~~ the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 Each habitable room must have at least one window on an exterior wall of a building.

- 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.
- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

4.11 Dedication of Land for Lane Purposes

- 4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, shall be dedicated for lane purposes.
- 4.11.2 Where land is dedicated pursuant to section 4.11.1, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.12 Statutory Right of Way for Sidewalk and Boulevard Purposes

- 4.12.1 For all new buildings, a surface statutory right of way on a portion of the site must be provided to the City for sidewalk and boulevard improvements to achieve a distance of 2.5 m from the front property line.
- 4.12.2 Despite section 4.12.1, the Director of Planning or Development Permit Board, as the case may be, may permit a reduced surface statutory right of way, provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

5 Relaxation of regulations

- 5.1 The Director of Planning may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33⅓ percent of the gross floor area of the principal use.
- 5.2 The Director of Planning may relax the maximum frontage regulation in section 4.2, provided that a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained and provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

- 5.3** The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.
- 5.4** Despite section 4.4.1, the Director of Planning in the event of unnecessary hardship, may permit a reduced or increased front yard, having regard to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

6 Sub-Area A Maps

Sub-area A, as described in section 4 and Figure 1 of this Schedule, is further illustrated by Figures 6, 7, 8, 9, and 10.

Figure 6

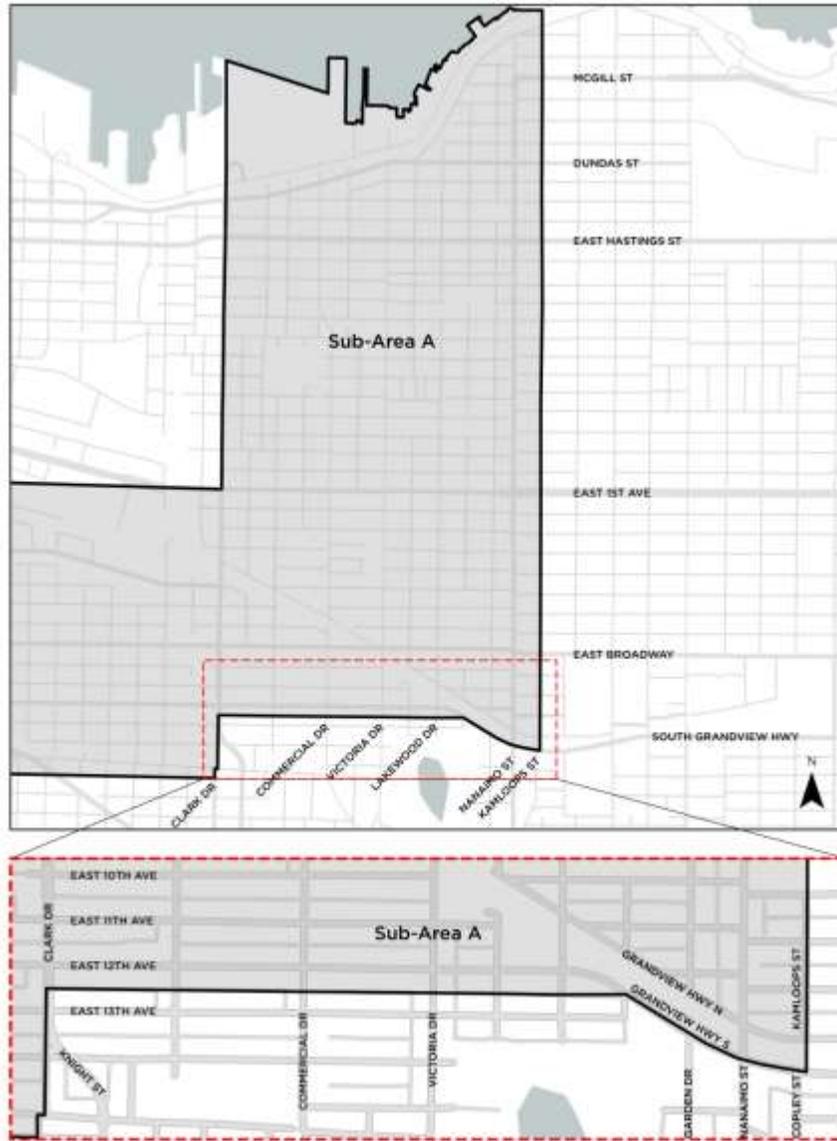


Figure 7



Figure 8



Figure 9

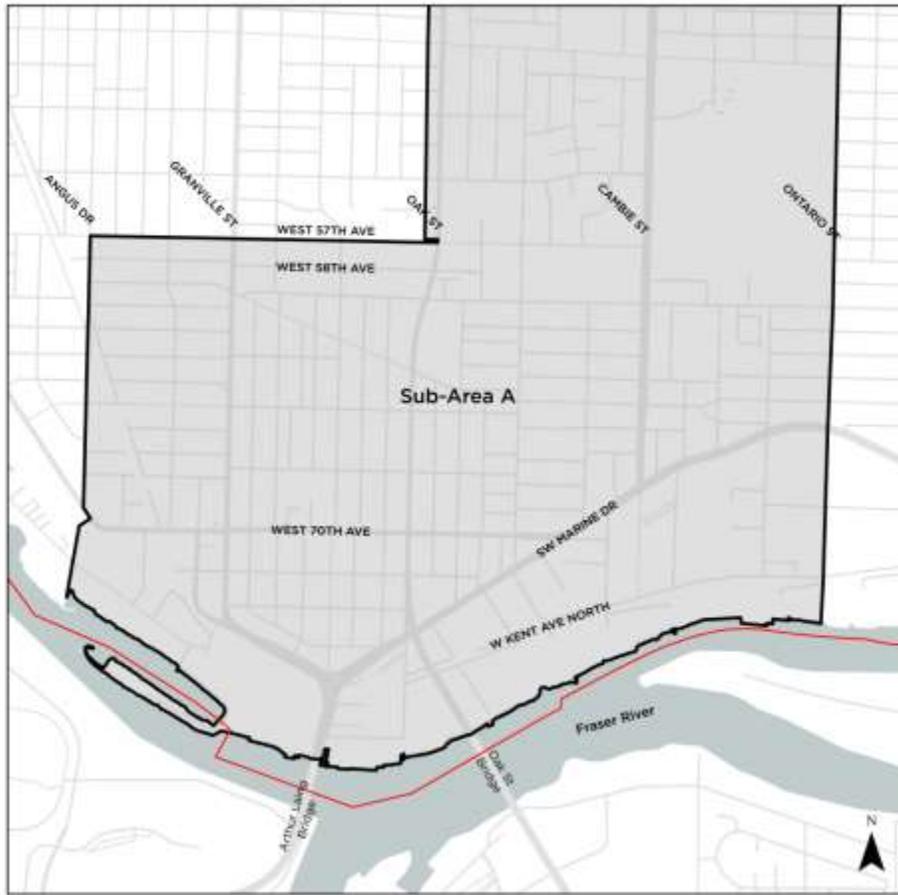
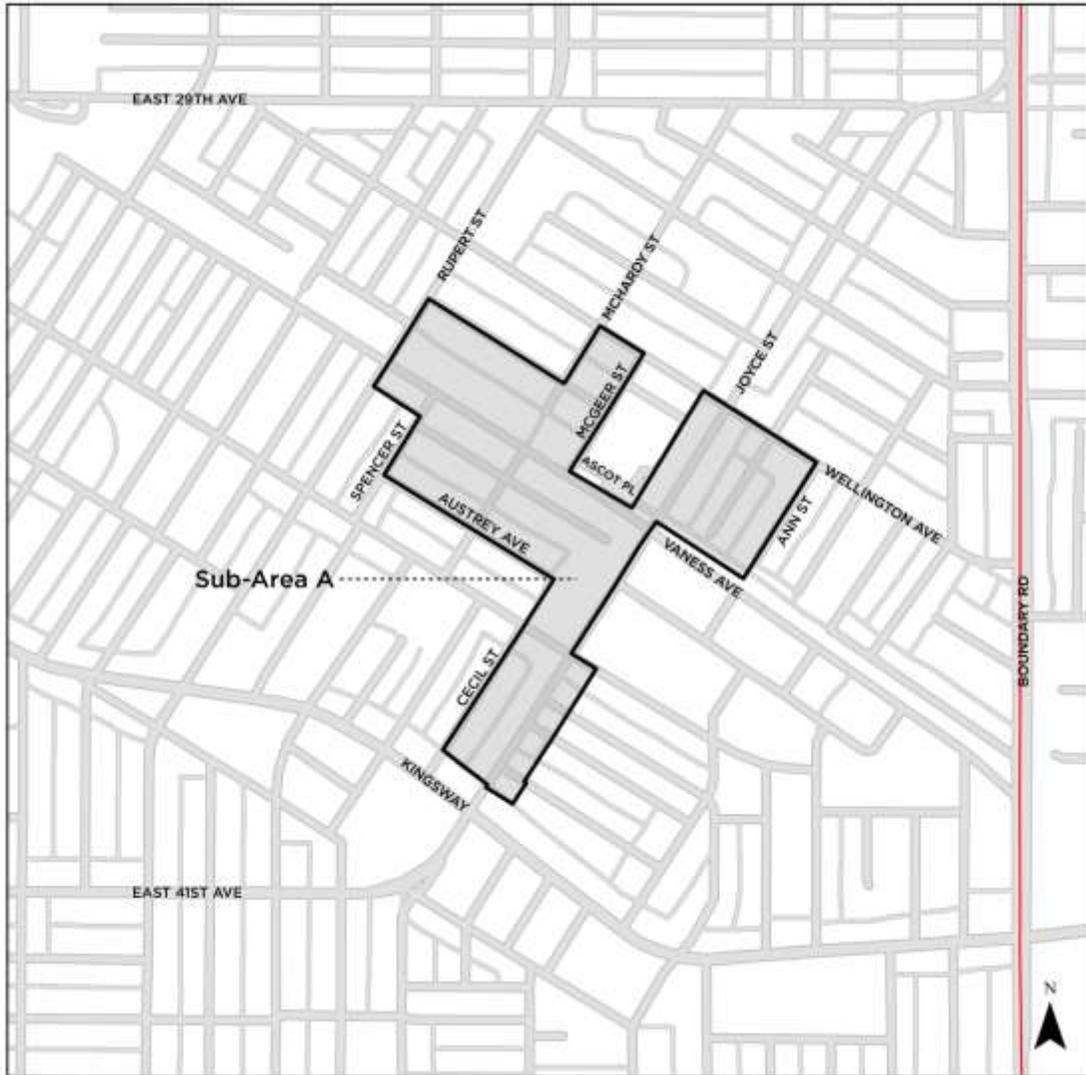


Figure 10



C-2C1 District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and to encourage creation of a district shopping area by increasing the residential component and limiting the amount of office use.

In addition, this Schedule encourages mixed use development containing secure rental housing to increase the city's supply of rental housing. In select areas, this Schedule includes unique provisions for residential rental tenure buildings, specifically for height, density, and rear yard requirements. For these mixed use residential rental tenure buildings, some flexibility in the allocation of floor space is provided and allows for either residential or non-residential use on the second storey of the building.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

- 2.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
 - (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
 - (b) all accessory buildings are located in the rear yard;
 - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
 - (d) not applicable; [Maximum width]
 - (e) not applicable; [Proximity to residential dwelling]
 - (f) no accessory building obstructs the horizontal daylight access prescribed in [section 4.10 of](#) this Schedule for residential use.
 - Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.
- 2.2.C [Cultural and Recreational]
- Arts and Culture Indoor Event.
- 2.2.RT [Retail]
- Grocery or Drug Store except for Small-scale Pharmacy.
 - Retail Store.
- 2.2.SV [Service]
- Barber Shop or Beauty Salon.
 - Beauty and Wellness Centre.

- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Repair Shop - Class B.

2.3 Conditions of Use

2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

- (a) parking and loading facilities;
- (b) display of flowers, plants, fruit and vegetables.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the amount of open space, plazas and landscaping being provided and the impact of the development on the character of the community.

3.2 Uses

3.2.A • Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.

3.2.AG [Agricultural]

- Urban Farm - Class B.

3.2.C [Cultural and Recreational]

- Artist Studio.
- Billiard Hall.
- Bowling Alley.
- Club.
- Community Centre or Neighbourhood House.
- Fitness Centre.
- Hall.
- Library.
- Museum or Archives.
- Park or Playground.
- Rink.
- Swimming Pool.
- Theatre.
- Zoo or Botanical Garden.

3.2.D • Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units in conjunction with any of the uses listed in this Schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.
- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:

- (a) before making a decision the Director of Planning shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;
 - (b) building additions shall not be permitted; and
 - (c) no housekeeping or sleeping units shall be created.
- Multiple Dwelling.
 - One-Family Dwelling.
 - Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes unless the purpose is for entrances to the residential portion.
 - Principal Dwelling Unit combined with a Lock-off Unit in a Multiple Dwelling.
 - Residential Unit associated with and forming an integral part of an artist studio.
 - Two-Family Dwelling.
 - Seniors Supportive or Assisted Housing.
- 3.2.I [Institutional]
- Ambulance Station.
 - Child Day Care Facility.
 - Church.
 - Public Authority Use.
 - School - Elementary or Secondary.
 - School - University or College.
 - Social Service Centre.
 - Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.
 - Community Care Facility – Class B.
 - Group Residence.
- 3.2.M [Manufacturing]
- Clothing Manufacturing.
 - Miscellaneous Products Manufacturing - Class B.
 - Printing and Publishing.
 - Textiles or Knit Goods Manufacturing.
- 3.2.0 [Office]
- Office Uses.
- 3.2.P [Parking]
- Parking Uses.
- 3.2.R [Retail]
- Cannabis Store.
 - Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
 - Furniture or Appliance Store.
 - Gasoline Station - Full Serve.

- Gasoline Station - Split Island.
- Grocery Store with Liquor Store.
- Liquor Store.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy.
- Vehicle Dealer.

3.2.S [Service]

- Animal Clinic.
- Auction Hall.
- Bed and Breakfast Accommodation.
- Catering Establishment.
- Drive-through Service.
- Funeral Home.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.
- Print Shop.
- Restaurant - Class 1.
- Restaurant - Drive-in.
- School - Arts or Self-Improvement.
- School - Business.
- School - Vocational or Trade.
- Short Term Rental Accommodation.
- Sign Painting Shop.
- Wedding Chapel.

3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

- 3.2.Z • Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following

- (a) parking and loading facilities;
- (b) full serve and split island gasoline station, except that section 11.13.2 of this By-law continues to apply;
- (c) restaurant;
- (d) drive-in restaurant;
- (e) drive-through service;
- (f) neighbourhood public house;
- (g) farmers' market;
- (h) public bike share; and
- (i) Urban Farm - Class B.

- 3.3.2 Residential uses only shall be permitted on the third floor of any building, except that this condition may be relaxed by the Director of Planning where the Director of Planning is satisfied that residential use is inappropriate or impractical.
- 3.3.3 Manufacturing Uses shall only be permitted subject to the following:
- the total floor area in manufacturing use does not exceed 300 m²;
 - except for entrances to the manufacturing portion and display features which, in the opinion of the Director of Planning, benefit pedestrian character, that portion of the first storey of a building to a depth of 4.5 m from the front wall of the building and extending across its full width shall be used for ancillary retailing purposes, unless the applicant can demonstrate, to the satisfaction of Director of Planning, that the site is located in a block predominantly developed with auto-oriented retailing or general business commercial uses and that deletion of the required retailing would not adversely affect adjacent uses; and
 - before granting a permit the Director of Planning shall first be satisfied that there will be no undue adverse effect on uses within the building or on an abutting site.
- 3.3.4 No general office except for entrances thereto shall be located within a depth of 10.7 m of the front wall of the building and extending across its full width on that portion of a storey having an elevation within 2.0 m of street grade on the fronting street except for an insurance, travel agency or real estate office. In the case of a site abutting more than one street, the fronting street is to be determined by the Director of Planning.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.

4.1 Site Area -- Not Applicable.

4.2 Frontage

The maximum frontage for any commercial use shall be 15.3 m.

4.3 Height

4.3.1 The maximum height of a building shall be 10.7 m except that in the case of a site fronting on a street running east and west, no portion of a building shall extend above an envelope formed by a vertical line measuring 7.3 m in height at the north property line and a plane formed by an angle of 30 degrees measured from the horizontal and having its vertex at the maximum building height permitted at the north property line.

4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding ~~15.3 m~~^{13.8 m} with respect to any development and may permit a building which exceeds the envelope, provided the Director of Planning or the Development Permit Board, as the case may be, first considers:

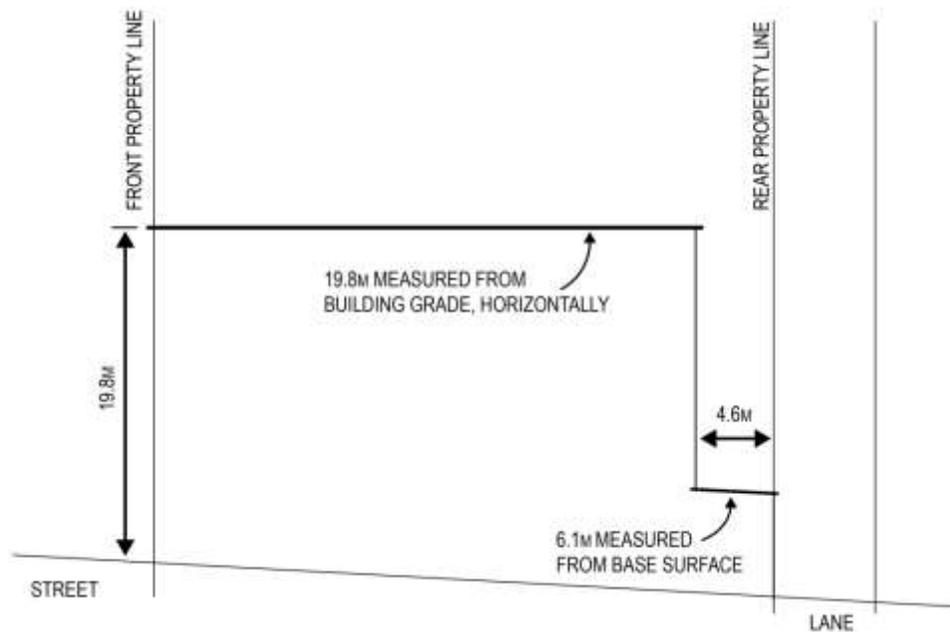
- the height, bulk, scale and location of the building and its effect on the site, surrounding buildings and streets, and existing views;
- the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
- the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas; and
- the submission of any advisory group, property owner or tenant.

4.3.3 Despite sections 4.3.1 and 4.3.2, if a building is a residential rental tenure building, then the height shall not exceed 19.8 m measured from a plane formed by lines extending horizontally

back from the officially established building grades at the front property line, as illustrated in Figure 2, provided that:

- (e) for 4.6 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(c); and
- (f) the building does not exceed 6 storeys.

Figure 2. Height for Residential Rental Tenure Buildings



4.3.4 Despite section 4.3.3, if a minimum floor-to-floor height of 5.2 m is provided for non-residential uses located at the first storey facing the street in a residential rental tenure building, the height of a building shall not exceed 22.0 m, provided that:

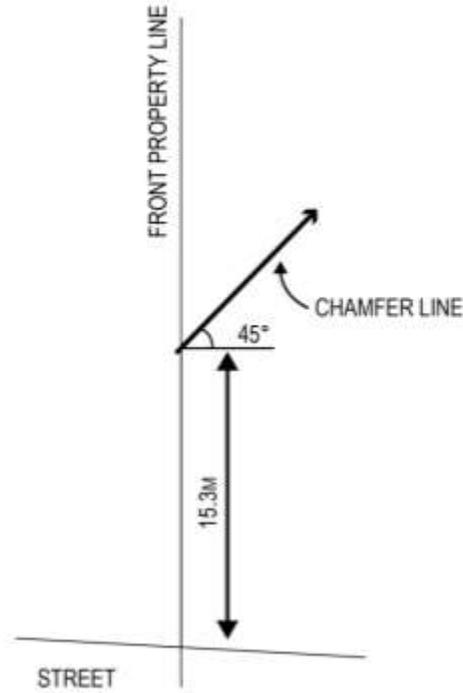
- (e) for 4.6 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(c); and
- (f) the building does not exceed 6 storeys.

4.3.5 Despite sections 4.3.3 and 4.3.4, no portion of a residential rental tenure building shall extend above an envelope formed by a vertical line measuring 15.3 m in height at the front property line and a plane formed by an angle of 45 degrees measured from the horizontal, as illustrated and described in Figure 3, except in cases where:

- (e) the site frontage faces a street:
 - (i) with a total width measuring 24.4 m or greater, measured from property line to property line or, where any building lines exist, measured from the building line or lines, and
 - (ii) generally running north south; or

(f) the site frontage faces a street with a total width measuring more than 27.5 m, measured from property line to property line or, where any building lines exist, measured from the building line or lines.

Figure 3.

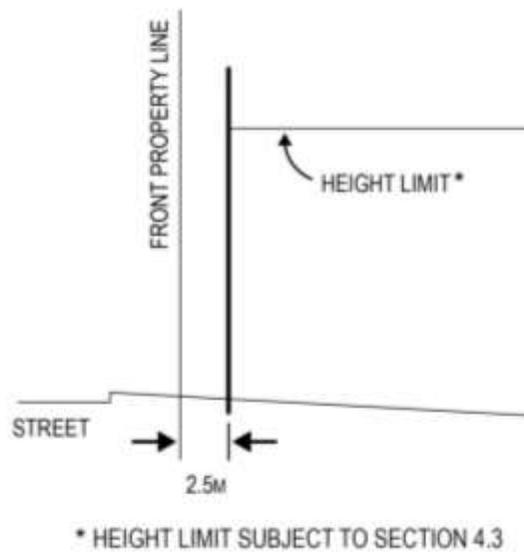


4.3.6 Despite sections 4.3.3, 4.3.4, and 4.3.5, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.4 Front Yard and Setback

- ~~4.4.1 The depth of the front yard must be 0.6 m.~~
- ~~4.4.2 For any use listed in Section 2.2, a front setback shall only be permitted where a pedestrian or shopping courtyard or other features benefitting pedestrian character are provided, or where otherwise required by this By-law.~~
- ~~4.4.3 A setback of 1.2 m from the front property line shall be required for any parking area.~~
- 4.4.1 A front yard must have a minimum depth of 2.5 m measured from the ultimate front property line, as illustrated in Figure 4.

Figure 4. Front Yard and Setback



- 4.4.2 Despite section 4.4.1, the Director of Planning may permit a reduced front yard or front setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.5 Side Yards and Setback

- 4.5.1 No side yard shall be required except where the site adjoins, without the intervention of a lane, a site located in an R district, the following side yard requirements apply:
 - (a) where the adjoining site is in an RM district, a side yard with a minimum width of 1.5 m shall be provided adjoining the RM district;
 - (b) in all other cases, a side yard with a minimum width of .9 m shall be provided, except in the case of a corner site in which case an exterior side yard need not be provided.
- 4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.
- 4.5.3 In the case of a corner site, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.

~~4.5.4 On a corner site, the exterior side yard and side setback requirements shall be the same as the front yard and front setback requirements in section 4.4.~~

~~4.5.5 Despite sections 4.5.1, 4.5.2, 4.5.3, and 4.5.3, the Director of Planning may permit reduced side yards or side setbacks provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.~~

4.6 Rear Yard and Setback

~~4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.~~

~~4.6.2 Where any portion of a building contains residential uses, that portion shall be set back a minimum of 7.6 m from the rear property line across the full width of the building, except that where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.~~

~~4.6.1 The rear yard and rear setback, measured from the ultimate rear property line, shall be as follows:~~

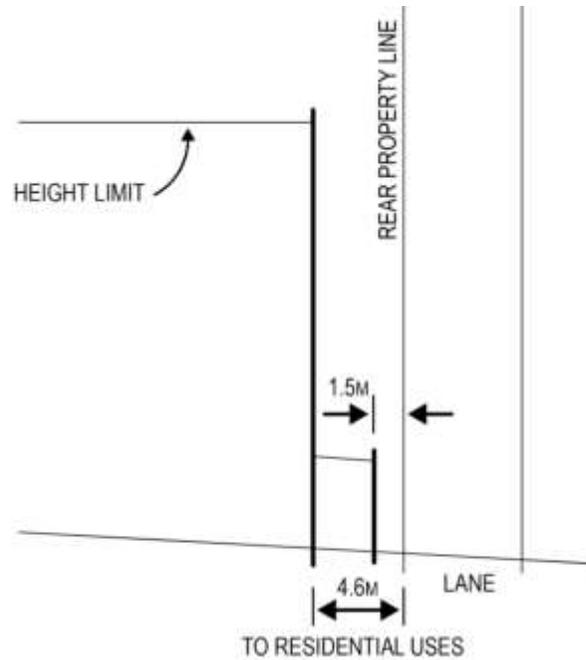
- ~~(e) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 1.5 m;~~
- ~~(f) for portions of a building containing dwelling uses, the minimum depth of the rear setback shall be 4.6 m, except that roof decks may intrude into the setback.~~

~~4.6.2. Despite section 4.6.1, if a building is a residential rental tenure building, then a rear yard or rear setback, measured from the ultimate rear property line, shall be as follows, and as illustrated in Figure 5:~~

- ~~(g) for portions of a building under 6.1 m in height as measured from the base surface, the minimum depth of the rear yard shall be 1.5 m;~~
- ~~(h) for portions of a building:~~
 - ~~(v) containing dwelling uses, or~~
 - ~~(vi) above 6.1 m in height as measured from the base surface,~~

~~the minimum depth of the rear setback shall be 4.6 m, except that roof decks and balconies may intrude into the setback;~~

Figure 5. Rear Yard Setback for Residential Rental Tenure Buildings



- (i) despite subsection (b), in the case of a corner site, the rear setback for portions of the building containing dwelling uses may be reduced to a minimum depth of 1.5 m, provided that:
 - (k) the portion of a building for which the rear yard is reduced is located a minimum distance of 22.8 m from an adjoining site, and
 - (ii) the portion of the building for which the rear yard is reduced does not exceed 25.3 m in width, measured from the ultimate exterior side property line; and
- (d) despite subsections (a), (b), and (c), if the rear of the site adjoins, without the intervention of a lane, the side yard of a site located in an R District:
 - (i) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 3.1 m, and
 - (ii) for portions of a building containing dwelling uses, the minimum depth of the rear setback behind those portions of the building shall be 4.6 m, except that roof decks may intrude into the setback.

4.6.3 Despite sections 4.6.1 and 4.6.2, the Director of Planning may permit a reduced rear yard or rear setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 1.20 in the case of office uses, 1.50 in the case of a site used for purely residential uses, and 3.00 in all other cases and, for this purpose an artist studio shall be deemed to be a dwelling use.

4.7.2 The following shall be included in the computation of floor space ratio:

- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.7.1. The floor space ratio shall not exceed 1.20 in the case of office uses, 1.50 in the case of a site used for purely residential uses, and 3.00 in all other cases, provided that the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35, and for the purposes of the computation of floor space ratio in this section, an artist studio shall be deemed to be a dwelling use.

4.7.2. Despite section 4.7.1, if a building is a residential rental tenure building, then the floor space ratio is as follows:

- (b) for all uses combined, up to 3.5, provided that the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35;
- (b) despite subsection (a), up to 3.7 for all uses combined, provided that:
 - (i) the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35,
 - (ii) the site is a corner site,
 - (iii) the length of the front property line facing the street measures a minimum of 45.7 m, and
 - (iv) the site has a minimum site area of 1,672 m²; and
- (c) despite subsections (a) and (b), the Director of Planning may permit an increase in floor area of up to 0.05 FSR for exterior circulation located above the first storey.

4.7.3. All floors of all buildings, including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building, shall be included in the computation of floor space ratio.

4.7.44.7.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, for residential purposes only provided that the Director of Planning first approves the design of sunroofs and walls;

- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area; and
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.54.7.4 ~~If a building is not a residential rental tenure building, the Director of Planning may permit~~ ~~The Director of Planning may permit~~ the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

- 4.10.1 Each habitable room must have at least one window on an exterior wall of a building.
- 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning may relax the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.
- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
 - (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

4.11 Dedication of Land for Lane Purposes

- 4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, shall be dedicated for lane purposes.
- 4.11.2 Where land is dedicated pursuant to section 4.11.1, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.12 Statutory Right of Way for Sidewalk and Boulevard Purposes

- 4.12.1 For all new buildings, a surface statutory right of way on a portion of the site must be provided to the City for sidewalk and boulevard improvements to achieve a distance of 2.5 m from the front property line.
- 4.12.2 Despite section 4.12.1, the Director of Planning or Development Permit Board, as the case may be, may permit a reduced surface statutory right of way, provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

5 Relaxation of Regulations

- 5.1 The Director of Planning may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33½ percent of the gross floor area of the principal use.
- 5.2 The Director of Planning may relax the maximum frontage regulation in section 4.2, provided that a pedestrian amenity area such as a courtyard or resting area is provided, or where pedestrian interest is otherwise maintained and provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.
- 5.3 The Director of Planning may relax the use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.
- 5.4 Despite section 4.4.1, the Director of Planning, in the event of unnecessary hardship, may permit a reduced or increased front yard, having regard to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

6 Sub-Area A Maps

Sub-area A, as described in section 4 and Figure 1 of this Schedule, is further illustrated by Figures 6, 7, 8, 9, and 10.

Figure 6

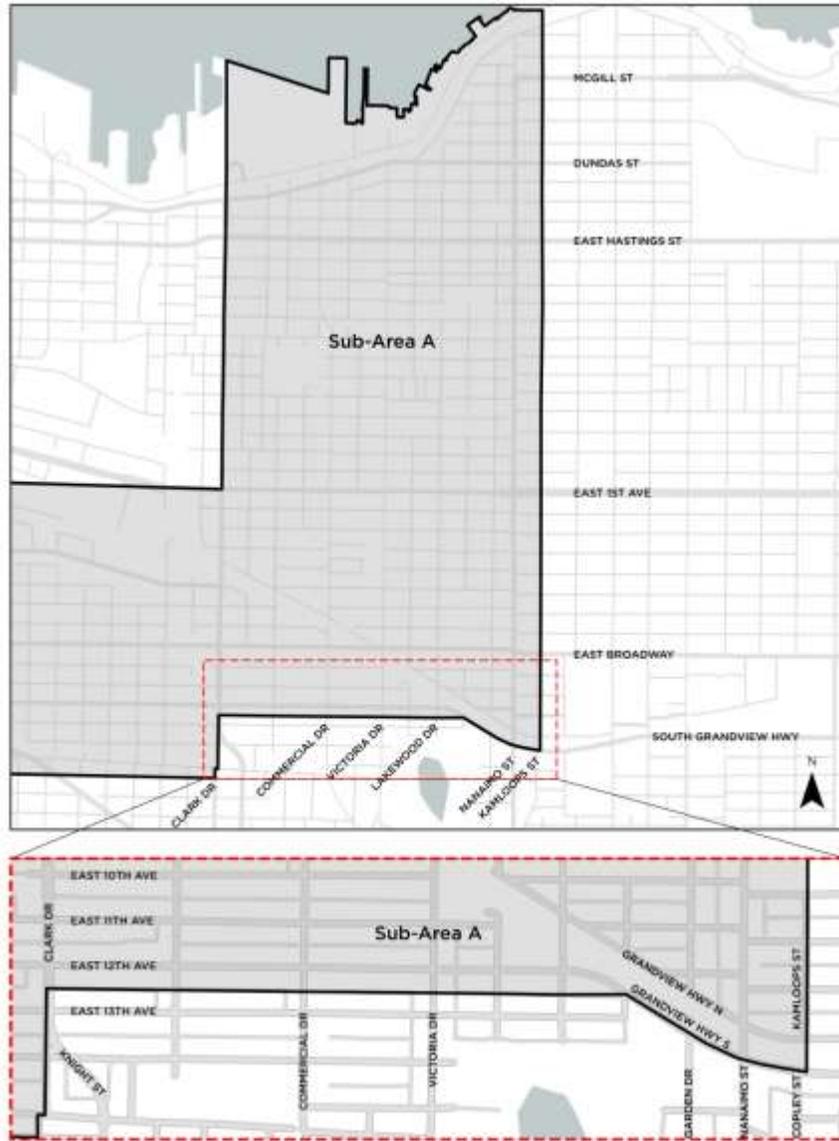


Figure 8



Figure 9

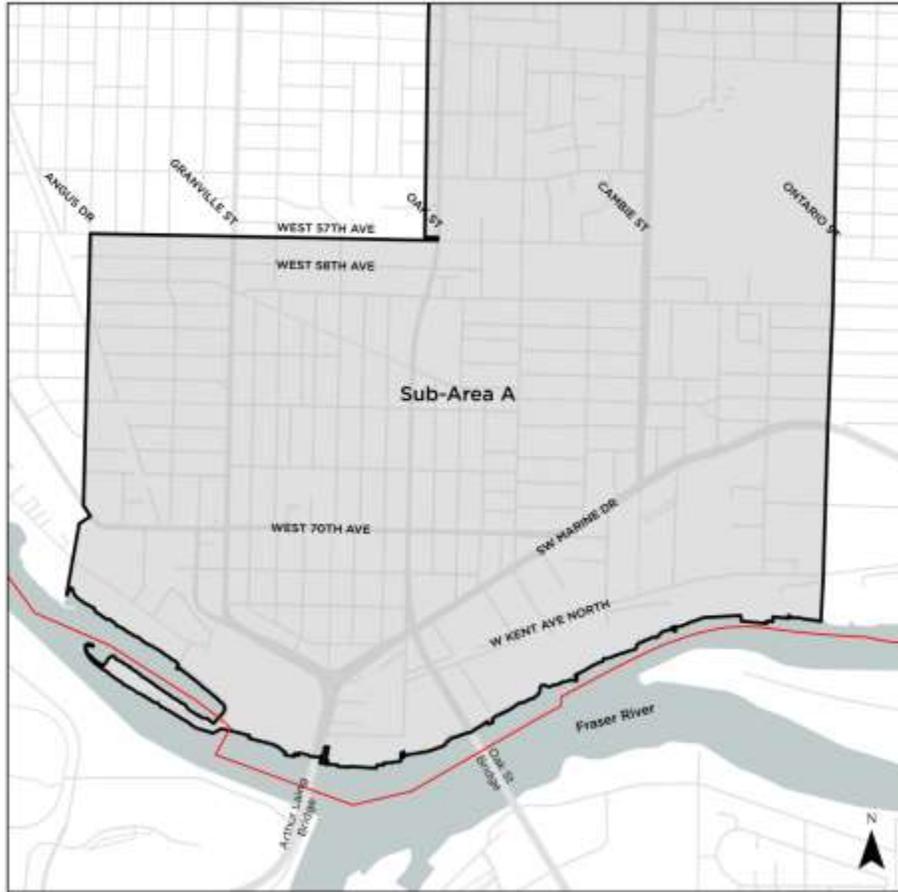


Figure 10

